



City Council Workshop Agenda

December 12, 2023 at 6:30 PM

City Hall Council Chambers - 210 W. 6th Ave and Virtual

The City of Kennewick broadcasts Council meetings via Zoom and on the City's website at
<https://www.go2kennewick.com/CouncilMeetingBroadcasts>.

No public comment is taken at workshops.

CLOSED SESSION RCW 42.30.140(4)(B) COLLECTIVE BARGAINING (BEGINNING BEFORE WORKSHOP MEETING AT 6:00 P.M.)

1. CALL TO ORDER
2. ELECTED OFFICIAL PROCEDURE OVERVIEW
3. ECONOMIC DEVELOPMENT UPDATE
4. ADJOURN

Council Agenda Coversheet	Agenda Item Number: 2. Council Date: 12/12/2023	Category: Info Only
	Agenda Item Type: Presentation Subject: Elected Official Procedure Overview Department: Management Services	
<u>Summary</u> Important changes are on the horizon and the City Clerk's Office will lead a discussion on the next steps to implement those changes: • Councilmember Interviews to Fill Council Vacancy • Oaths of Office - Recently Elected Councilmembers • Election of Mayor • Election of Mayor Pro Tem • Mandatory Training		
Attachments: 1. Presentation		



Elected Official Procedural Overview



Open Public Meetings Act RCW 42.30

It is imperative that Council conduct all City business in accordance with the OPMA.

A quorum can be simultaneous or established over time via a conversation chain.

Councilmembers A, B, & C meet and discuss items 1, 2 & 3.

Councilmember B calls Councilmember D and discusses item 3.

An OPMA violation has occurred.

Discussions of even one piece of shared information involving more than three Councilmembers is prohibited.



Councilmember Interviews December 15

At a special Council meeting, candidates to fill a Council vacancy will be interviewed in open session.

Candidates will have a brief opportunity immediately before their interview to review the questions.

To prevent an unfair advantage for waiting candidates, the meeting will not be broadcast live.

The press and public are welcome to observe in-person in Council Chambers.

Council will adjourn to Executive Session to consider the qualifications of the applicants pursuant to the OPMA:

RCW 42.30.110(h): To evaluate the qualifications of a candidate for appointment to elective office. However, any interview of such candidate and final action appointing a candidate to elective office shall be in a meeting open to the public;

Final action (the appointment of a candidate) will occur in open session.

The Clerk will call the roll in alphabetical order and councilmembers will announce their choice. The first candidate receiving four votes will be elected to fill the vacancy.

The new Councilmember will be sworn in and serve until a successor is elected in November 2025.



Oaths of Office – January 2, 2024

The City Clerk will call the meeting to order, conduct the roll call and pledge of allegiance. The City Clerk will then administer the oaths of office.

Under state law, an incumbent serves until the successor takes their oath of office.

There are no newly elected officials. Therefore, the oaths of office can take place at the first Council meeting of the year without a lapse in office.

The City Clerk will administer the oath of office to Councilmember Beauchamp, Councilmember Millbauer and Councilmember Torelli.

These Councilmembers must bring their Notice of Elected/Oath of Office from Benton County.

The City Clerk will file the Oath of Office with the County Auditor.

Please dress for a group photo that will be shared to the website and with the media. An official photo session will occur at a later date in January.



Election of Mayor – January 2, 2024

Following the oaths of office, the next item of business is the election of Mayor.

The City Clerk will announce that all Councilmembers are nominated for the office of Mayor.

The City Clerk will call the roll in reverse alphabetical order.

Each Councilmember, as their name is called, casts their vote audibly.

Voting continues until one Councilmember receives four votes.

Immediately after the election of the Mayor, the new Mayor will take the Chair and preside over the balance of the meeting.

The Mayor presides over all City Council meetings and serves on the City of Kennewick Disability Board and Fire Pension Board (in addition to other responsibilities and privileges).



Election of Mayor Pro Tem – January 2, 2024

The Mayor will announce that all other Councilmembers are nominated for the office of Mayor Pro Tem.

The City Clerk will call the roll in alphabetical order.

Each Councilmember, as their name is called, casts their vote audibly.

Voting continues until one Councilmember receives four votes.

In the absence of the Mayor, the Mayor Pro Tem presides over all City Council meetings and serves on the City of Kennewick Disability Board and Fire Pension Board (in addition to other responsibilities and privileges).



Mandatory Training

All elected officials are required to attend training on the following statutes:

- The Open Public Meetings Act (RCW 42.30)
- The Public Records Act (RCW 42.56)
- Preservation and Destruction of Public Records (RCW 40.14)

The training must occur within 90 days of an elected official's oath of office.

All elected officials must take a refresher training every four years.

In-person training will be presented at the January 23 workshop to meet the training requirements.



QUESTIONS?

