



MINUTES

RICHLAND CITY COUNCIL REGULAR MEETING

Richland City Hall ~ 625 Swift Boulevard
Tuesday, September 17, 2019

City Council Workshop - 6:45 p.m.

Mayor Thompson called the Council workshop to order at 6:45 p.m. in the Council Chambers at City Hall.

Attendance: Mayor Thompson, Mayor Pro Tem Christensen, and Councilmembers Alvarez, Lemley and Lukson were present. Councilmembers Anderson and Kent were absent.

Also present were City Manager Reents, Assistant City Manager Amundson, City Attorney Kintzley, Chief of Police Bruce, Fire & Emergency Services Director Huntington, Energy Services Director Whitney and Acting Deputy City Clerk Fulton.

Agenda Item

1. Review of the Improved Emergency Response Services Agreement with Battelle Memorial Institute - Pacific Northwest Division

Chief Huntington discussed the proposed Improved Emergency Response Services Agreement with Battelle Memorial Institute – Pacific Northwest Division. Chief Huntington discussed the benefit to both parties, notably the significant benefit to the City of Richland by receiving the funding necessary to expedite construction of a new fire station in Richland's north zone. The proposed agreement allows the City to protect what the City is already required to protect within City limits, but with improved response times to the benefit of those located in north Richland. Chief Huntington answered several questions from Council related to timing, staffing and funding.

2. Ambulance Utility Rates

Chief Huntington discussed the Utility Advisory Committee's recommendation related to increased ambulance utility rates. The UAC recommended a single increase, instead of stepping rates up over time, but acknowledged that the final decision for implementation rests with Council. The benefit to step increases is to maximize the SAFER grant funding, and to avoid carrying a large fund balance. The proposed model is predicated on a step approach. The UAC recommended approval of the 2020 ambulance utility rate increase. It also supported the notion of rate equity between residential and commercial use. The proposed 2020 ambulance utility rate increase is anticipated for first reading on October 1, 2019.

3. Discuss Meeting Agenda Items

Council was invited to share concerns related to the agenda. City Manager Reents asked Council to add a presentation item to the agenda on Atomic Frontier Day 2019. Ms. Reents also discussed the TRIDEC board membership ballot. Councilmember Alvarez shared an email received from the Confederated Tribes of the Colville Reservation with an invitation to visit. The proposed date conflicts with Council's regular meeting schedule. City Manager Reents will follow-up.

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

Mayor Thompson called the Council meeting to order at 7:30 p.m. in the Council Chambers 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, and Councilmembers Alvarez, Lemley and Lukson were present. Councilmembers Anderson and Kent were absent.

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

Also present were City Manager Reents, Assistant City Manager Amundson, City Attorney Kintzley, Chief of Police Bruce, Administrative Services Director Koch, Public Works Director Rogalsky, Fire & Emergency Services Director Huntington, Development Services Director Jensen, Parks & Public Facilities Director Schiessl, Energy Services Director Whitney and Acting Deputy City Clerk Fulton.

Pledge of Allegiance

Mayor Thompson led the Council and audience in the recitation of the Pledge of Allegiance.

Approval of Agenda

MAYOR THOMPSON ADDED A PRESENTATION ON ATOMIC FRONTIER DAY 2019 TO THE EVENING'S AGENDA. MAYOR PRO TEM CHRISTENSEN MOVED AND COUNCILMEMBER LUKSON SECONDED A MOTION TO APPROVE THE AGENDA AS AMENDED TO ADD A PRESENTATION REGARDING ATOMIC FRONTIER DAY 2019. THE MOTION CARRIED 5-0.

Presentations

4. Proclamations of Appreciation: Richland Police Department Reserve Officers Martin Gilley and Clem Matylinski

Mayor Thompson read proclamations in honor of Richland Police Reserve Officers Clem Matylinski and Martin Gilley, and bestowed plaques to each in honor of their contribution to the City of Richland. Chief Bruce thanked Mr. Matylinski and Mr. Gilley for their service, and also briefly introduced Chris Lee and Brigit Clary, who were both recently promoted to Captain in the Richland Police Department.

5. Atomic Frontier Day 2019 (added by Council at start of meeting)

Assistant City Manager Jon Amundson initiated a PowerPoint of images from Atomic Frontier Day 2019 while City Manager Reents provided stats about the event, which was well-received in the community.

