MINUTES
CITY COUNCIL WORKSHOP
Richland City Hall ~ 505 Swift Boulevard
Tuesday, April 29, 2014

Call to Order:
Mayor Rose called the Council workshop to order at 6:01 p.m. in the Council Chamber.

Attendance:
Mayor Rose, Mayor Pro Tem Lemley, Council Members Christensen and Jones were present.

Also present were City Manager Johnson, Assistant City Manager Amundson, City Attorney Kintzley, Public Works Director Rogalsky, Parks and Public Facilities Director Schiessl, Human Resources Director Jubb and Deputy City Clerk Barham.

Workshop Items:

1. Shoreline Master Program (30 minutes)
   - Rick Simon, Development Services Manager

Mr. Simon provided a brief history of the City's Shoreline Master Program (SMP), which serves to regulate development that occurs adjacent to the Columbia and Yakima rivers within the City. These regulations are required under the Washington State Shoreline Management Act. He also stated the Department of Ecology's grant paid for the Anchor QEA consultant's work, which was charged to review and update the City's SMP per the state's mandate. He then introduced Ben Floyd, the assigned consultant with Anchor QEA.

Both Mr. Floyd and Mr. Simon summarized the work done to update the City's SMP noting that the Planning Commission has reviewed it and is going to make a formal recommendation to Council to approve the following documents at a future Council meeting:

- Shoreline Inventory, Analysis and Characterization Report
- Shoreline Master Program
- Cumulative Impact Analysis
- Restoration Plan
- Shoreline Designation Maps

The next step in the shoreline update process is for Council to hold a public hearing to consider adoption of the draft shoreline program. Upon Council approval, the document will be sent off to the Department of Ecology for their review. The program does not take effect until the Department of Ecology determines that it is consistent with state requirements. At that point, it will then become law for the City.

Council, Mr. Simon and Mr. Floyd further discussed the proposed SMP updates. Mr. Simon will provide Council an overall summary sheet for the proposed SMP, the requirements checklist, as well as the Department of Ecology letter.

2. South Richland Sewer Study (30 minutes)
   - Pete Rogalsky, Public Works Director

Mr. Rogalsky stated this was a follow-up discussion from the February 2014 Council Workshop where he had introduced Council to the preliminary results of the South Richland Sewer Planning project. He distributed and reviewed the South Richland Sewer Planning Criteria Matrices for Meadow Springs and Rancho Reata Canyon areas, which are analyses of constructing Trunk (gravity) or Lift Station (pump) sewer lines within those two areas in South Richland.

Mr. Rogalsky indicated, through the staff's analysis, that the Meadow Springs area gravity pipeline is the preferred alternative for that system element. Staff also recommends that the City proceed with the LID because it provides an appealing financing process for completing large-scale system improvements that would otherwise require a much larger investment of City resources. The City will be a minority partner in the LID. Without the LID, the City would plan, finance and implement these improvements and recover the investment over time from development activity and possibly rate revenue.

Next, Mr. Rogalsky advised Council that Nor Am Investment, LLC, which is a large developer in the Badger Mountain South area, notified the City that they would not participate in a Local Improvement District (LID) if the City were to pursue the construction of a gravity sewer line routed through Rancho Reata Canyon. As a result, this removes the Trunk sewer line option for the Reata Canyon/ Badger Mountain South area, leaving the Lift Station sewer line as the only option for the consideration of an LID.

Council and Mr. Rogalsky further discussed the operations and maintenance (O&M) costs for sewer systems and how the O&M costs are paid for through user rates. The LID process was also discussed.

Mr. Rogalsky summarized the discussion stating that both elements (Meadow Springs and Badger Mountain areas) will be included in the proposed LID. The gravity pipeline in Meadow Springs is the best option at this time; however, it is subject to change if new information arises. Only the property owners petitioning for the LID will participate in it financially and it is only for the construction of the pipeline and not the future O&M costs.

Mayor Rose reiterated the LID petition process and stated that Public Works staff has provided the information needed for Council to move forward on the formation of the South Richland Sewer LID.

Executive Session:

1. Executive Session, Per RCW 42.30.140 (4): Discuss Collective Bargaining Negotiations (60 minutes)
   - Heather Kintzley, City Attorney - Allison Jubb, HR Director

Mayor Rose explained the executive session process and called for the motion to move into the executive session.

MAYOR PRO TEM LEMLEY MOVED AND COUNCIL MEMBER JONES SECONDED A MOTION TO MOVE INTO EXECUTIVE SESSION AT 6:55 P.M. TO DISCUSS COLLECTIVE BARGAINING NEGOTIATIONS FOR PER RCW 42.30.140(4) FOR 60 MINUTES. THE MOTION CARRIED 4-0

MAYOR PRO TEM LEMLEY MOVED AND COUNCIL MEMBER JONES SECONDED A MOTION TO MOVE OUT OF EXECUTIVE SESSION AT 7:55 P.M. THE MOTION CARRIED 4-0

Adjournment:
Mayor Rose adjourned the workshop at 7:55 p.m.

Respectfully Submitted,

Debby Barham, CMC, Deputy City Clerk

FORM APPROVED:

David W. Rose, Mayor

DATE APPROVED: May 6, 2014

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