



MINUTES

RICHLAND CITY COUNCIL REGULAR MEETING

Zoom - Public Telephone Access: (888) 788-0099 or (833) 548-0276

Meeting ID No. 952 4480 7475

Tuesday, July 21, 2020 - 5:15 p.m.

City Council Workshop - 5:15 p.m.

Mayor Lukson called the remote workshop to order at 5:15 p.m.

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

Also remotely present were City Manager Reents, Assistant City Manager Amundson, City Attorney Kintzley, Chief of Police Bruce, Fire & Emergency Services Director Huntington, Development Services Director Jensen, Administrative Services Director Koch, Public Works Director Rogalsky, Parks & Public Facilities Director Schiessl, Energy Services Director Whitney, City Clerk Rogers, Dean Martin (Pacific Partners), and Ken Hira (City's economic development consultant).

Agenda Item

1. Project Update: Columbia Point Tracts D, E & Q

Development Services Director Jensen reminded Council that Pacific Partners was the development company selected by the City to move forward with this project. Mr. Jensen briefly presented on the proposed project.

Pacific Partners Residential, Inc. (PRR), the developer selected to move the project through the acquisition and development process, was represented by Dan Martin.

Mr. Jensen also introduced Ken Hira, an economic development and real estate consultant with Kosmont Company who was retained by the City to assist staff with negotiations with PRR. Mr. Hira presented a detailed overview of the proposed project, which included the purpose of the project, properties acquired or retained, purchase price of the property, payment of purchase price and agreements and terms.

Throughout the presentation, Council provided comments and engaged in a question and answer session with staff, Ken Hira and Dean Martin. Council advised that there were some additional details that needed to be refined in the second phase of the project before it felt comfortable moving forward.

City Council Regular Meeting - 6:00 p.m.

Mayor Lukson called the Council meeting to order at 6:00 p.m.

Welcome and Roll Call

Mayor Lukson welcomed those attending the virtual meeting.

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

COUNCILMEMBER THOMPSON MOVED AND MAYOR PRO TEM KENT SECONDED THE MOTION TO EXCUSE COUNCILMEMBER ANDERSON. THE MOTION CARRIED 6-0.

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

Pledge of Allegiance

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

Approval of Agenda

COUNCILMEMBER THOMPSON MOVED AND COUNCILMEMBER CHRISTENSEN SECONDED THE MOTION TO APPROVE THE AGENDA AS PUBLISHED. THE MOTION CARRIED 6-0.

Presentations

2. COVID-19 Update

City Manager Reents stated that Benton County remains in a modified Phase 1.5 of the *Safe Start* reopening plan. Moreover, Governor Inslee has put a pause on all applications submitted to advance to further phases until at least July 28, 2020. Benton County and the Benton-Franklin Health District have been strongly encouraged to prepare the application for Phase 2 in advance so that it can be promptly submitted once the pause is lifted.

City Manager Reents provided an overview of data relating to the Benton County's number of confirmed positive cases, testing sites and face covering compliance rates. Approximately one-third of the Hanford workforce is back on site. Once authorization is received, another one-third of the workforce will be systematically incorporated using a phased approach.

City Manager Reents shared that the Richland Police Department, Richland Fire Department and the Parks & Public Facilities Department worked together to distribute approximately fifteen hundred (1,500) face coverings on Saturday, July 18, 2020, and another fifteen hundred (1,500) face coverings will be distributed on Friday, July 24, 2020 from 8:00 a.m. to 11:00 a.m. at the City Shops Building.

Councilmember Christensen provided comments regarding the COVID-19 statistics, and asked City Manager Reents to contact the health department for answers. City Manager Reents replied that there are discrepancies between the information posted on Governor Inslee's website, the Washington State Department of Health website, and local websites, which are supposed to be corrected. These discrepancies have made it challenging to locate accurate information. City Manager Reents further stated that the websites were checked before the meeting began, and that the corrected information is still forthcoming.

Councilmember Thompson provided comments relating to the COVID-19 metrics and the impact the pandemic has had on the community. Councilmember Thompson also shared his thoughts about low transmission rates among children, and the need to reopen schools in the fall.

Mayor Lukson shared comments relating to his recent telephone meeting with Governor Inslee, Secretary of Health Dr. John Weisman, the Department of Health and other elected officials. Mayor Lukson voiced frustrations with the COVID-19 mandates, the continued closure of the community despite extremely high compliance with face coverings, transmission rates, and what it will take to move to the next phase of the *Safe Start* plan.

