MINUTES
CITY COUNCIL WORKSHOP
Richland City Hall ~ 505 Swift Boulevard
Tuesday, March 24, 2015

Special City Council Meeting: 6:00 p.m.

Call to Order:
Mayor Rose called the Special City Council meeting to order at 6:00 p.m. in the Council Chamber.

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

Also present were City Manager Johnson, Deputy City Manager King, Assistant City Manager Amundson, City Attorney Kintzley, Fire and Emergency Services Director Huntington Parks and Public Facilities Director Schiessl, Administrative Services Director Koch, Redevelopment Project Supervisor Moore and City Clerk Hopkins.

1. Ordinance No. 16-15, Approving the Refunding of Richland Public Facilities District (PFD) Bonds and Authorizing the Execution of a Contingent Loan Agreement and Restated Interlocal Agreement with the Richland PFD
   - Bill King, Deputy City Manager

Mr. King gave the following report: In July of 2002, the Richland Public Facilities District was created to develop a tourist-related facility of at least ten million dollars of value within the City limits. Under Washington law, the District imposed a 0.033% sales and use tax which is deducted from funds that would otherwise go to the State. The District created this funding source to pay debt service on a bond to help fund the project. In order to maximize the amount of money that could be borrowed, the City agreed through an Interlocal Agreement to pledge $125,000 per year from lodging tax to help service the debt. In order to secure the most favorable interest rate, the City also entered into a Contingent Loan Agreement committing to loan the PFD money, if necessary, to service the bond debt. With consent and participation from the City, the District sold $7 million in bonds. After a few unfortunate setbacks, the Reach Interpretive Center is now open to the public on a site sub-lease from the City in Columbia Park.

Both the City and District now agree that refinancing the bonds at today's attractive rates would be beneficial. In preparation for the issuance of Refunding Bonds, it is appropriate to refresh both the Interlocal Agreement and the Contingent Loan Agreement. The amendments to the Interlocal Agreement renew the City's commitment to

provide $120,000 per year for the duration of the bonds but more clearly limits how this funding can be used. The proposed new Contingent Loan Agreement will clarify the understanding between the City and District about the circumstances that may necessitate a loan and how such a loan would be repaid.

COUNCIL MEMBER THOMPSON MOVED AND MAYOR PRO TEM LEMLEY SECONDED A MOTION TO GIVE FIRST READING, BY TITLE ONLY, TO ORDINANCE NO. 16-15. THE MOTION CARRIED 5-0.

City Council Workshop – 6:15 p.m.

Agenda Items:

1. Swift Corridor Redevelopment Update (20 minutes)
   - Redevelopment Project Supervisor Moore

Mr. Moore gave the following report: The purpose of this workshop item is to update Council on the status of the Swift Corridor Redevelopment. This includes our ongoing discussions with Columbia Basin College (CBC) and the Federal Government over the utilization of the area defined by Swift Boulevard on the north, Jadwin on the east, Mansfield to the south and Northgate on the west. Within this key area, CBC plans to expand their education campus and the City is considering a new City Hall and potentially a new site for Fire Station 71. For this to work, we will need to coordinate development plans and parking, plus acquire additional Federal land.

Staff has had useful dialog with CBC and the Feds on how to bring this collective vision to life. CBC is moving forward quickly to expand their medical training campus in the downtown and this investment is an opportunity for the City to partner and coordinate efforts. Under consideration is an Interlocal Agreement with CBC to clarify land acquisition, development plans and parking within this section of the Swift Corridor.

Key next steps include:

- acquire a site for City Hall
- coordinate district wide parking
- coordinate the transfer of more property from the federal government
- improve pedestrian and bicycle safety and access in this area

2. Waterfront 2040: Request for Qualifications for a Waterfront Redevelopment Plan (15 minutes)
   - Redevelopment Project Supervisor Moore

Mr. Moore gave the following report: The purpose of this workshop is to update Council on the proposed approach to the Waterfront District planning. Funds have been budgeted in the 2015 budget to hire a consulting team to help the City refine our vision for the District and devise a workable implementation strategy to achieve our goals. Staff suggests calling the study "Waterfront 2040" since it will consider a 25 year planning

horizon. The discussion from this workshop will be used as a basis to draft a formal Request for Qualifications.

3. 2015 City Manager Goals (30 minutes)
   - Cindy Johnson, City Manager

Ms. Johnson said each year, Council determines performance incentive goals for the City Manager. These goals are measured and evaluated on their own merits and are separate from core management competencies. Ms. Johnson reviewed her 2015 suggested goals for Council's review and noted the goals contain Key/Goal identifiers in relation to the Strategic Leadership Plan.

Mayor Rose said he and Council Members Anderson and Jones comprise the 2015 subcommittee that will review the proposed City Manager 2015 goals by the end of April. He said if Council Members have any suggestions to please submit them to the City Manager or the subcommittee.

Other Business:

Adjournment:
Mayor Rose adjourned the workshop at 6:45 p.m.

Respectfully Submitted,

Marcia Hopkins

Marcia Hopkins, City Clerk

FORM APPROVED:

David W. Rose

David W. Rose, Mayor

DATE APPROVED: April 7, 2015

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