Council Agenda Coversheet	Agenda Item Number: 3. Council Date: 12/12/2023	Category: Info Only
	Agenda Item Type: Presentation Subject: Economic Development Update Department: Finance	
<u>Summary</u> Staff will provide update on Economic Development efforts and strategic planning.		
Attachments: 1. Presentation		

ECONOMIC DEVELOPMENT **UPDATE**

Tourism



Economic
Growth

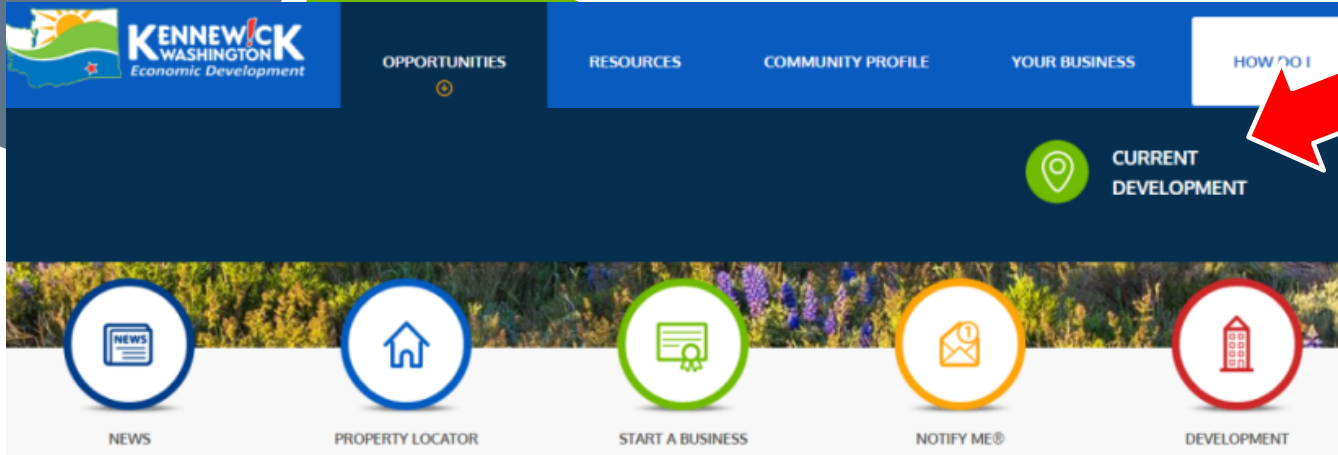


Economic
Vitality

DECEMBER 12, 2023

ECONOMIC GROWTH

Go2Kennewick.com



Check the website for upcoming, under construction, and recently completed development projects