The number of confirmed cases and transmission rates continue to increase despite the high percentage of citizens complying with the use of face coverings. Mayor Lukson made reference to an article published on the Centers for Disease Control website (CDC) which reported the number of documented positive cases are much higher than that actually reported. Though Benton County has a high compliance rate with wearing face coverings, Benton County can likely expect to remain in modified Phase 1.5 for the unforeseen future, especially if a reproduction number (R naught or R zero) is factored into the equation.

City Manager Reents clarified that the Tri-Cities has not been given its own R naught number since the research has not been done for this area. Instead, Benton County is currently subject to eastern Washington's R naught number. Mayor Lukson added that the Tri-Cities has the second or third highest percentage of confirmed positives (approximately twenty percent (20%) of all tests come back positive), and stated that continued social distancing will have to occur to reduce the number of positive cases.

Public Hearing

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

3. 2020 Integrated Resource Plan, Resolution No. 103-20

Energy Services Director Whitney explained that the purpose of the public hearing was to provide the public with an opportunity to provide testimony related to the electric utility's proposed Integrated Resource Plan. Mr. Whitney provided an overview of the 2020 Integrated Resource Plan.

Mayor Lukson opened and closed the public hearing at 6:25 p.m. No testimony was offered.

4. Amending the 2020 Budget in the Industrial Development Fund, Ordinance No. 11-20

Development Services Director Jensen presented on the proposed budget amendment to support six (6) expenses not anticipated in the 2020 Budget, and welcomed questions from Council.

Mayor Lukson opened and closed the public hearing at 6:27 p.m. No testimony was offered.

Public Comments

City Clerk Rogers read comments submitted by the following individuals:

Jennifer Bigelow - 202 Cullum Avenue, Richland, WA: Ms. Bigelow urged Council to reallocate police funding to fund other agencies and specialized programs.

Nancy Doran - 1516 Johnston Avenue, Richland, WA: Ms. Doran addressed comments made by several councilmembers during the July 7, 2020 City Council meeting regarding the renaming of Lee Boulevard. Ms. Doran provided a list of street names that have been changed over the years, and encouraged Council to rename Lee Boulevard.

Francesca Maier - 2146 Hudson Avenue, Richland, WA: Ms. Maier wrote in support of Ordinance No. 22-20, Amending Richland Municipal Code Section 23.42.210(D) related to Parking for Recreational Clubs.

Gary Petersen - 1420 Stevens Drive, Richland, WA: Mr. Petersen asked Council to consider renaming city hall to the Gustov A. Pehrson Building.

Rick Simon - 98402 N. Harrington Road, West Richland, WA: Mr. Simon called on behalf of Chad Bettsworth of Pahlisch Homes in support of Ordinance No. 22-20, Amending RMC Section 23.42.210(D) related to Parking for Recreational Clubs. Mr. Simon added that the code amendment will fix excessive parking standards, and supports the recommendations submitted by staff and the Richland Planning Commission.

Consent Calendar

City Clerk Rogers read the Consent Calendar.

COUNCILMEMBER THOMPSON MOVED AND COUNCILMEMBER CHRISTENSEN SECONDED THE MOTION TO APPROVE THE CONSENT AGENDA AS PUBLISHED. THOSE IN FAVOR: MAYOR LUKSON, MAYOR PRO TEM KENT, AND COUNCILMEMBERS ALVAREZ, CHRISTENSEN, LEMLEY AND THOMPSON. THOSE OPPOSED: NONE. THE MOTION CARRIED 6-0.

Minutes - Approval

5. Approval of the July 7, 2020 City Council Regular Meeting Minutes

Ordinances - First Reading

6. Ordinance No. 11-20, Amending the 2020 Budget in the Industrial Development Fund, Park Reserve Fund and Broadband Fund
7. Ordinance No. 15-20, Amending Richland Municipal Code Section 14.24.060 related to Retail Electric Rates
8. Ordinance No. 22-20, Amending Richland Municipal Code Section 23.42.210(D) related to Parking for Recreational Clubs

Ordinances - Second Reading & Passage

9. Ordinance No. 14-20, Vacating Portions of Brantingham Road
10. Ordinance No. 16-20, Amending Richland Municipal Code Sections 9.04.090 and 9.05.060 related to Coercion and Coercion – Domestic Violence
11. Ordinance No. 19-20, Amending Title 23 and the Official Zoning Map to Change Zoning on 98.16 Acres at Queensgate Drive and Legacy Lane (Sienna Hills)

