



City Council Meeting Schedule November 2020

City Council passed Resolution 20-08 on June 23, 2020, which temporarily designates the location for regular, special and study session meetings to the virtual location until Benton County enters into Phase Three of the Governor's Safe Start Reopening Plan. The City broadcasts City Council meetings on the City's website <https://www.go2kennewick.com/CouncilMeetingBroadcasts>.

November 3, 2020

*Tuesday, 6:00 p.m.

REGULAR COUNCIL MEETING

**Please note time change*

November 10, 2020

Tuesday, 6:30 p.m.

WORKSHOP MEETING (the workshop meeting will be done via Zoom and broadcast on the City's website <https://www.go2kennewick.com/CouncilMeetingBroadcasts>)

1. Water Follies Update
2. Council Committee Discussion
3. City Manager Goals & Accomplishments

November 17, 2020

Tuesday, 6:30 p.m.

REGULAR COUNCIL MEETING

November 24, 2020

Tuesday, 6:30 p.m.

WORKSHOP MEETING (the workshop meeting will be done via Zoom and broadcast on the City's website <https://www.go2kennewick.com/CouncilMeetingBroadcasts>)

1. Benton Franklin Recovery Coalition
2. TRIDEC Annual Update
3. Comp Plan Amendments

To assure disabled persons the opportunity to participate in or benefit from City services, please provide twenty-four (24) hour advance notice for additional arrangements to reasonably accommodate special needs.

Please be advised that all Kennewick City Council Meetings are Audio and Video Taped

November 2020
Updated 11/18/20

Council Workshop Coversheet



Agenda Item Number	1.	Meeting Date	11/24/2020
Agenda Item Type	Presentation		
Subject	Proposed Two Rivers Behavioral Health Center		
Ordinance/Reso #		Contract #	
Project #		Permit #	
Department	Police Department		

Info Only	☒
Policy Review	☐
Policy DevMnt	☐
Other	☐

Summary

Michele Gerber, Gary Long and Leland Kerr will be presenting an update on the proposed Two Rivers Behavioral Health Center. The proposed location will be at the current Trios Womens and Children's Hospital located at 8th and Auburn in Kennewick.

Through

Chris Guerrero
Nov 17, 12:16:34 GMT-0800 2020

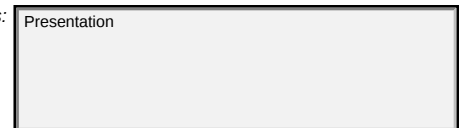
Dept Head Approval

Ken Hohenberg
Nov 17, 10:15:00 GMT-0800 2020

City Mgr Approval

Marie Mosley
Nov 20, 10:08:23 GMT-0800 2020

Attachments: Presentation



BEHAVIORAL HEALTH RECOVERY CENTER

Update

Lee Kerr, Superintendent, Kennewick Public Hospital
District

November 2020



BACKGROUND

- Tri-Cities is only major metropolitan area in WA State with no detoxification facility or inpatient treatment facility for Mental Health Disorders & Substance Use Disorder (SUD)
- Tri-Cities has overdose, opiate use, drug-trafficking & suicide rates above state averages
- Residents of Tri-Cities languish on long waiting lists for mental health and detox services and often miss windows of opportunity to get help
- **Tri-Cities needs a Recovery Center to provide essential mental health & SUD services to our community**



BENEFITS OF A COMPREHENSIVE BEHAVIORAL HEALTH RECOVERY CENTER

Reduce crime & recidivism

- Efficient access for law enforcement

- Lower local law enforcement costs & burdens

- Increase public safety & hygiene

Reduce repeat visits to hospital Emergency Departments by persons in crisis

Assist physicians and health care providers by providing a place to send patients who need SUD & mental health care

Provide timely treatment to persons in crisis

Allow families to participate in all treatment programs



BENEFITS CONTINUED

Provide support for employers in attracting high-quality workers to Tri-Cities area

Keep treatment dollars in Tri-Cities

Provide substantial Return on Investment (ROI) to employers currently sending employees & their family members to treatment centers throughout U.S.

Attract highly qualified medical & mental health providers to Tri-Cities region

Raise profile & pride of Tri-Cities as place of medical excellence in all fields

Add mental health crisis resources

Provide regional resource to help meet shortages in:

- Secure withdrawal management (civil commitment)

- Correctional diversion to treatment instead of jail where appropriate

- Transitional recovery housing

- Care of chemically-using pregnant women

PUBLIC ACCEPTABILITY

- No negative feedback in extensive public presentations
- All comments indicate enthusiastic support

2C

TRI-CITY HERALD

Opinion

SUNDAY NOVEMBER 15 2020

Tri-Citians should back plans for detox center in Kennewick

BY THE TRI-CITY HERALD EDITORIAL BOARD

A jail cell is no place for someone who is sick.