Fire Station #1

Location: 302 W. 10th Ave



Bruce Co. Warehouse

Location: 5003 W Brinkley Rd



Multi-Family Project

Location: 3120 W 4th Ave



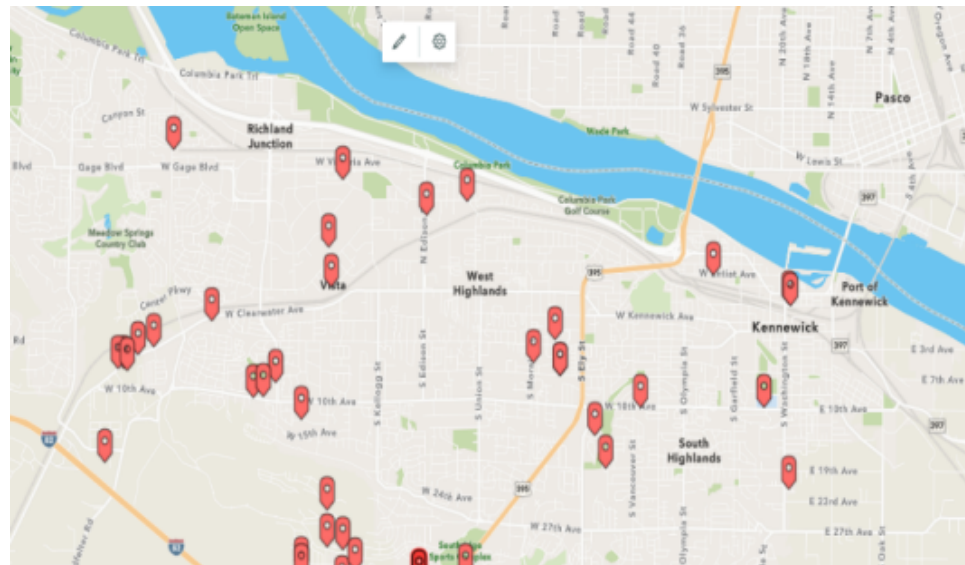
Local Bite - Food Truck Spaces

Location: 5222 W. Okanogan Pl

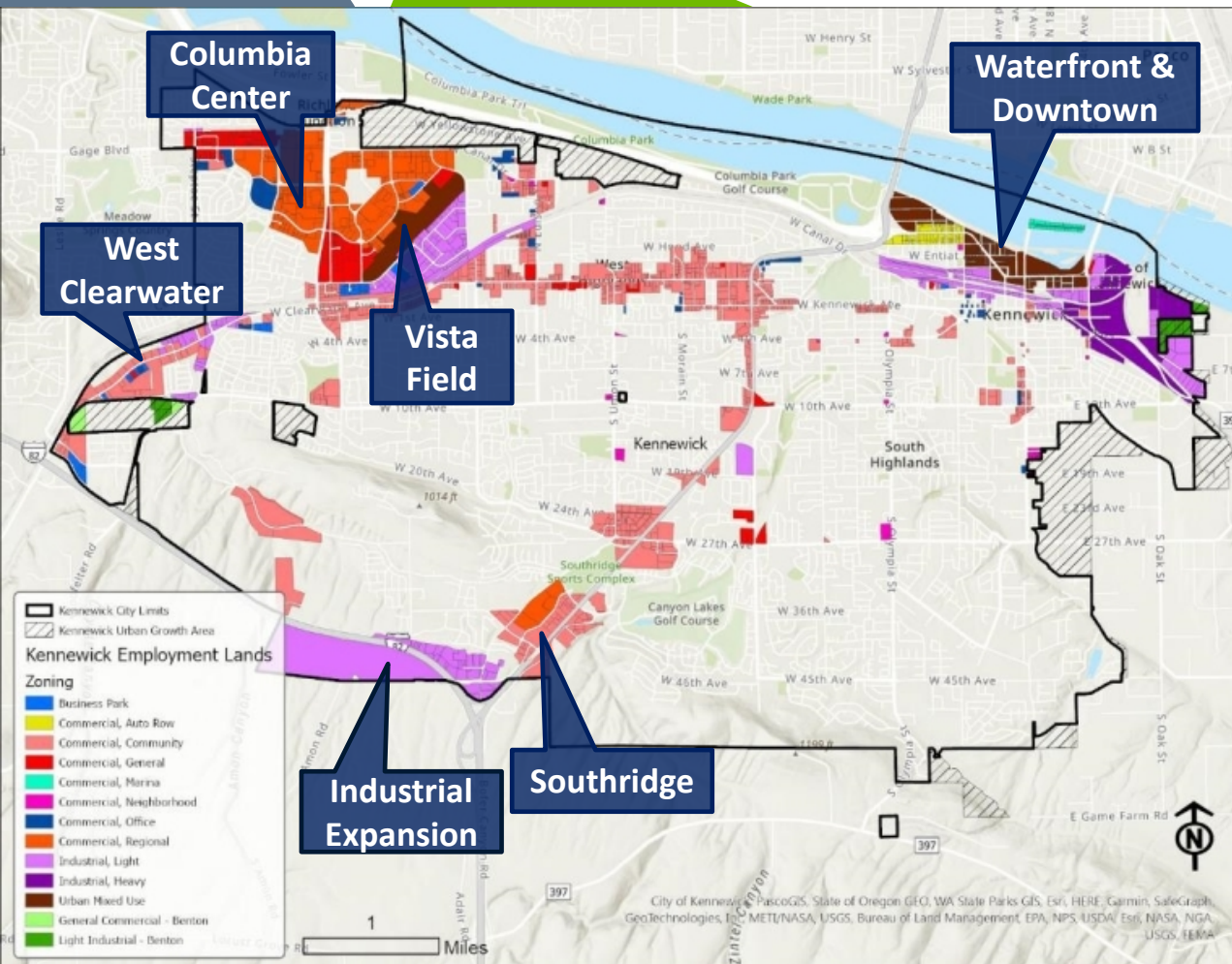


Ridgecrest Apartments

Location: 2652 W 15th Ave



AREAS OF OPPORTUNITY



West Clearwater

- Easy highway access
- Rooftops increasing
- Commercial property available

Columbia Center

- Regional shopping center destination for SE WA, OR, ID
- 40k+ vehicles per day

Vista Field

- 103 acres of developable land
- Pedestrian-friendly
- Close to entertainment hub

Southridge

- Easy highway access
- East-west corridor
- Rooftops continue to increase

Waterfront & Downtown

- Historic architecture
- Lower-cost lease rates
- Pop-up entrepreneur opportunities

