

CITY OF KENNEWICK
CITY COUNCIL REGULAR MEETING
April 15, 2025

City Council Present:

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

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

City Staff Present:

Erin Erdman, *City Manager*
Laurencio Sanguino, *City Attorney*
Jessica Platt, *Finance Director*
John Cowling, *Public Works Director*
Anthony Muai, *Planning Director*
Chris Guerrero, *Police Chief*
Chad Michael, *Fire Chief*

Cary Roe, *Deputy City Manager*
Lisa Beaton, *Deputy City Manager*
Krystal Johnston, *City Clerk*
Chad Crouch, *Executive Services Director*
Michael Heffner, *Deputy Fire Chief*
Alisha Piper, *Senior Planner*

1. CALL TO ORDER

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

Ms. Johnston stated all councilmembers were in attendance with Mayor Pro Tem Torelli joining remotely.

Councilmember Beauchamp led the Pledge of Allegiance.

No volunteers offered an invocation.

Proclamation: Arbor Day

Councilmember Anderson read the Arbor Day proclamation into the record and presented it to Parks and Recreation Commissioner Ken Hahn.

Proclamation: International Firefighters Day

Councilmember Millbauer read the International Firefighters Day proclamation into the record and presented it to Battalion Chief Connor Webb.

Retirement Service Recognition: Tony Ostoja, Building Office, 9 Years of Service

Mayor Crawford presented Mr. Ostoja with a plaque and read it into the record and remarked about her personal observations regarding the exemplary building department Mr. Ostoja helped to create. Mr. Ostoja briefly thanked the Council and his colleagues, stating that their hard work made it possible for the achievements he's made.

At 6:38 p.m. Mayor Crawford announced a 10-minute recess to celebrate Mr. Ostoja.

At 6:48 p.m. Mayor Crawford called the meeting back to order.

2. VISITORS:

Four visitors spoke in opposition to a proposed subdivision at 5304 W 8th Avenue.

A visitor spoke in appreciation of the recently approved Trails Master Plan and mentioned an upcoming event whereby Widgeon Way will be introduced to the public.

3. APPROVAL OF AGENDA

MOTION:	Councilmember Anderson moved to approve the agenda as presented.
SECOND:	Councilmember Millbauer.
DISCUSSION:	None.
VOTE:	The motion passed unanimously (7-0).

4. CONSENT AGENDA

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

- a. **Meeting Minutes: April 1, 2025, City Council Special Meeting**
Motion to approve the minutes as presented.
- b. **Meeting Minutes: April 1, 2025, City Council Regular Meeting**
Motion to approve the minutes as presented.
- c. **Meeting Minutes: April 8, 2025, City Council Workshop Meeting**
Motion to approve the minutes as presented.
- d. **Claims Roster: March 2025**
Motion to approve the Claims Roster for March 2025 in the amount of \$6,966,750.52 comprised of electronic payments and check numbers 318710-319061.
- e. **Payroll Roster: For the Pay Period Ending 03/31/2025**
Motion to approve the payroll roster for the pay period ending 03/31/2025.
- f. **Board & Commission Vacancy: Arts Commission Appointment**
Motion to approve the Interview Committee's recommendation to reappoint Jason Watson to Position 1 and appoint Marguerite Finch to Position 2 of the Arts Commission with terms expiring March 31, 2029.
- g. **Grant: Quinault & Columbia Center Blvd. Intersection - WSDOT Supplemental Agreement**
Motion to approve the supplemental agreement as presented.
- h. **Final Plat: Canal Landing Generally Located at 4711 W Canal Drive; SUB-2025-0003**
Motion to authorize the Mayor (or in her absence the Mayor Pro Tem) to sign the Final Plat of Canal Landing, contingent upon payment of fees and bonding for incomplete sidewalk and landscape work.
- i. **Contract: Zone 2 East Olympia Transmission Main Supplemental Agreement No. 1 with J-U-B Engineers, Inc.**
Motion to approve the supplemental agreement as presented.

5. ORDINANCES & RESOLUTIONS:

- a. **Ordinance 25-6090: Establishing Development-Related Fire Impact Fees Adding KMC Chapter 3.95**

Chief Michael introduced the agenda item, noted the was reviewed in two previous meetings, and offered to address any questions. Ms. Erdman clarified the distinction between the ordinance and the resolution, highlighting the advantages of separating the structure of the fee program from the fee amounts under this approach. Ms. Erdman also detailed the differences between the two fee

schedule scenarios. Scenario Two incorporates the financing costs (interest from bonds), while Scenario One does not recover those expenses. Instead, in Scenario One, the financing costs would be shared equally among all residents of Kennewick not just new developers in Southridge.