****To accommodate a scheduling conflict, Mayor Thompson invited Mr. Steve Ashby, PNNL Laboratory Director, to comment in support of proposed Resolution No. 113-19, authorizing an Improved Emergency Response Services Agreement. Mr. Ashby spoke favorably about the agreement and recommended its approval before exiting Council Chambers to meet his next commitment.****

Public Hearings

Acting Deputy City Clerk Fulton read the Public Hearing and Public Comments procedures.

6. Proposed Adoption of the 2018-2019 Comprehensive Plan Amendments - Ordinance No. 38-19

Community Development Services Director Kerwin Jensen introduced Planning Manager Mike Stevens to provide a staff report on the proposed 2018-2019 Comprehensive Plan amendments. Mr. Stevens described the Planning Commission's actions related to the proposed amendments, including its recommendation of approval for all proposed amendments (private party and City-initiated). Mr. Stevens also explained the path forward for potential removal of the deed restriction at some future date.

Mayor Thompson opened the public hearing at 8:00 p.m.

William C. Stahl, 2750 Stonecreek Drive, Richland WA commented on the benefit of Brad Rew's proposed development, overall, for the Horn Rapids Golf Course.

J. Delton Peters, 2846 Crosswater Loop, Richland WA wants the golf course to succeed, but does not want to be infringed on in the property where he lives. Mr. Peters supports the comprehensive plan amendment.

Tom Ricky, 2942 Crosswater Loop, Richland WA does not want the City to vacate its responsibly related to the golf course if it affects the immediately adjacent properties.

Rich Quadrel, 2450 Harris Avenue, Richland, WA shared that he is the President of Men's Club at Horn Rapids, and has been impressed with Brad Rew's commitment to the community and to Horn Rapids. Mr. Quadrel spoke in favor of the project and the proposed comprehensive plan amendment.

John Peterson, 2980 Sedona Circle, Richland, WA has lived in Horn Rapids for seven (7) years, and has observed slow decline of the condition of the golf course. Brad Rew, and the new owner, has increased the overall quality of the golf course. Mr. Peterson supports the proposed comprehensive plan amendment.

David Haller, 2894 Crosswater Loop, Richland WA asked City Council to support the proposed comprehensive plan amendment. Mr. Haller indicated that he was drawn to the area because of the park-like community, and while the amenities in Horn Rapids have been maintained, the golf course has declined. Mr. Haller supported the proposed comprehensive plan amendment as the predicate to the possible improvements Mr. Rew can implement.

Larry Felton, 2557 Tilden Court, Richland WA shared that his house looks down at the duck pond at Hole No. 10. Mr. Felton shared his fear that the developer will be able to eliminate the golf course and develop houses. Mr. Felton also shared that there is no such thing as a "golf course view" into perpetuity, and stated that Mr. Rew should be entitled to develop the property for the benefit of the golf course, the surrounding community, and the City of Richland.

Louise Peters, 2846 Crosswater Loop, Richland WA would ask that the deed restriction be made permanent forever. Ms. Peters believes in improving the golf course and construction of a better club house, but does not want a townhouse four (4) feet from her house.

Steve Lorence, 2858 Crosswater Loop, Richland WA shared that he is one of the eight (8) homeowners affected by Brad Rew's potential development. Mr. Lorence stated that he purchased a home that was promised a golf course view due to the deed restriction, and paid a premium for it. Mr. Lorence advised that he supports improving the golf course, but does not believe Mr. Rew's efforts demonstrate compromise as suggested. Mr. Lorence shared that he and the other affected homeowners want the golf course to be successful, but not at the cost to abutting residential properties.

Roger Bauer, 2978 Redrock Ridge Loop, Richland WA shared that changes occur when development occurs. Mr. Bauer expressed understanding for the properties impacted, but shared that the bigger impact is a positive benefit to the City and the immediate Horn Rapids community. Mr. Bauer encouraged City Council to approve the proposed comprehensive plan amendment.

Jeff Riddelle, 2930 Redrock Ridge Loop, Richland WA spoke in support of the proposed comprehensive plan amendment.

Tom Harper, 2598 Tilden Court, Richland WA spoke in support of the proposed comprehensive plan amendment, and stated that, in his opinion, Brad Rew has rescued the golf course.

