

CITY OF KENNEWICK
CITY COUNCIL REGULAR MEETING
May 6, 2025

City Council Present:

Gretl Crawford, *Mayor*
Chuck Torelli, *Mayor Pro Tem*
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*
Nick Farline, *Parks, Facilities, & Recreation Director*
Michael Heffner, *Deputy Fire Chief*
Trever Davis, *Police Commander*

1. CALL TO ORDER

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

Ms. Johnston stated all councilmembers were in attendance and a quorum was established.

Councilmember Anderson led the Pledge of Allegiance.

No volunteers offered an invocation.

Recognition: Board and Commission Members with Completed Terms Mayor Crawford announced certificates of appreciation for persons with terms that expired March 31, 2025, and who have not sought additional terms:

- Richard Reuther, Arts Commission
- Bethany Lee, Arts Commission
- Bobbie Littrell, Block Grant Advisory Committee
- Christy Watts, Block Grant Advisory Committee
- Vel Wright, Block Grant Advisory Committee
- Gary Williams, Disability Board and Fire Pension Board
- Thomas Moak, Kennewick Housing Authority
- Veronica Griffith, Planning Commission
- Thomas Helgeson, Planning Commission
- Ken Short, Planning Commission
- John Neill, Kennewick Public Facilities District
- Sandi Strawn, Civil Service Commission

Commissioner Sandi Strawn was the only recipient in attendance. Mayor Crawford expressed appreciation to her for serving 24 years as a volunteer on the Civil Service Commission.

Proclamation: Municipal Clerk's Week Councilmember Millbauer read the proclamation into the record and presented it to City Clerk Krystal Johnston and Deputy City Clerk Brandi Ralston.

Proclamation: Public Service Recognition Week Councilmember McShane read the proclamation into the record and presented it to Stacy Stewart, an employee with the Department of Labor and Industries. Ms. Stewart encouraged everyone to attend a public event honoring public servants on May 8, 2025, at the Carousel of Dreams.

Proclamation: National Police Week Mayor Crawford read the proclamation into the record and presented it to Commander Trevor Davis, Sergeant Jim Scott, and Officer Sebastian Castilleja.

Proclamation: Building Safety Month Councilmember Beauchamp read the proclamation into the record and presented it to Building Official Dan Woolsey and the entire Building Safety Division.

2. VISITORS:

A visitor made comments regarding her personal safety.

A visitor asked for senior citizen discounts for utility services similar to those offered by Benton Public Utilities District and the Kennewick Irrigation District.

Six visitors advocated for an indoor aquatic facility in Kennewick.

A visitor spoke to the success of the initiatives of the City Council and advocated for additional resources for the historic downtown area.

3. APPROVAL OF AGENDA

MOTION:	Councilmember Trumbo moved to approve the agenda as presented.
SECOND:	Mayor Pro Tem Torelli.
DISCUSSION:	None.
VOTE:	The motion passed unanimously (7-0).

4. CONSENT AGENDA

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

- a. **Meeting Minutes: April 15, 2025, City Council Regular Meeting**
Motion to approve the minutes as presented.
- b. **Meeting Minutes: April 22, 2025, City Council Workshop Meeting**
Motion to approve the minutes as presented.
- c. **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 March 2025 in the amount of \$773,247.08 comprised of check numbers 28184-28245 in the amount of \$547,185.27 and electronic transfers in the amount of \$226,061.81.
- d. **Claims Roster: Columbia Park Golf Course Account**
Motion to approve the Claims Roster for the Columbia Park Golf Course Account for March 2025 in the amount of \$39,677.95 consisting of check numbers 2879-2888 and 2944-2952 in the amount of \$15,339.67 and electronic transfers in the amount of \$24,338.28.
- e. **Payroll Roster: For the Pay Period Ending 04/15/2025**
Motion to approve the payroll roster for the pay period ending 04/15/2025.
- f. **Contract Award: 2025 City-Wide Asphalt Overlay**
Motion to award P2503-25 2025 City-Wide Asphalt Overlay Contract to Granite Construction Co. as presented.
- g. **Policy: Update Right-of-Way Procedure Policy**
Motion to authorize the City Manager to sign the updated procedures as noted.

- h. **Contract: Benton Franklin Council of Governments Regional Climate Planning MOU Amendment**

Motion to approve and authorize the mayor to sign the amendment to the Benton Franklin Council of Governments Regional Climate Planning MOU as presented.

- i. **Easement: Benton PUD Easement at Waste Water Treatment Plant (WWTP)**

Motion to authorize the Mayor to sign the right of way utility easement to Benton PUD at the City's Waste Water Treatment Plant.

5. NEW BUSINESS

- a. **Amendment: Purchase and Sales Agreement Three Rivers Entertainment District - Addendum 6**

City Manager Erin Erdman provided a staff report to explain the purpose of the amendment and answered questions.

MOTION:	Mayor Pro Tem Torelli moved to approve the Reciprocal Parking Agreement between the City of Kennewick, Kennewick Public Facilities District, and A1 Three Rivers Hotel, LLC, as presented.
SECOND:	Councilmember Anderson.
DISCUSSION:	Council asked whether the same individuals are associated with A-1 Pearl and the new company; Ms. Erdman confirmed the same principal parties are involved.
VOTE:	The motion passed unanimously (7-0).

- b. **Contract: Reciprocal Parking Agreement for Three Rivers Convention Center and Hotel Expansion**

City Manager Erin Erdman presented a staff report to clarify the intent behind the agreement. In response to an inquiry from the Council, Ms. Erdman noted that this type of agreement is not limited to the City of Kennewick and its development partners for public projects; private developers can also use similar agreements among multiple owners to collectively meet parking requirements for their businesses.

MOTION:	Mayor Pro Tem Torelli moved to approve the Reciprocal Parking Agreement between the City of Kennewick, Kennewick Public Facilities District, and A1 Three Rivers Hotel, LLC, as presented.
SECOND:	Councilmember McShane.
DISCUSSION:	None.
VOTE:	The motion passed unanimously (7-0).

- c. **Development Agreement: Three Rivers Convention Center and Hotel Expansion**

City Manager Erin Erdman presented a staff report outlining the purpose of the development agreement. She noted the agreement is a requirement of the purchase and sale agreement.

MOTION:	Councilmember Millbauer moved to approve the Development Agreement between the City of Kennewick, Kennewick Public Facilities District, and A1 Three Rivers Hotel LLC, as presented.
SECOND:	Mayor Pro Tem Torelli.
DISCUSSION:	Councilmembers made comments in support of the agreement.
VOTE:	The motion passed unanimously (7-0).

6. COUNCIL COMMENTS/DISCUSSION:

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

7. CONCLUSION: Mayor Crawford concluded the meeting at 7:39 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/341934>