Industrial Expansion

- Pending utility connections

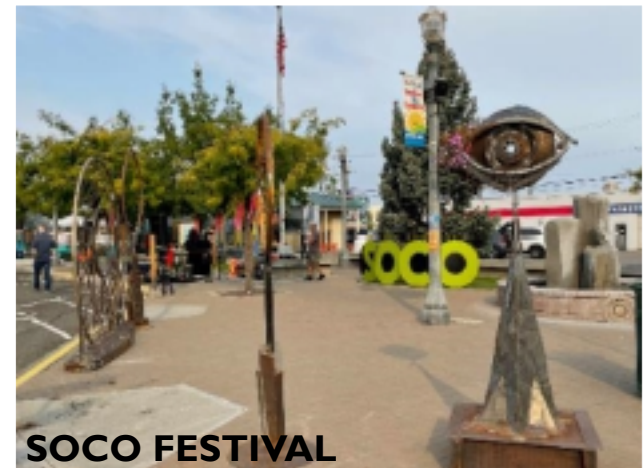
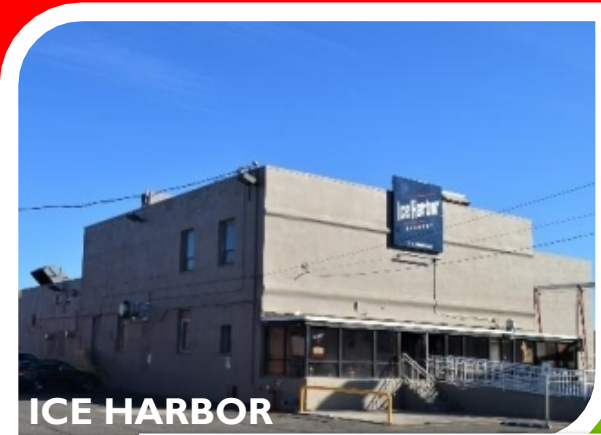
WATERFRONT

- **8 Port of Kennewick** events held at Columbia Gardens
- Construction for **Swampy's BBQ** underway
- **Washington Street Improvement Project** completed
- **Willows and Cable Greens** parcels available for purchase
- **Foodies on the River** open and thriving
- **Wayfinding** signage completed at Columbia Gardens



DOWNTOWN

- **Ice Harbor** relocated to **Columbia River Warehouse**
- **Heritage University** opened campus at the former Tri-City Herald building
- **Blackthorne Neighbourhood Pub** opened on Kennewick Ave.
- **Kagen Coffee & Crepes** opened on Kennewick Ave.
- **South Columbia Creative District (SOCO)** hosted successful 2nd annual creative festival
- **Fire Station 1** replacement project completed
- **New Beginnings** opened in former Basin Dept. store location



VISTA AREA

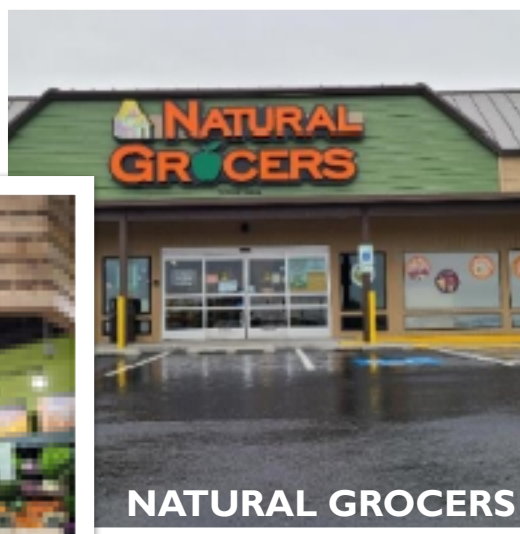
- Vista Field first **20 acres open** and ready for private development
- Location for **3 Port of Kennewick** events in 2023
- First **sale approved**
- **Private Phase I development** adding high-end hotel and retail center



- **Aircraft hangar** redesign project

COLUMBIA CENTER

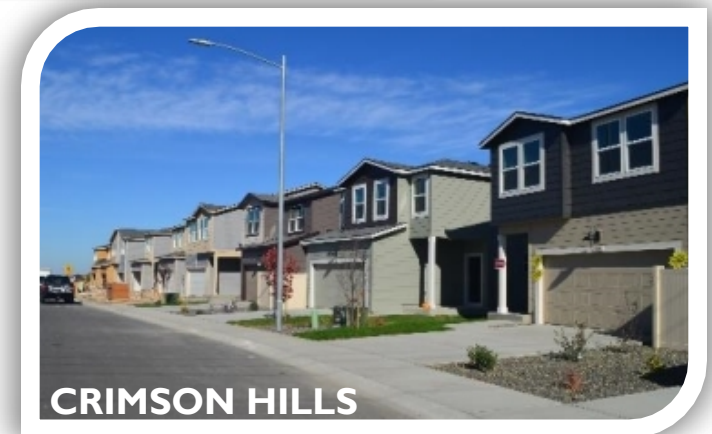
- **JoAnn's Fabric** relocated into a portion of the former Sears Building
- **Natural Grocer** opened in the former JoAnn's Fabric



- **The Resort at Hansen Park** mixed-use project partial Phase 1 completion
- Columbia Center Blvd. & Quinault Ave **intersection project** in process
- Multiple **re-use** projects in-process

