



MINUTES

RICHLAND CITY COUNCIL REGULAR WORKSHOP MEETING

Tuesday, September 28, 2021

Zoom - Public Telephone Access: (206) 337-9723 or (253) 215-8782

Meeting ID No. 505 625 7380

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

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

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

Also attending remotely were Interim City Manager Amundson, Fire Chief Huntington, City Attorney Kintzley, Energy Services Director Whitney, Public Works Director Rogalsky, Finance Director Allen, Chief of Police Bruce, Development Services Director Jensen, Recreation Manager Jackson, Public Works Capital Project Manager Marlow, Attorney Ken Harper and City Clerk Rogers.

Agenda Items

1. Air Quality Grant / Renewable Natural Gas Fleet Fueling

Using PowerPoint, Public Works Director Rogalsky provided an update on potentially converting the solid waste collection fleet from diesel to natural gas, and briefed Council on the Prevent Nonattainment Grant Program opportunity to be presented at the October 5, 2021 City Council meeting for Council's consideration.

Council engaged in a question and answer session with staff.

2. Revisit American Rescue Plan Act (ARPA) Funding Priorities

Using PowerPoint, Energy Services Director Whitney and Finance Director Allen provided follow-up responses to inquiries raised by Council at the August 24, 2021 City Council workshop meeting relating to ARPA funding proposals and uses. Finance Director Allen provided additional information regarding local and county programs funded by ARPA, utility disconnect comparisons, and utility bill and rent assistance.

Benton County Department of Human Services Manager Kyle Sullivan and Benton County Housing Program Navigator Anthony Contreras provided detailed information regarding ARPA utility and rent assistance programs, eligibility criteria and the application process through Benton County.

Council engaged in a question and answer session with staff.

3. Update and Proposed Project from Fortify Holdings

Interim City Manager Amundson turned the floor over to Robert Jacobs and Ziad Elsayhili of Fortify Holdings to provide an overview of Fortify Holding's proposed investments in the City of Richland. Mr. Jacobs expressed an interest in pursuing purchase of the land lease for The Riverfront Hotel (in addition to purchasing the building currently held in private ownership), and described proposed enhancements and expansion plans for the property. If authorized, Fortify Holdings intends to collaborate with the City regarding the appraisal and design standards for the property.

Mr. Jacobs and Mr. Elsayhili addressed concerns expressed by Council. Council offered additional statements regarding the proposed development and engaged in a question and answer session with Mr. Jacobs and Mr. Elsayhili throughout the presentation.

4. Update on the Mixed-Use Proposal on Tracts D and E

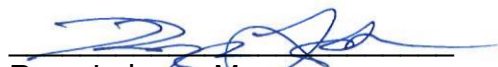
Community Development Director Jensen turned the floor over to the City's special counsel Ken Harper, who addressed particular redlined edits in the proposed purchase and sale and development agreements from Pacific Partners for Tracts D and E at Columbia Point. Mr. Harper focused Council's attention on the fact that the documents do not currently call for an integrated project. Council indicated that staff should continue to negotiate with the developer on behalf of the City to obtain the best outcome possible.

Mr. Harper engaged in a question and answer session with Council throughout the presentation.

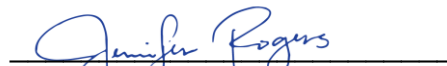
Adjournment

Mayor Lukson adjourned the meeting at 9:14 p.m.

APPROVED:


Ryan Lukson, Mayor

ATTEST:


Jennifer Rogers, City Clerk

DATE APPROVED: October 5, 2021

DATE PUBLISHED: October 6, 2021