Denise Ciarlo, 2563 Prestwick Drive, Richland WA shared that she spoke to Brad Rew at length about his vision for golf course. Ms. Ciarlo considers Mr. Rew's plan impressive and beneficial to the community. Ms. Ciarlo also spoke in favor of the proposed comprehensive plan amendment.

Gail Wintczak, 2852 Crosswater Loop, Richland WA spoke in support of Brad Rew investing in the Horn Rapids Golf Course, but does not want the deed restriction lifted. Ms. Wintczak also objects to filling of the pond adjacent to her house as proposed by Mr. Rew.

Jeff Hunter, 2864 Crosswater Loop, Richland WA shared that he is being asked to forfeit \$20,000 to \$40,000 in property value Mr. Rew's development is allowed to go forward as potentially proposed. Mr. Hunter asked the City to stay true to the original commitments it made when Horn Rapids was first developed.

Julie Cheville, 3148 Redhawk Drive, Richland WA spoke in favor of the proposed comprehensive plan amendment.

Don Bogart, 2266 Copperleaf Street, Richland WA spoke in favor of the proposed comprehensive plan amendment.

Jon Ray, 2837 Troon Court, Richland WA spoke about the decline of the Horn Rapids Golf Course, and the benefit to the community by introduction of Brad Rew's proposed project. Mr. Ray encouraged the City Council to approve the proposed comprehensive plan amendment.

George Kyriazis, 2766 Stonecreek Drive, Richland WA spoke in favor of local ownership of the golf course (Brad Rew), and encouraged the City Council to approve the proposed comprehensive plan amendment.

Mayor Thompson closed the public hearing at 8:35 p.m.

7. Proposed Amendment to RMC Title 23: Zoning Regulations and the Official Zoning Map of the City of Richland - Ordinance No. 39-19

Planning Manager Mike Stevens provided the staff report on proposed Ordinance No. 39-19. Mr. Stevens reiterated the Planning Commission actions taken related to the zoning map amendments that marry with the proposed comprehensive plan amendments. Mr. Stevens pointed out that there is no zoning action associated with Mr. Rew's comprehensive plan amendment.

Mayor Thompson opened the public hearing at 8:36 p.m. The hearing was closed at 8:37. No public comment was taken.

Public Comments

No public comment was offered.

Consent Calendar

Acting Deputy City Clerk Fulton read the Consent Calendar.

MAYOR PRO TEM CHRISTENSEN MOVED AND COUNCILMEMBER ALVAREZ SECONDED A MOTION TO APPROVE THE CONSENT AGENDA AS PUBLISHED. THOSE IN FAVOR: THOMPSON, CHRISTENSEN, LUKSON, LEMLEY AND ALVAREZ. THOSE OPPOSED: NONE. THE MOTION CARRIED 5-0.

Minutes - Approval

8. Approve the September 3, 2019 Council Meeting Minutes

Ordinances - First Reading

9. Ordinance No. 37-19, Amending the 2019 Budget in the General Fund and General Government Construction Fund related to Atomic Frontier Day 2019 and Rural County Capital Funds

Ordinances - Second Reading/Passage

10. Ordinance No. 35-19, Amending Chapter 5.14 of the Richland Municipal Code related to Sidewalk Use Licenses
11. Ordinance No. 36-19, Establishing and Dedicating Right-of-Way for Battelle Boulevard, Logan Street, Hagen Road, Robertson Road and Snyder Street

Resolutions – Adoption

12. Resolution No. 111-19, Authorizing a Funding Agreement with the Washington State Department of Transportation for the Duportail Bridge - Phase 2 Project
13. Resolution No. 112-19, Authorizing a Joint Grant Application with the Port of Benton to the Community Economic Revitalization Board for a Joint Stormwater Study
14. Resolution No. 113-19, Authorizing an Improved Emergency Response Services Agreement with Battelle Memorial Institute - Pacific Northwest Division
15. Resolution No. 114-19, Authorizing an Agreement with RH2 Engineering, Inc. for the Wastewater Treatment Plant Digester Facility Improvements