Yet in the Tri-Cities, jails in both Benton and Franklin counties are often the default location for addicts needing a place to withdraw from the drugs ruining their minds and bodies.

Without medical intervention, these troubled souls usually end up back on the streets and the tragic cycle of drugs and jail continues.

Addiction hijacks the brain. It's a disease, and people with this problem need help — not judgment and isolation.

So news that our community finally may be on its way to getting a new

in-patient treatment and recovery facility is huge.

The Tri-Cities is the only major metropolitan area in Eastern Washington without a detox center. But thanks to the combined efforts of the Benton Franklin Recovery Coalition, the Kennewick Public Hospital District and other local leaders, this shameful situation is about to change.

A feasibility study funded by the hospital district and Benton and Franklin counties has confirmed that the idea to convert the old hospital in downtown Kennewick into a detox center is a solid plan.

Initially, the thought was to use the former Kennewick General Hospital building for drug

recovery only, but the mission has since been wisely expanded to also include mental health services.

The benefits to the Tri-City community once this facility gets going are great.

It is expected crimes will be reduced, which will lessen the burden for law enforcement. Trips to hospital emergency rooms by addicts in crisis also will be reduced.

Treatment dollars will be kept in the Tri-Cities and it will be easier for families to help their loved ones through their recovery if they don't have to drive hours away to a facility in another city.

Most importantly, though, a local recovery center will help Tri-Ci-

tians struggling with drug addiction and mental illness to get proper medical treatment, which will give them hope for a normal life.

After the Trios hospital fell into bankruptcy, the hospital district sold Trios Health to what is now LifePoint Health. That sale included the newer campus at Southridge and the older campus in downtown Kennewick.

LifePoint is now using part of the downtown facility as a birthing center — Trios Women's and Children's Hospital. But it would like to move the birthing center to its main campus at Southridge and repurpose the old hospital building, which dates back to 1952.

Turning the old hospital

into a recovery center makes sense. The new detox facility will be called Two Rivers Behavioral Health Recovery Center, and once it is established, it will be financially self-supporting.

A wide range of funding sources are now being sought to get the facility acquired and renovated. The money will come from a combination of private donors, grants and local, state, and federal governments.

The hospital district is not seeking new taxes for the project.

That message is worth repeating — no new taxes are being sought.

Establishing a recovery center very well could be one of the most significant community improvements the Tri-Cities has seen in a very long time.

The broad support for the project is tremendous. Law enforcement officials from the cities and counties have said that with no detox center here, addicts

either go to jail or are sent elsewhere for treatment. Neither is an ideal option.

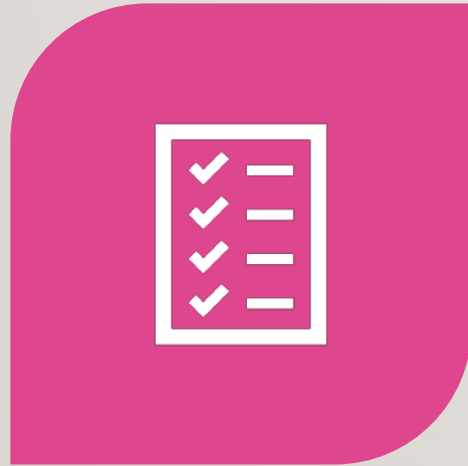
LifePoint — the new owners of Trios Health, the counties and the Benton Franklin Recovery Coalition all deserve praise for moving this effort along. Michele Gerber, president of the recovery coalition, has been working tirelessly to see this through and much of its progress so far has been a result of her passion.

When we look back on 2020, we likely will remember COVID-19, social distancing, the lockdown and closed businesses.

But making strides toward building a place where addicts and those with mental health issues can get help locally is a major bright spot.

This project is a turning point for the community and we hope the pieces fall into place soon so that the plan can become a reality.

TWO PART FEASIBILITY STUDY



1. BUSINESS PLAN BY ASCENSION



2. REPURPOSE CONSTRUCTION
COSTS OF THE 900 AUBURN
FACILITY BY ARCULUS

Executive Summary addressing additional mental health services

HIGHLIGHTS OF THE ASCENSION BUSINESS PLAN

- 24/7/365 No Wrong Door Access
 - Referral point for local providers, hospital Emergency Departments, law enforcement, families, individuals
- Comprehensive Services
 - Assessments, Evaluation & Treatment (E&T) services for behavioral health crises, Secure & non-secure detoxification, Inpatient SUD treatment, Chemically-using pregnant (CUP) program, Group & Family counseling, Co-occurring mental health services
 - Potential for transitional sober housing, wraparound services such as job assistance, research
- New employment opportunities within our community
- Cooperation with existing local providers
- Financially self sustaining