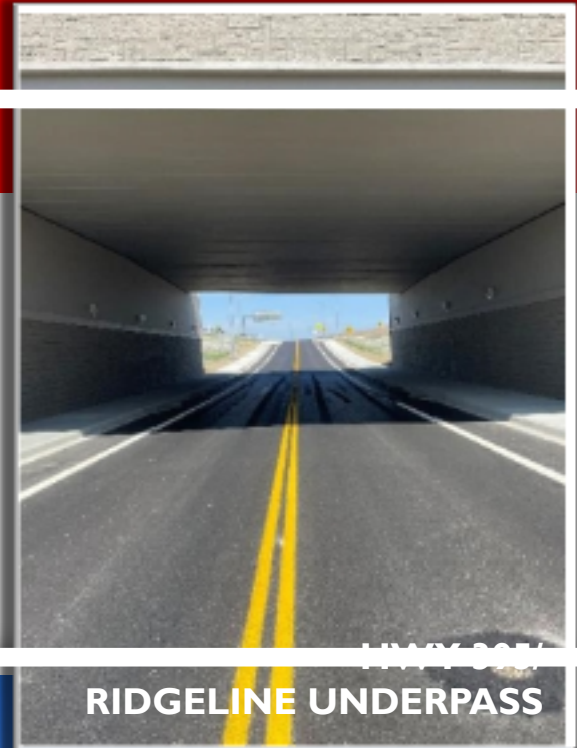
WEST CLEARWATER

- **Badger Canyon Apartments**
Completed
- **W. 10th Ave** Street improvements
completed
- **99 lot** high-density single-family
residential subdivision
- 21,000 sf **Class A office space**
completed
- **Three Rivers Therapy** nearing
completion
- **Crimson Hills** – 141 single family
lots under construction
- **Calvary Chapel** expansion in-
process



SOUTHRIDGE

- **The Falls** 113,000 SqFt mixed-use project under construction
- **Hwy 395/Ridgeline underpass opened** increasing connectivity for residential and commercial development
- **Hildebrand Assisted Living** under construction – 149 units
- **Residential Projects** under construction
 - Southridge Townhome Estates – 80 Single Family Lots
 - Sundridge – 142 Single Family Lease Lots
 - Apple Valley Phase 5A/6 – 142 Single Family Lots, Phase 7-9 125 Single Family Lots
 - Southcliffe Phase 5 – 27 Single Family Lots
 - Sherman Heights – 192 Single Family Lots



RIDGELINE UNDERPASS



HILDEBRAND ASSISTED LIVING

INDUSTRIAL EXPANSION



- **223 acres** of light industrial property
- **Utilities** pending, increase interest from industrial developers
- **Location, location, location**
 - I82/Hwy 395 major cross regional connections
 - Several hundred pre-platted residential lots
 - Regional entertainment, retail and recreation hub

