



**MINUTES**  
**CITY COUNCIL WORKSHOP**  
**Richland City Hall ~ 505 Swift Boulevard**  
**Tuesday, April 28, 2015**

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**Call to Order:**

Mayor Rose called the City Council workshop to order at 6:00 p.m. in the Council Chamber.

**Attendance:**

Mayor Rose, Mayor Pro Tem Lemley, Council Members Anderson, Christensen, Jones, Kent and Thompson present.

Also present were City Manager Johnson, Deputy City Manager King, Assistant City Manager Amundson, City Attorney Kintzley, Police Services Director Skinner, Parks and Public Facilities Director Schiessl and City Clerk Hopkins.

**Workshop Agenda Items:**

1. Update on Department of Energy Land Conveyance and National Park  
- Bill King, Deputy City Manager

Mr. King introduced Roger Wright, RGW Enterprises, Diahann Howard, Economic Development Director Port of Benton and Gary Petersen, TRIDEC Vice-President. They gave the following report: Staff has been working with our economic development partners TRIDEC and the Port of Benton to facilitate the transfer of surplus DOE land to local ownership. While there is considerable industrial land now available in north Richland, the City no longer has sites that would accommodate a land intensive industrial use. The Tri-Cities has therefore, been unable to compete for these large scale uses which could be an important part of our economic diversification.

For this reason, the community has requested the transfer of surplus DOE lands north of the City. Recent legislation mandates that the transfer of 1,641 acres be accomplished by September 2015. As the exact boundaries of the transfer property is still being negotiated, the City must consider if and how much of this land should be included in its Urban Growth Area. Later this year, staff will begin undertake preparation of a Specific Area Plan to help determine the best use of this land and infrastructure required to support its future development. Also, planning has begun for the Manhattan Project National History Park.

Council Members discussed the topics with Mr. King and the representatives and said they looked forward to the next update on the topics.

## 2. Park Rule Enforcement - Swimming from Boat Docks

- Joe Schiessl, Parks and Public Facilities Director

Mr. Schiessl gave the following report: The City provides safe swimming opportunities in a variety of locations including the George Prout Memorial Pool, the Howard Amon Wading Pool, Badger Mountain Splash and Play, Leslie Groves Swim Beach and the Howard Amon Swimming Dock. There are a number of locations where the City favors boating access, as opposed to swimming, including boat ramps, marinas, and specialty docks such as the Lee Boulevard Dock.

Swimming in a location designated for boats is unsafe, against posted park rules, and is currently a civil infraction under the Richland Municipal Code (RMC). Staff has developed a two-fold approach to reinforce the swimming prohibition in certain areas: 1) staff will pursue a number of public service announcements and other communication tools to promote safe swimming and is designed to deter violations in prohibited areas and encourage use of the City's swimming facilities; and 2) staff recommends reinstituting the trespass option for individuals who violate park rules.

Since September 2014, the City has not issued any civil trespass notices to individuals on City property based on a need to update the RMC. In May, staff will bring forward, for Council's consideration, a trespass ordinance that designates who has the authority to trespass violators from City parks, and under what circumstances. The ordinance will also create an appeal process, which is the piece currently lacking under the RMC. The trespass action is preferred to the current civil infraction process given that many of individuals who swim in prohibited areas are minors.

Council Members discussed the issue and had no objections going forward with the plan.

## 3. Panhandling

- Heather Kintzley, City Attorney

Ms. Kintzley gave the following report: On occasion, the City receives complaints related to begging/panhandling in our community. The Cities of Pasco and Kennewick have passed legislation to address panhandling, aggressive panhandling, and intentional interference with pedestrian and vehicular traffic in their respective jurisdictions. Because this topic is garnering increased attention in the City of Richland, a conversation with Council is in order to determine what approach, if any, Council would like to take when it comes to regulating panhandling within City limits. Discussion was focused on the legal landscape of regulating and/or banning panhandling, examples of legislation from surrounding and state-wide jurisdictions, and a recommended path forward. For purposes of discussion, attached are the current ordinances for the Cities of Pasco, Kennewick, and Lakewood, Washington.

Council Members discussed the topic and Ms. Kintzley said she will bring an ordinance forward for Council consideration.

**4. Discussion of Horn Rapids Golf Course Community Option Agreement**  
- Bill King, Deputy City Manager

Mr. King gave the following report: In 2007, the City entered into an option agreement with North Stone Richland LLC, allowing them to acquire and develop property in the Horn Rapids Golf Course Community. Over the years, North Stone has made major investments in the property and generated significant new development in this once defunct project. In order to maintain their option rights, North Stone is required to make an annual \$100,000 option payment and purchase a minimum of 25 acres each year. At this stage of the project, none of the additional property can be developed without major off-site infrastructure improvements.

North Stone is already carrying an inventory of undeveloped property and believes their resources can be better directed to funding of the needed infrastructure. They have proposed an amendment to the terms of the option agreement that would allow them to defer the purchase of additional property for three years. North Stone would still pay the \$100,000 annual fee and spend over \$1 million on the needed offsite improvements.

While the details of this potential amendment are still under discussion, staff is generally supportive of the concept. Accelerating the infrastructure improvements will greatly improve the value of the City's remaining property and allow for the continuing development of this planned community.

Council Members discussed the proposal and Mr. King will bring the amended agreement forward for Council approval.

**Other Business:**

Ms. Johnson gave an update on the MATRIX project and said Benton County has reviewed it and has some recommendations for the other partners to review. Ms. Johnson said there were over 30 applicants for the Community Development Director position and the interviews have resulted in two candidates that are being considered. Lastly, she noted the May 5 Council meeting has two public hearings and a Council reception for Bill King's retirement and that Mr. King's retirement party is scheduled for Friday, May 1, at 2:00-4:00 p.m.

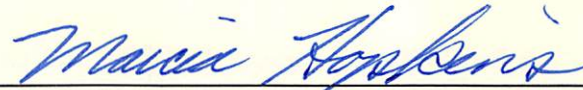
At the Richland Library's Galley Room.

Council Member Christensen gave details of the meeting he attended with the Confederated Tribes of the Umatilla Council and noted their Council would like to continue discussing economic development opportunities and would like to meet regularly every two years.

**Adjournment:**

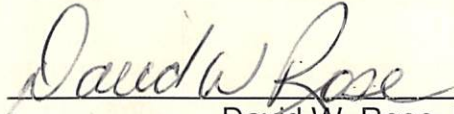
Mayor Rose adjourned the workshop at 7:29 p.m.

**Respectfully Submitted,**



Marcia Hopkins, City Clerk

**FORM APPROVED:**



David W. Rose, Mayor

**DATE APPROVED:**

May 5, 2015