Resolutions - Adoption

12. Resolution No. 104-20, Setting a Meeting Date to Meet with the Proponents of the Allenwhite Annexation
13. Resolution No. 105-20, Approving the Circulation of an Annexation Petition for the Zinsli Annexation
14. Resolution No. 106-20, Setting a Meeting Date to Meet with the Proponents of the Tiegs Annexation

Items - Approval

15. Appointment to the Parks & Recreation Commission: William Henry

Expenditures - Approval

16. Expenditures from June 1, 2020 to June 30, 2020 for \$29,836,780.34 including Check Nos. 280051-280906, Travel Check Nos. 19926-19929, Wire Nos. 8161-8197, Payroll Check Nos. 165972-167009, Payroll Wire/ACH Nos. 11544 - 11589, and Pension Check Nos. 5510-5538

Items of Business

17. Resolution No. 107-20, Approving the Preliminary Plat of Sienna Hills (Closed Record)

Planning Manager Stevens presented on the preliminary plat of Sienna Hills, adding that the preliminary plat application is accompanied by a concurrent and prerequisite rezone application. The Richland Hearing Examiner submitted a favorable recommendation, with conditions, for preliminary plat approval.

No members of the public signed up to speak to this item.

MAYOR LUKSON MOVED AND COUNCILMEMBER THOMPSON SECONDED THE MOTION TO APPROVE RESOLUTION NO. 107-20. THE MOTION CARRIED 6-0.

Reports and Comments

City Manager

City Manager Reents had no comments.

City Council

Mayor Pro Tem Kent announced that former councilmember Sheila Sullivan recently passed away. Mayor Pro Tem Kent added that Ms. Sullivan was an amazing community leader and mentor to her. Ms. Sullivan had a heart for the community and will be missed. Mayor Pro Tem Kent also encouraged everyone to wear a mask.

Councilmember Thompson commented on the recent legal vindication of late former Kennewick mayor Steve Young and MSA. Councilmember Thompson then echoed Mayor Pro Tem Kent's comments regarding the passing of Sheila Sullivan, and added that although they share different political viewpoints, Ms. Sullivan was a great person who did all in her power to help the City, including those who did agree with her. Ms. Sullivan was a model citizen who will be missed.

Councilmember Lemley shared a humorous memory of former Councilmember Sheila Sullivan.

Mayor

Mayor Lukson shared his frustrations with responses received from state and local leaders regarding the COVID-19 pandemic, including modifications to the guidance and regulations to reopen. Mayor Lukson reported that there are other counties with the same level of infection rates that have been authorized to advance to a higher phase. Mayor Lukson has requested that the Benton-Franklin Health District create more Public Service Announcements (PSA) on topics of social distancing and additional measures needed to

move to the next phase.

Executive Session

Executive Session Per RCW 42.30.110(g) and RCW 42.30.110(i).

MAYOR LUKSON MOVED AND COUNCILMEMBER LEMLEY SECONDED THE MOTION TO ENTER EXECUTIVE SESSION AT 6:53 P.M. FOR 45 MINUTES. THE MOTION CARRIED 6-0. COUNCILMEMBERS THOMPSON AND CHRISTENSEN DID NOT ATTEND.

Present for the executive session was Mayor Lukson, Mayor Pro Tem Kent, and Councilmembers Alvarez and Lemley. Assistant City Manager Jon Amundson and City Attorney Heather Kintzley were also present.

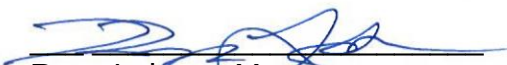
MAYOR LUKSON MOVED AND MAYOR PRO TEM KENT SECONDED THE MOTION TO EXTEND THE EXECUTIVE SESSION FOR AN ADDITIONAL 15 MINUTES AT 7:40 P.M. THE MOTION CARRIED 4-0. ANNOUNCEMENT WAS MADE BY STAFF IN THE VIRTUAL MEETING.

MAYOR LUKSON MOVED AND MAYOR PRO TEM SECONDED THE MOTION TO EXIT EXECUTIVE SESSION AT 7:55 P.M. THE MOTION CARRIED 4-0.

Adjournment

Mayor Lukson returned to the virtual meeting and adjourned the meeting at 8:00 p.m.

APPROVED:


Ryan Lukson, Mayor

ATTESTED:


Jennifer Rogers, City Clerk

DATE APPROVED: August 4, 2020

DATE PUBLISHED: August 5, 2020