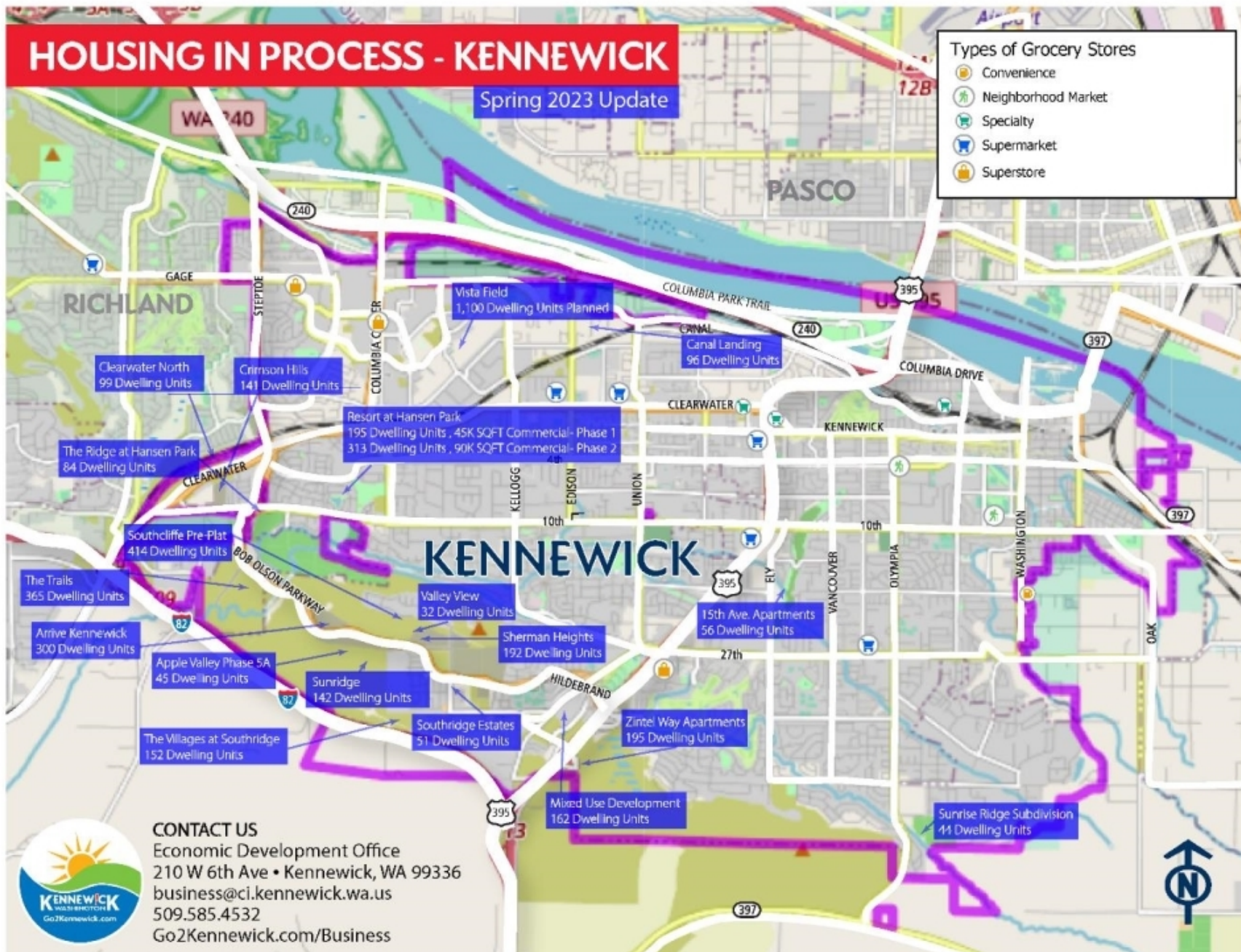


HOUSING IN PROCESS - KENNEWICK

Spring 2023 Update

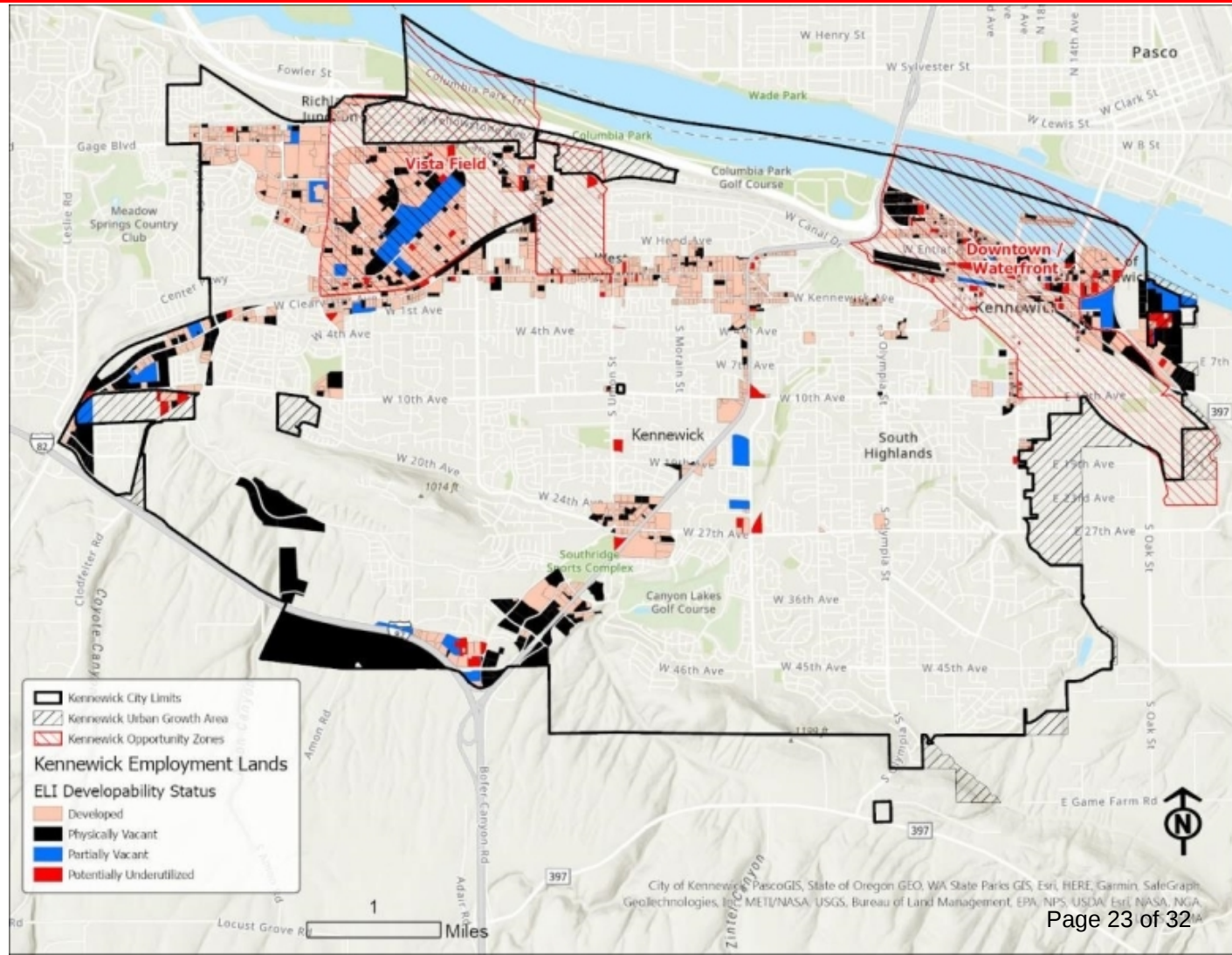
Types of Grocery Stores

-  Convenience
-  Neighborhood Market
-  Specialty
-  Supermarket
-  Superstore



STRATEGIC PLANNING

- Housing
- Workforce
- Industrial recruitment
- Land use decisions
- Outreach



STRATEGIC PLANNING



CHALLENGES

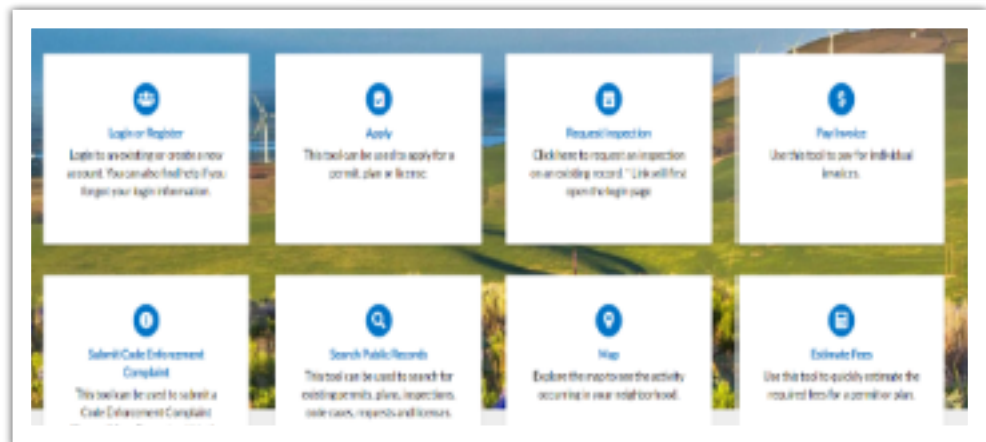
- **Affordable housing vacancy rate in region is minimal**, with growing shortage due to:
 - Job creation (4,500 new jobs projected)
 - Rent increases outpacing income
 - Apartments constructed or renovated for higher incomes



- **Increased demand for land, water and energy**, requiring strategic consideration of use management
- **Workforce** attraction, development, and retention to align with industry needs
- **Private development market factors**
- **Childcare costs** and lack of available services

RECRUITING TOOLS

- Partnerships
- Marketing
- Opportunity Centers
- Brewery Wastewater Toolkit
- Five-week commercial permitting
- Express Permitting
- Citywide infrastructure investment
- Strategic Plan



PARTNERSHIPS



MARKETING



Digital Communications



Regional Partnerships



Joint Messaging



Information in this Edition

- Downtown Kennewick Boo Bash
- Main Street Tax Credit
- Public Safety Sales Tax
- Energy Code Update
- Homeless and Housing Resources
- SBDC Webinars
- Vista Field Properties
- SCORE Services
- Kennewick City Council
- New Kennewick Business Licenses
- Agenda Alert Updates

Stop Into Downtown Kennewick This Saturday

Join Downtown Kennewick on October 28TH for their Boo Bash street festival and Trick or Treat Safe Street event!

Street Festival: 10AM-5PM featuring Downtown Kennewick Businesses, Local Artists and Small Business Vendors, multiple Food Vendors, and fun-filled booths with our Community Partners.

