

CITY OF KENNEWICK
CITY COUNCIL REGULAR MEETING
June 3, 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*
Anthony Muai, *Planning Director*
John Cowling, *Public Works 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*
Chad Crouch, *Executive Services Director*
Alisha Piper, *Planner*
Heath Mellotte, *Design Services Manager*
Kylie Peel, *CDBG Coordinator*

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 that a quorum was established.

Councilmember McShane led the Pledge of Allegiance.

Christine Heric provided the invocation.

2. VISITORS:

One visitor spoke to a recent special event downtown and urged greater resources to advertise and support similar events in the future.

Five visitors urged Council to construct an indoor aquatic center.

3. APPROVAL OF AGENDA

MOTION:	Mayor Pro Tem Torelli moved to approve the agenda as presented.
SECOND:	Councilmember Millbauer.
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: May 20, 2025, City Council Regular Meeting**
Motion to approve the minutes as presented.
- b. **Meeting Minutes: May 27, 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 April 2025 in the amount of \$553,258.99 comprised of check numbers 28246-28342 in the amount of \$400,277.54 and electronic transfers in the amount of \$152,981.45.

d. Claims Roster: Columbia Park Golf Course Account

Motion to approve the Claims Roster for the Columbia Park Golf Course Account for April 2025 in the amount of \$50,243.12 consisting of check numbers 2879-2887 and 2944-2952 in the amount of \$14,335.32 and electronic transfers in the amount of \$35,907.80.

e. Payroll Roster: For the Pay Period Ending 05/15/2025

Motion to approve the payroll roster for the pay period ending 05/15/2025.

f. Contract: Tourism Promotion Agreement with Visit Tri-Cities

Motion to approve the agreement as presented.

g. Northwest High Intensity Drug Trafficking Area (HIDTA) Contract Amendments for Matt Duran and Jonathan Weiner

Motion to authorize the City Manager to sign the contract amendments for Matt Duran and Jonathan Weiner.

h. Acceptance of Work: Park Hills Dr. Storm Rehabilitation

Motion to accept the work of Ellison Earthworks LLC. for contract P2307-24, Park Hills Dr. Storm Rehabilitation, in the amount of \$957,469.45.

i. Acceptance of Work: Civic Center Splash Pad Project

Motion to accept the work of Cliff Thorn Construction for contract K2204-23, Civic Center Splash Pad Project, in the amount of \$192,298.59.

j. Acceptance of Work: Columbia Park Playground of Dreams Restroom Repair

Motion to accept the work of Booth and Sons Construction, Inc. for contract K2113-23, Columbia Park Playground of Dreams Restroom Repair, in the amount of \$408, 744.50.

k. Contract Award: Conway Place (4th Ave. to 130 Conway Place)

Motion to award Contract P2319-25 S. Conway Place (W. 4th Ave. to 130 Conway Place) to Ellison Earthworks, LLC in the amount of \$658,290.87 plus a 10% contingency of \$65,829.09, for a total amount of \$724,119.96, and authorize the City Manager to execute the contract.

5. ORDINANCES

a. Ordinance 25-6107: Spring Budget Adjustment

Ms. Johnston read the ordinance title into the record:

AN ORDINANCE PROVIDING FOR MODIFICATIONS OF THE 2025/2026 BIENNIAL BUDGET

Ms. Platt provided a staff report and answered Council's questions.

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

SECOND: Councilmember McShane

DISCUSSION: None

VOTE: The motion passed unanimously (7-0)

The City Clerk assigned Ordinance No. 25-6107.

b. Ordinance 25-6108: Change of Zone- SLAC, LLC. at 1200 N. Irving Place, from Commercial, Office (CO) to Residential, Low Density (RL). (COZ-2025-0002)

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 1200 N. IRVING PLACE FROM COMMERCIAL, OFFICE (CO) TO RESIDENTIAL, LOW DENSITY (RL) (COZ 2025-0002, SLAC, LLC)

Mayor Crawford announced this is a quasi-judicial matter and asked Council the following questions:

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 to the questions; Mayor Crawford stated the Kennewick City Council established it could consider this matter fairly.

