



MINUTES

CITY COUNCIL WORKSHOP

Richland City Hall ~ 505 Swift Boulevard

Tuesday, May 26, 2015

City Council Workshop – 6:00 p.m.

Attendance:

Mayor Rose, Mayor Pro Tem Lemley and Council Member Anderson.

Also present were City Manager Johnson, Assistant City Manager Amundson, City Attorney Kintzley, Fire and Emergency Services Director Huntington, Parks and Public Facilities Director Schiessl, Transportation and Development Manager Peters, Energy Services Director Hammond, Human Resources Director Jubb and City Clerk Hopkins.

Agenda Items:

1. Electric Utility Bonds Update
 - Bob Hammond, Energy Services Director

Mr. Hammond said the Richland Energy Services Department (RES) and Finance Division staff, with assistance from Public Financial Management, Inc. (PFM), acting as the City's financial advisor, are pursuing electric utility bonding to cover certain capital project expenditures from 2015 through 2017. PFM Director Susan Musselman presented the general background and proposed approach to the City's Utility Advisory Committee (UAC) at its meeting held on May 12, 2015. Mr. Hammond gave the general scope, structure, and schedule for the proposed bonding efforts and sought initial thoughts and questions from Council members.

Council had a general discussion on the topic.

2. Pavement Management Funding Strategy
 - Jeff Peters, Transportation and Development Manager

Mr. Peters said the purpose of the workshop discussion was to: 1) provide Council with a state-of-the-streets report; and 2) obtain Council input on a target maintenance standard for the City's pavement. He provided additional detailed information from its analysis and discussed the implications of the various approaches for street condition for Council's consideration.

Mr. Peters then gave the following report: The City currently repairs and maintains approximately 255 centerline miles, or 580 lane miles of roadway valued at over \$220 million. The City recently completed its second condition survey for the street network, which indicated an overall Pavement Condition Index (PCI) rating of 79. The PCI is a measurement of pavement condition that ranges from 0 to 100, with 100 being a newly constructed or overlaid street while a failed street requiring complete reconstruction would have a PCI under 25.

A network PCI rating of 83 is considered optimal as it would enable us to maintain the entire network into the future at the least cost. The Public Works Department is presently using a pavement management database that assists staff in applying an array of pavement maintenance techniques to the City's streets, based on current street condition and available budget. Staff is using the software to estimate maintenance programs over a ten-year horizon so that a consistent investment can be identified and the impacts of a program can be observed over a significant time.

The database analysis indicates that the City's recent financial commitment to pavement maintenance will result in declining pavement condition over time, regardless of maintenance techniques applied. Several approaches are available to establish a target program for long-term pavement management.

Council discussed the budget for street maintenance and how to plan for maintenance standards for the City's current pavement system and for new street construction.

3. Columbia Point Golf Course Operations and Budget - Joe Schiessl, Parks and Public Facilities Director

Mr. Schiessl introduced the CourseCo, Inc. management team in attendance at the meeting and said this is an opportunity for Council Members to meet the operators of a significant Richland asset, assess its relative performance and discuss ideas for improvement.

Mr. Schiessl said the Columbia Point Golf Course, including the clubhouse, maintenance facility and golf equipment, is owned by the City and operated under contract by CourseCo Inc. (expiring Dec 2015). CourseCo Inc., operates 21 public and five private courses in four western states.

The CourseCo Inc., representatives presented a summary of golf operations at Columbia Point, the environmental initiatives and the financial performance and economic impacts. They made comparisons against local and national trends, showing Columbia Point Golf Course is outperforming the industry. They highlighted plans for future revenue enhancements at the course.

Mr. Schiessl said he will be bringing the CourseCo Inc. contract to the capital facilities subcommittee for consideration.

Executive Session:

COUNCIL MEMBER ANDERSON MOVED AND MAYOR PRO TEM LEMLEY SECONDED A MOTION TO MOVE INTO EXECUTIVE SESSION AT 8:10 P.M. TO DISCUSS, PER RCW 42.30.140 (4), COLLECTIVE BARGAINING NEGOTIATIONS FOR 10 MINUTES. THE MOTION CARRIED 3-0.

COUNCIL MEMBER ANDERSON MOVED AND MAYOR PRO TEM LEMLEY SECONDED A MOTION TO MOVE OUT OF EXECUTIVE SESSION AT 8:20 P.M. THE MOTION CARRIED 3-0.

Adjournment:

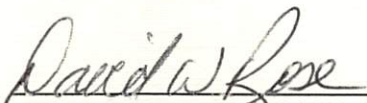
Mayor Rose adjourned the workshop at 8:20 p.m.

Respectfully Submitted,



Marcia Hopkins, City Clerk

FORM APPROVED:



David W. Rose, Mayor

DATE APPROVED:

June 2, 2015

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