Safe Street Trick-or-Treat: 3PM-5PM Kennewick Ave. businesses and participating Street Vendors offer a safe solution to traditional Trick-or-Treating



DIGITAL TOP OF MIND AWARENESS

SOCIAL MEDIA

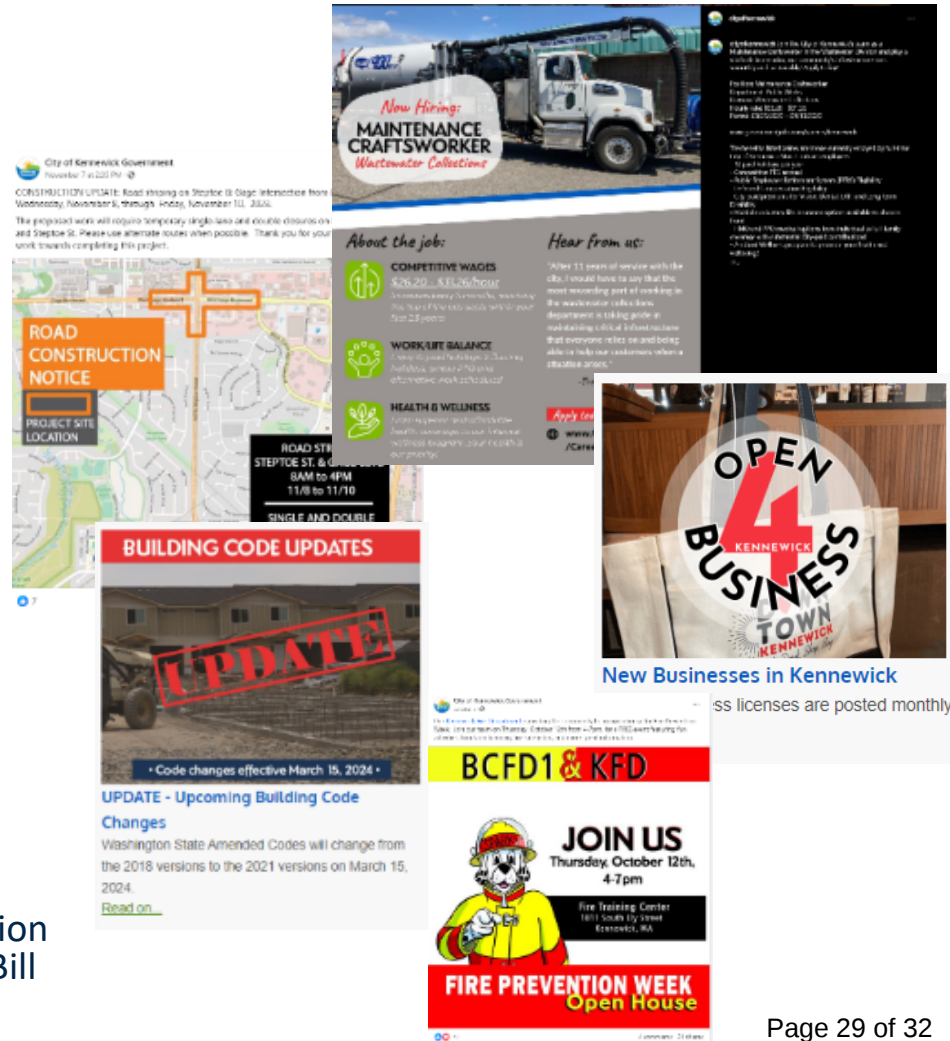
- Facebook
 - City -Parks & Rec -Police
- Instagram
 - City -Police -Fire -Parks&Rec
- LinkedIn
- YouTube
- Twitter
 - ▶ City ▶ Fire Chief ▶ Police

WEBSITE

- NewsFlash
- Alert Center
- Notify Me
- Civic Send

DIRECT MAIL

- Constant Contact Emails
 - Quarterly Business Newsletter
 - Developer/Builder Communication
 - Citizen Communication (Utility Bill Customers)



ARTS COMMISSION

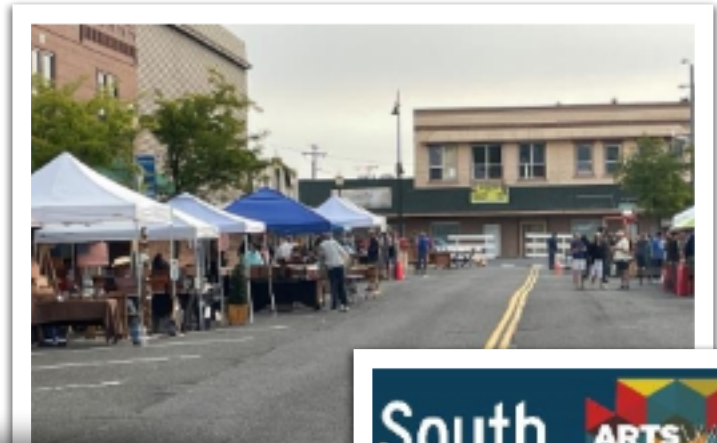
- Roundabout art **maintenance**
- **Traffic utility box** wraps
- Benton **PUD utility box** wraps
- Silas education **solar system markers**



- **Energize the Arts Awards** in 2024

CREATIVE DISTRICT

- Street **banners** to be installed in spring 2024
- WSDOT district **signage**
- 2nd Annual **Creative Festival**
- **Increased** committee participation
- **Artist Alley** – 1st Saturday of the month
- Increased **private investments** of public art



THANK YOU!



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