Ms. Piper provided a staff report and answered Council's questions.

MOTION:	Mayor Pro Tem Torelli moved to adopt the ordinance as presented.
SECOND:	Councilmember McShane
DISCUSSION:	A Councilmember spoke to the unique circumstances of the abutting property zoning designations but indicated approval for the proposed change.
VOTE:	The motion passed unanimously (7-0)
<i>The City Clerk assigned Ordinance No. 25-6108.</i>	

c. Ordinance 25-6109: Clarifying Residency for Kennewick Public Facilities District Board Members, Amending Section 2.16.840 of the Kennewick Municipal Code

Ms. Johnston read the ordinance title into the record:

AN ORDINANCE RELATING TO BOARDS AND COMMISSIONS AND AMENDING SECTION 2.16.840 OF THE KENNEWICK MUNICIPAL CODE

Ms. Johnston provided a staff report; no questions were raised.

MOTION:	Mayor Pro Tem Torelli moved to adopt the ordinance as presented.
SECOND:	Councilmember Millbauer
DISCUSSION:	None
VOTE:	The motion passed unanimously (7-0)
<i>The City Clerk assigned Ordinance No. 25-6109.</i>	

d. Ordinance 25-6110: Affordable Housing in the Public Facility Zone, Amending KMC 18.12.010 A.1

Ms. Johnston read the ordinance title into the record:

AN ORDINANCE RELATING TO ZONE DISTRICTS AND STANDARDS AND AMENDING
SECTION 18.12.010 A.1 OF THE KENNEWICK MUNICIPAL CODE

Mr. Muai provided a staff report and answered Council's questions.

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

SECOND: Councilmember Anderson

DISCUSSION: None

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

The City Clerk assigned Ordinance No. 25-6110.

6. PUBLIC HEARINGS

a. Resolution 25-06: Adoption of the 2026-2031 Six-Year Transportation Improvement Plan

Mr. Mellotte provided a staff report and answered Council's questions.

Mayor Crawford opened the public hearing at 7:27 p.m.

Testimony: None

Mayor Crawford closed the public hearing at 7:27 p.m.

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

SECOND: Councilmember Millbauer

DISCUSSION: None

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

The City Clerk assigned Resolution No. 25-06.

b. Resolution 25-07: 2025-2029 Tri-Cities Assessment of Fair Housing Plan

Ms. Peel provided a staff report; no questions were raised.

Mayor Crawford opened the public hearing at 7:30 p.m.

Testimony: None.

Mayor Crawford closed the public hearing at 7:30 p.m.

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

SECOND: Councilmember Anderson

DISCUSSION: None.

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

The City Clerk assigned Resolution No. 25-07

7. NEW BUSINESS

a. Annexation: AZ-2025-0001, Strizhak Haven Ranch LLC (5215 S Washington Street)

During his presentation, Mr. Muai explained the applicant is present and has signed a notice of Annexation that acknowledges three important factors:

1. The City Council may accept, reject, or geographically modify the proposed annexation.
2. The City Council may require the simultaneous adoption of the zoning for the proposed area in substantial compliance with the Comprehensive Plan.
3. The Council may require the assumption of all or any portion of indebtedness by the area to be annexed.

He further explained that pursuant to RCW 35A.14.120, there shall be no appeal from the City Council's decision on these factors.

Mayor Crawford invited the applicant to add additional information; the applicant stated he had nothing to add.

Council requested confirmation of the process; Mr. Muai explained approval at tonight's meeting allows the annexation process to proceed to the next step; it does not approve the annexation.

MOTION:	Mayor Pro Tem Torelli moved to accept the intent to petition for annexation request, to accept the proposed boundary, to require the simultaneous adoption of zoning regulations, and to require the assumption of existing city indebtedness.
SECOND:	Councilmember Anderson
DISCUSSION:	None.
VOTE:	The motion passed unanimously (7-0)

8. COUNCIL COMMENTS/DISCUSSION:

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

9. CONCLUSION: Mayor Crawford concluded the meeting at 7:40 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/344660>