

**CITY OF KENNEWICK
CITY COUNCIL REGULAR MEETING
October 1, 2024**

City Council Present – In Person Unless Noted Otherwise:

Gretl Crawford, *Mayor*
Chuck Torelli, *Mayor Pro Tem*
Loren Anderson, *Councilmember*
Brad Beauchamp, *Councilmember, Remote*

Jim Millbauer, *Councilmember*
Jason McShane, *Councilmember*
John Trumbo, *Councilmember*

City Staff Present:

Erin Erdman, *City Manager*
Laurencio Sanguino, *City Attorney*
Nick Farline, *Parks Director*
Anthony Maui, *Planning Director*
Jeremy Lustig, *Public Works Deputy Director*
Chris Guerrero, *Police Chief*
Chad Michael, *Fire Chief*
Lisa Beaton, *Deputy City Manager*
Krystal Townsend, *City Clerk*

Chad Crouch, *Human Resources Director*
Jessica Platt, *Finance Director*
Steve Donovan, *Planning Manager*
Matt Halitsky, *Senior Planner*
Jose Santoy, *Police Commander*
Dana Dollarhyde, *Exec Assistant/Lead Communications Specialist*

1. CALL TO ORDER

Mayor Crawford called the meeting to order at 6:30 p.m.

Ms. Townsend stated all Councilmembers were in attendance, a quorum was established, and that Councilmember Beauchamp was attending remotely.

Girl Scouts Troup 4527 led the pledge of allegiance. There were no invocations.

Proclamations: International Day of the Girl 2024: Mayor Crawford read the proclamation into the record. Brian Newberry, CEO of Girls Scouts of Eastern Washington and Northern Idaho together with scouts from Troup 4527 accepted the International Day of the Girl 2024 proclamation. Mr. Newberry and the scouts spoke to the importance of scouting and in honoring girls in our community.

Proclamations: Community Planning Month October 2024: Mayor Crawford read the proclamation into the record and presented it to Anthony Maui, Planning Director. Mr. Maui accepted the proclamation on behalf of his department and introduced planning staff attendance: Melinda Didier, Steve Donovan, Matt Halitsky, Joseph Laris, and Alisha Piper.

2. VISITORS: None.

3. APPROVAL OF AGENDA

MOTION:	Mayor Pro Tem Torelli moved to approve the agenda as presented.
SECOND:	Councilmember Millbauer.
DISCUSSION:	Although he was present, Councilmember Beauchamp’s remote connection prohibited him from voting on this matter.
VOTE:	The motion passed unanimously (6-0).

4. **CONSENT AGENDA**

- a. **Meeting Minutes: September 17, 2024, City Council Regular Meeting**
Motion to approve the minutes of the September 17, 2024, City Council regular meeting as presented.
- b. **Claim Roster: Toyota Center Operations and Box Office Accounts**
Motion to approve the Claims Rosters for the Toyota Center Operations and Box Office Accounts for August 2024 in the amount of \$190,315.24 comprised of check numbers 27552-27622 in the amount of \$174,443.29 and electronic transfers in the amount of \$15,871.95.
- c. **Claims Roster: Columbia Park Golf Course Account**
Motion to approve the Claims Roster for the Columbia Park Golf Course Account for August 2024 in the amount of \$47,352.49, comprised of check numbers 2857-2878 in the amount of \$16,293.05 and electronic transfers in the amount of \$31,059.44.
- d. **Payroll Roster: For the Pay Period Ending 09/15/2024**
Motion to approve the Payroll Roster for the pay period ending 09/15/2024.
- e. **Contract: Department of Revenue Tourism Promotion Area Charge Collection Agreement**
Motion to authorize the City Manager to sign an interlocal agreement with the Department of Revenue (DOR) for the collection of the City's tourism promotion area (TPA) charge.
- f. **Memorandum of Understanding: BFCOG - Regional Climate Planning**
Motion to authorize the Mayor to sign the Memorandum of Understanding with Benton Franklin Council of Governments for Regional Climate Planning services.
- g. **Bid Award: Water Filtration Plant Miscellaneous Upgrades Phase 2**
Motion to award P2117-24 Water Filtration Plant Miscellaneous Upgrades Phase 2 project to Vincent Brothers, LLP in the amount of \$1,494,597.83, plus a 10% contingency amount of \$149,459.78 for a total amount of \$1,644,057.61.
- h. **Public Comment Letter State Supreme Court Indigent Defense Standards**
Motion authorizing the Mayor to sign the Public Comment Letter to the Washington State Supreme Court.
- i. **10th Shops Mechanics Bay HVAC Funding**
Motion to approve the transfer of CIP Reserve funds in the amount of \$109,851.13 and authorize the funding of the 10th Shops Mechanical Bay HVAC project.