16. Resolution No. 115-19, Authorizing a Grant Application to the Washington State Department of Transportation and the Washington Utilities and Transportation Commission to Assist in Funding Kingsgate Rail Crossing Upgrades
17. Resolution No. 116-19, Authorizing a Lease Agreement with Oscar and Iliana Suarez for Operation of the Novel Café in the Richland Public Library
18. Resolution No. 118-19, Authorizing Amendment No. 11 with UtiliWorks Consulting, LLC for Phase 2 of the Advanced Metering Infrastructure (AMI) Project, and Ratifying Amendment Nos. 6 and 9

Items for Approval

19. Appointments to the Economic Development Committee: Marc Newman, Deidre Holmberg and Brad Bricker
20. Appointments to the Americans with Disabilities Citizens Review Committee: Steve Sillers and Brenda Bradley
21. Appointment to the Library Board: Karen Buxton

Expenditures - Approval

22. Expenditures from August 26, 2019 - September 6, 2019 for \$4,612,050.81 including Check Nos. 271718-272168, Wire Nos. 7723-7745, Payroll Direct Deposit Nos. 155102-155645 & 155653, Payroll Check Nos. 155646-155652 & 155654, Pension Direct Deposit Nos. 5191-5224, and Payroll Wire/ACH Nos. 11125-11156

Items of Business

23. Ordinance No. 38-19, Adopting the 2018-2019 Comprehensive Plan Amendments into the existing 2017 Comprehensive Plan

Councilmember Lukson spoke in favor of the comprehensive plan amendments and Brad Rew's vision in Horn Rapids, but cautioned about finding balance between the affected property owners and the overall benefit to the Horn Rapids community.

Councilmember Lemely expressed support for the comprehensive plan amendments, and encouraged the parties to work together to find a compromise regarding the deed restriction.

Councilmember Alvarez echoed Councilmember Lukson's comments and stated that he wants to see the development as a win-win for all involved.

Mayor Pro Tem Christensen thanked the public for attending and sharing their comments. Mr. Christensen also reassured the audience that tonight's action does not

mean that anyone is losing their view. Instead, it simply means that the process can move forward to the next step.

MAYOR PRO TEM CHRISTENSEN MOVED AND MAYOR THOMPSON SECONDED A MOTION TO APPROVE ORDINANCE NO. 38-19 FOR FIRST READING, BY TITLE ONLY. THOSE IN FAVOR: THOMPSON, CHRISTENSEN, LUKSON, LEMLEY AND ALVAREZ. THOSE OPPOSED: NONE. THE MOTION CARRIED 5-0.

24. Ordinance No. 39-19, Amending RMC Title 23: Zoning Regulations and the City's Official Zoning Map to Conform to the Updated 2017 Comprehensive Plan

MAYOR PRO TEM CHRISTENSEN MOVED AND COUNCILMEMBER LUKSON SECONDED A MOTION TO APPROVE ORDINANCE NO. 39-19 FOR FIRST READING, BY TITLE ONLY. THOSE IN FAVOR: THOMPSON, CHRISTENSEN, LUKSON, LEMLEY AND ALVAREZ. THOSE OPPOSED: NONE. THE MOTION CARRIED 5-0.

Reports and Comments

City Manager

City Manager Reents had no comments.

City Council

Councilmember Lemley commented favorably on Atomic Frontier Day 2019.

Councilmember Lukson spoke favorably about the value of attending ECA with Mayor Thompson and thanked City Council for supporting his attendance.

Mayor Pro Tem Christensen shared that September 17 is Constitution Day, which should be honored. Mayor Pro Tem Christensen also spoke favorably about Atomic Frontier Day 2019, and encouraged City Council and staff to introduce Atomic Frontier Day as a reoccurring event since it is likely to benefit tourism and economic development.

Mayor

Mayor Thompson shared the importance of paying attention to the federal environmental issues at Hanford, and spoke favorably about the value of attending ECA with Councilmember Lukson. Mr. Thompson also spoke favorably about Atomic Frontier Day 2019 and the evening's public participation.

Adjournment

Mayor Thompson adjourned the meeting at 8:55 p.m.

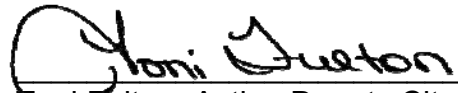
APPROVED:


Robert J. Thompson, Mayor

Date Approved: October 1, 2019

Date Published: October 2, 2019

ATTESTED:


Terri Fulton, Acting Deputy City Clerk