Ms. Johnston read the ordinance title into the record:

AN ORDINANCE RELATING TO REVENUE AND TAXATION AND ADDING CHAPTER 3.95 TO THE KENNEWICK MUNICIPAL CODE

- MOTION:** Councilmember Beauchamp moved to adopt the ordinance as presented.
- SECOND:** Councilmember Millbauer.
- DISCUSSION:** Councilmembers participated in an extensive debate regarding the impact fee's benefits, its application (whether limited to Southridge or citywide), and the potential modification of the ordinance to eliminate the automatic annual increase based on the CPI index. They also examined how these fees affect development. The council weighed the advantages and drawbacks of the ordinance, with several members discussing the philosophy behind requiring one area to cover infrastructure costs instead of the entire city. Additionally, the council reviewed the scope of this ordinance; Ms. Erdman clarified that the KMC could later be updated to extend the development fee citywide after assessing capital costs and fees. She pointed out that this ordinance was presented now due to the rapid pace of development in the Southridge area and the diminishing opportunity to recover development fees.
- VOTE:** **The motion passed 5-2; Councilmember Beauchamp and Councilmember Trumbo dissenting.**

The City Clerk assigned Ordinance No. 25-6090

a.1. Resolution 25-05: Fire Impact Fee Schedule

Chief Michael outlined the distinctions between the two scenarios: scenario two incorporates financing costs within the fee, while scenario one excludes these charges. The Council posed further questions for clarification, such as costs linked to different unit classifications, the potential to modify the fee schedule, and the approach to distributing financing fees citywide as opposed to limiting them to the Southridge area. Additionally, the Council inquired about zoning, call types, levels of service, and other factors concerning nursing home facilities.

- MOTION:** Mayor Pro Tem Torelli moved to adopt the resolution presented under Scenario 2.
- SECOND:** Councilmember Millbauer.
- DISCUSSION:** Councilmembers discussed the issue at length. Several Councilmembers expressed opposition to Scenario 2, citing concerns over the high fees and the methodology used to calculate them. While some Councilmembers supported Scenario 2, others favored Scenario 1, with several expressing unease regarding the elevated per-bed fee for residential care facilities under both scenarios. In response to an inquiry, staff clarified that accessory dwelling units (ADUs) are charged at 50% of the single-family fee, as mandated by state statute.
- VOTE:** **The motion passed 4-3; Mayor Crawford, Councilmember Anderson, and Councilmember Beauchamp dissenting.**

The City Clerk assigned Resolution No. 25-05

b. Ordinance 25-6091: Establishing a Fire Department Nuisance Alarm Deterrent Program Amending KMC Sections 9.48.010 and 9.48.020

Chief Michael provided a staff report; noting that Council discussed this topic at length during previous meetings. However, he provided additional details and answers to questions raised by Council during the earlier meetings.

Ms. Johnston read the ordinance title into the record:

AN ORDINANCE RELATING TO NUISANCES AND AMENDING SECTIONS 9.48.010 AND 9.48.020 OF THE KENNEWICK MUNICIPAL CODE

MOTION:	Councilmember Millbauer moved to adopt the ordinance as presented.
SECOND:	Councilmember Beauchamp.
DISCUSSION:	Statements were made in support of the ordinance in terms of timing, the fee, and other aspects.
VOTE:	The motion passed unanimously (7-0).

The City Clerk assigned Ordinance No. 25-6091

c. Ordinance 25-6092: Change of Zone - Ehlis & Schmidt at 2109, 2117, 2123 and 2207 W 21st Ave from Residential, Suburban Density (RS) to Residential, Low Density (RL) (COZ-2025-0001)

Mayor Crawford explained this is a site-specific, quasi-judicial matter and is subject to the Appearance of Fairness Doctrine. Mayor Crawford asked the following questions of the Councilmembers:

1. Do you have any interest in the property or the application, or do you own property within 300' of the subject property?
2. Will you stand to gain or lose any financial benefit as a result of the outcome of this proceeding?
3. Are you unable to consider the application in a fair and objective manner?
4. Have you engaged in any ex-parte communications with either proponents or opponents?

No Councilmembers answered yes; therefore, Mayor Crawford announced Council could consider the matter fairly.

Ms. Piper provided a staff report.

Ms. Johnston read the ordinance title into the record:

AN ORDINANCE AMENDING THE ZONING CLASSIFICATION OF CERTAIN REAL PROPERTY WITHIN THE CITY OF KENNEWICK LOCATED AT 2109 W. 21ST AVENUE, 2117 W. 21ST AVENUE, 2123 W. 21ST AVENUE, 2207 W. 21ST AVENUE FROM RESIDENTIAL, SUBURBAN (RS) TO RESIDENTIAL, LOW DENSITY (RL) (COZ 2025-0001, Steven L. & Parmelia M. Schmidt (2109, 2117 and 2123 W. 21st Avenue; and Jonathon J. Ehlis (2207 W. 21st Avenue))

MOTION:	Councilmember Millbauer moved to adopt the ordinance as presented.
SECOND:	Councilmember Beauchamp.
DISCUSSION:	Staff provided clarification in terms of lot sizes.
VOTE:	The motion passed unanimously (7-0).

The City Clerk assigned Ordinance No. 25-6092

6. COUNCIL COMMENTS/DISCUSSION:

Ms. Erdman requested the Council's agreement to present a citywide fire impact fee ordinance at an upcoming meeting. A consensus supporting this initiative was achieved, and Ms. Erdman will proceed to prepare the necessary materials for review and discussion.

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

7. CONCLUSION: Mayor Crawford concluded the meeting at 8:29 p.m.

Krystal Johnston

Krystal Johnston, 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/338987>