MOTION:	Mayor Pro Tem Torelli moved to approve the consent agenda as presented.
SECOND:	Councilmember McShane.
VOTE:	The motion passed unanimously (7-0).

5. **ORDINANCES/RESOLUTIONS:**

- a. **Ordinance: Comprehensive Plan Amendment CPA-2024-0001 - 803 S Steptoe St from Low Density Residential (LDR) to Industrial (I)**

Mr. Donovan provided a staff report. There were no questions of staff.

Ms. Townsend read the ordinance title into the record:

AN ORDINANCE AMENDING THE CITY OF KENNEWICK'S
COMPREHENSIVE PLAN (CPA 2024-0001, Knutzen Engineering,
c/o Paul Knutzen)

MOTION: Councilmember Anderson moved to adopt the ordinance as presented.

SECOND: Mayor Pro Tem Torelli.

DISCUSSION: None.

VOTE: **The motion passed unanimously (7-0).**

The City Clerk assigned Ordinance Number 24-6060.

b. AN ORDINANCE AMENDING THE CITY OF KENNEWICK'S COMPREHENSIVE PLAN (CPA 2024-0002, Douglas Jones)

Mr. Donovan provided a staff report and responded to Council questions.

Ms. Townsend read the ordinance title into the record:

AN ORDINANCE AMENDING THE CITY OF KENNEWICK'S
COMPREHENSIVE PLAN (CPA 2024-0002, Douglas Jones)

MOTION: Councilmember Anderson moved to adopt the ordinance as presented.

SECOND: Councilmember McShane.

DISCUSSION: None.

VOTE: **The motion passed unanimously (7-0).**

The City Clerk assigned Ordinance Number 24-6061.

c. Ordinance: Comprehensive Plan Amendment CPA-2024-0003 - 1200 N. Irving Pl from Commercial (C) to Low Density Residential (LDR)

Mr. Donovan provided a staff report and responded to Council questions.

Ms. Townsend read the ordinance title into the record:

AN ORDINANCE AMENDING THE CITY OF KENNEWICK'S
COMPREHENSIVE PLAN (CPA 2024-0003, Lexar Homes of Tri-
Cities, c/o Scott Stroud)

MOTION: Mayor Pro Tem Torelli moved to adopt the ordinance as presented.

SECOND: Councilmember Anderson.

DISCUSSION: There was a request to clarify the motion. The motion was restated and confirmed.

VOTE: **The motion passed unanimously (7-0).**

The City Clerk assigned Ordinance Number 24-6062.

d. Ordinance: Comprehensive Plan Amendment CPA-2024-0004 - Text amendment to add the expansion of the Convention Center to the Capital Facilities Plan list of projects

Mr. Donovan provided a staff report.

Ms. Townsend read the ordinance title into the record:

AN ORDINANCE AMENDING THE CITY OF KENNEWICK'S
COMPREHENSIVE PLAN (CPA 2024-0004, TEXT AMENDMENT)

MOTION: Councilmember McShane moved to adopt the ordinance as presented.

SECOND: Councilmember Millbauer.

DISCUSSION: None.

VOTE: **The motion passed unanimously (7-0).**

The City Clerk assigned Ordinance Number 24-6063.

6. PUBLIC HEARING:

a. Resolution 24-16: Surplus of Real Property at 10th & Gum

Mr. Muai provided a staff report and responded to Council questions.

The public hearing was opened at 7:14 p.m.; no member of the audience came forward to provide testimony. The public hearing was closed at 7:14 p.m.

MOTION: Mayor Pro Tem Torelli moved to declare city property surplus and authorize the sale of real estate generally located at 563 E. 13th Ave.

SECOND: Councilmember McShane.

DISCUSSION: None.

VOTE: **The motion passed unanimously (7-0).**

The City Clerk assigned Resolution Number 24-16.

a.1. Sale of Real Property: 10th & Gum

This is a companion item to the public hearing topic; a public hearing was not held on this matter. Mr. Muai provided a staff report.

MOTION: Mayor Pro Tem Torelli moved to authorize the Mayor to sign the purchase and sale agreement for property at 563 E 13th Ave.

