



MINUTES

CITY COUNCIL WORKSHOP

Richland City Hall ~ 505 Swift Boulevard

Tuesday, January 28, 2014

Call to Order:

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

Attendance:

Mayor Rose and Council Members Anderson, Christensen, Jones, and Kent were present.

Also present were City Manager Johnson, Deputy City Manager King, Assistant Manager Amundson, City Attorney Kintzley, Administrative Services Director Koch, Public Works Director Rogalsky, Police Services Director Skinner, Fire and Emergency Director Baynes, Energy Services Director Hammond, Parks and Recreation Director Schiessl and City Clerk Hopkins.

Workshop Items:

1. Tri-Cities Regional Public Facilities District Election Summary Report by Matt Watkins, Chair

Council Member Kent introduced Matt Watkins, Chair of the Tri-Cities Regional Public Facilities District. Mr. Watkins spoke on the election summary for the proposed aquatic center including the reason the voters did not pass the ballot. He said some of the reasons the ballot did not pass were: the voters did not want to increase taxes; the proposal did not have a sunset clause; a question of the need for an aquatic center; the Pasco location; the election's timing; and the campaign efforts. He reviewed options for the future of the Tri-Cities Regional Public Facilities District.

2. Badger Mountain South Development Update

Mr. King said he will discuss the progress, challenges and opportunities associated with the decision to annex south of Badger Mountain. He said other directors will speak on the impact this development has on their departments.

He gave background on the Badger Mountain South development and said the City has the difficulty of trying to extend City services beyond a significant geographic barrier. It was understood that the initial costs would be high and it could take many years for the offsetting revenues from new development to materialize.

To help minimize these risks, the City entered into a 2010 development agreement with NorAm, the developer of the Badger Mountain South master planned community. The agreement requires NorAm to front the initial cost of utility extensions and also tie the phased development of parks and other public facilities to the availability of new revenues.

Mr. King gave a brief update of the project status and recent milestones provided by NorAm. The first phase of utility work is now complete and the first homes are being built. Later this year, the first retail project, Country Mercantile, will be under construction. This means more revenue, but also an increased demand for City services. Prior to annexation, staff modeled the expected costs of new services and offsetting revenues. Now that we are receiving real data, staff will revise the model based on actual costs, revenues and growth rates.

Mr. Hammond spoke on the work and planning done by the Energy Services department to provide electricity to the development. He gave details of the equipment and sub-stations that will have to be built and how the cost is shared with the developer.

Mr. Rogalsky said solid waste haulers have been negotiated; water and sewer has almost been funded entirely by the developer; and the planning his department has done anticipating the growth. He noted the county roads could be an issue in the future.

Police Chief Skinner said the fact that this area is geographically and jurisdictionally separated from the rest of the City creates special problems for public safety. Multiple jurisdictions are crossed in response to any callout. Limited access also means that catastrophic events could cut this area off from services. The Police Services Department is seeing an increase in calls for service to this area which pulls resources out of more populated areas of the City.

Fire Chief Baynes said the Fire and Emergency Services Department has worked with the developers to help mitigate some of these issues. For example, fire sprinklers are required in all structures including single family residences. Staff is also encouraging the wide deployment of automated external defibrillators (AED) and alert apps to compensate for longer than normal response times. Eventually, as the population of this area grows, a new fire station and additional police patrols are anticipated.

Mr. Schiessl discussed the park planning done by the developer and the public parks and trails that are within the development as well. He explained how the parks will be phased in and the number and location of each.

Mr. King said the City is also working with the Richland and Kennewick School Districts for future planning needs.

Mr. Combs, representing NorAm, noted that Kadlec Health Care has been involved in planning ideas for a healthy community, and spoke on commercial development and proposed vineyards plans as well.

3. Executive Session to Discuss Potential Litigation per RCW 42.30.110 (1) (ii) (15 minutes)

Council agreed to extend the potential litigation executive session time from 15 minutes to 30 minutes.

COUNCIL MEMBER KENT MOVED AND COUNCIL MEMBER ANDERSON SECONDED A MOTION TO MOVE INTO EXECUTIVE SESSION AT 7:11 P.M. TO DISCUSS POTENTIAL LITIGATION PER RCW 42.30.110 (1) (ii) FOR 30 MINUTES. THE MOTION CARRIED 5-0.

4. Executive Session to Discuss Legal Risks of Current Practice or Proposed Action per RCW 42.30.110(1) (iii) (15 minutes)

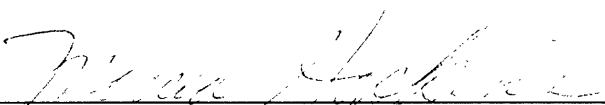
COUNCIL MEMBER KENT MOVED AND COUNCIL MEMBER JONES SECONDED A MOTION TO MOVE INTO EXECUTIVE SESSION AT 7:41 P.M. TO DISCUSS LEGAL RISKS OF CURRENT PRACTICE OR PROPOSED ACTION PER RCW 42.30.110(1) (iii) FOR 15 MINUTES. THE MOTION CARRIED 5-0.

COUNCIL MEMBER CHRISTENSEN MOVED AND COUNCIL MEMBER JONES SECONDED A MOTION TO MOVE OUT OF EXECUTIVE SESSION AT 7:56 P.M. THE MOTION CARRIED 5-0.

Adjournment:

Mayor Rose adjourned the workshop at 7:57 p.m.

Respectfully Submitted,



 Marcia Hopkins
 City Clerk

Form Approved:



 David W. Rose
 Mayor

Date Approved:

February 4, 2014

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