SECOND: Councilmember McShane.

DISCUSSION: A comment was made concerning the method for valuing land together with the need to provide affordable housing.

VOTE: **The motion passed unanimously (7-0).**

b. Ordinance: Annexation - AZAZ-2022-0001 - Harmony Development

Mr. Halitsky provided a staff report.

The public hearing was opened at 7:22 p.m.

Paul Knutzen provided testimony in favor of the matter.

The public hearing was closed at 7:22 p.m.

Ms. Townsend read the ordinance title into the record:

AN ORDINANCE PROVIDING FOR THE ANNEXATION OF CERTAIN TERRITORY LOCATED AT 8045 W. 10th AVENUE AND PROVIDING FOR ZONING CLASSIFICATION THEREOF OF RESIDENTIAL, LOW DENSITY (RL) (AZAZ 2022-0001, Knutzen Engineering)

MOTION: Councilmember Anderson moved to adopt the ordinance as presented.

SECOND: Mayor Pro Tem Torelli.

DISCUSSION: None.

VOTE: **The motion passed unanimously (7-0).**

The City Clerk assigned Ordinance Number 24-6064

b.1. Ordinance: Garbage Franchise with Basin Disposal for AZAZ-2022-0001 Harmony Development

This is a companion item to the public hearing topic; a public hearing was not held on this matter. Mr. Halisky briefly described the need for the ordinance.

Ms. Townsend read the ordinance title into the record:

AN ORDINANCE GRANTING A FRANCHISE TO BASIN DISPOSAL, INC. FOR THE COLLECTION OF GARBAGE AND REFUSE IN THE CITY OF KENNEWICK (AZAZ 2022-0001, Knutzen Engineering)

MOTION: Mayor Pro Tem Torelli moved to adopt the garbage franchise ordinance as presented.

SECOND: Councilmember Anderson.

DISCUSSION: None.

VOTE: **The motion passed unanimously (7-0).**

The City Clerk assigned Ordinance Number 24-6065

c. Ordinance: Right of Way Vacation for a Portion of Nutmeg Street Adjacent to 60 S Oak St and 36 & 213 N Nutmeg St

Mr. Lustig provided a staff report and responded to Council questions.

The public hearing was opened at 7:31 p.m.; no member of the audience came forward to provide testimony. The public hearing was closed at 7:32 p.m.

Ms. Townsend read the ordinance title into the record:

AN ORDINANCE RELATING TO VACATION OF STREET RIGHT-OF-WAY ON A PORTION OF PUBLIC RIGHT-OF-WAY ABUTTING 60 SOUTH OAK STREET AND 36 AND 213 NORTH NUTMEG STREET

MOTION: Councilmember Anderson moved to adopt the ordinance as presented.

SECOND: Mayor Pro Tem Torelli.

DISCUSSION: None.

VOTE: **The motion passed unanimously (7-0).**

The City Clerk assigned Ordinance Number 24-6066

7. NEW BUSINESS:

- a. Contract: Amended MOA Conveying 72 Acres of Land in Columbia Park to the City of Kennewick

Mr. Farline provided a staff report. Mr. Farline and Ms. Beaton responded to Council questions.

MOTION:	Mayor Pro Tem Torelli moved to authorize the Mayor to sign the amended memorandum of agreement as presented.
SECOND:	Councilmember Anderson.
DISCUSSION:	Council discussed the concerns and the history, importance, and merits of the agreement.
VOTE:	The motion passed unanimously (7-0).

8. UNFINISHED BUSINESS: None.

9. VISITORS:

A visitor spoke to the importance of recognizing the historic downtown creative arts district.

A visitor spoke in support of the Kennewick Housing Authority's efforts and voiced appreciation for Council's approval of the surplus of property and sale of property to provide affordable housing in the community.

A visitor spoke in support of the Historic Downtown Kennewick Partnership's efforts and announced a presentation at the next Council workshop.

10. COUNCIL COMMENTS/DISCUSSION:

Ms. Erdman described recent staffing promotions effective today.

Councilmembers reported on their respective activities, upcoming events, and items of concern.

11. ADJOURNMENT: Mayor Crawford concluded the meeting at 8:05p.m.



Krystal Townsend, CMC, CPRO
City Clerk

At the time of publishing these minutes, the City Council meeting recording is available at:

<https://kennewickwa.new.swagit.com/videos/316570>