HIGHLIGHTS OF THE REPURPOSE COST BY ARCULUS

Capital Costs to Repurpose	
Facility purchase cost	\$1,600,000
A&E fees (includes project management & inspection)	1,120,000
Construction costs (includes ancillary costs)	11,200,000
Sales tax	963,200
Total Capital Costs to Repurpose	\$14,883,200

NEXT STEPS: PURCHASE OF EXISTING CAMPUS AT 900 S AUBURN

- One-year agreement to acquire the facilities for \$1.6 million
- The district has \$600,000 to put towards purchase

NEXT STEPS CONTINUED

- **Fund Raising Plan**
- Presentation to Counties
- Presentation to Cities
- State: Engaged in positive discussions with Governor's Office of Financial Management for a line item in the State's capital budget for 2021. Additionally have had discussions and positive support with state legislators for a line item to the capital budget.
- Federal: Pursuing federal funding and resources.
- Fund raising campaign: Have a proposal from a firm that has had positive results in the Tri Cities.
- Have secured the services of a grant writer

QUESTIONS?



CONCLUSION

- What We Need from You:
- Endorsement of the Project
- Financial assistance
 - Pledge from local governments will enhance likelihood of state funding



Council Workshop Coversheet



Agenda Item Number	2.	Meeting Date	11/24/2020
Agenda Item Type	Presentation		
Subject	TRIDEC Annual Update		
Ordinance/Reso #		Contract #	
Project #		Permit #	
Department	City Manager		

Info Only	☒
Policy Review	☐
Policy DevMnt	☐
Other	☐

Summary

TRIDEC President & CEO Karl Dye will provide an update to Council on their 2020 work plan.

Through

Evelyn Lusignan
Nov 18, 17:03:35 GMT-0800 2020

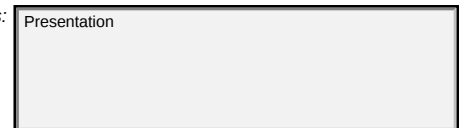
Dept Head Approval

Dan Legard
Nov 18, 17:06:11 GMT-0800 2020

City Mgr Approval

Marie Mosley
Nov 20, 10:08:38 GMT-0800 2020

Attachments: Presentation



The background of the slide is an aerial photograph of the Tri-Cities area. It shows a wide river with several bridges, including a large truss bridge and a smaller bridge. The surrounding landscape is a mix of urban development, including houses and commercial buildings, and open fields. The sky is clear and blue.

November 24th Kennewick City Council

The bottom section of the slide features another aerial photograph, this one showing a highway interchange with multiple lanes and overpasses. The surrounding area includes some green fields and a few buildings.

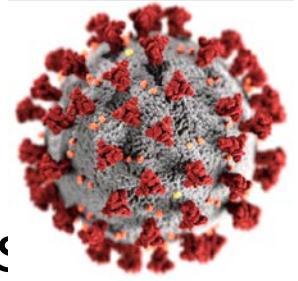
BUILDING A BOLDER, BRIGHTER TRI-CITIES!

TRIDEC Update

REBUILDING TOGETHER



COVID Activities



- COVID 19 website page with business resources
- PPE donation drives.
- Weekly Zoom meetings with economic development partners.
- Facilitating WWSBEG on behalf of the Washington State Department of Commerce.
- Proactively marketing the Tri-Cities to site selectors and industrial contacts throughout the U.S.
- Tri-Cities Open and Safe Program
- Minute Mask Campaign

BC CARES/ADO Grants

Total Number of Grants for Benton County: 293

Number of Grants to Kennewick Businesses: 166 (56.66%)

Total Amount of Grants for Benton County: \$4,234,699

**Amount of Grants to Kennewick Businesses" \$2,371,280.96
(56%)**



BC CARES/ADO Grants

Type of Business	
Arts, Entertainment or Recreation	12
Childcare	4
Construction or Heavy Site Work	8
Educational Services	7
Finance, Insurance and Real Estate	5
Food or Beverage Production	7
Healthcare or Social Assistance	15
Hospitality	6
Legal Services	2
Manufacturing	5
Other (includes gyms, yoga studios, martial arts, dog groomers, janitorial and more)	27
Print/publishing or Other Information	2
Professional or Technical Services	13
Restaurant/Food Service	16
Retail	15
Salon, Barbershop or Nail Shop	20
Transportation	1
Wholesalers	1

Recruitment

Targeted Sectors

- Food Processing
- Energy Technology
- Logistics
- Training Activities
- Advanced Manufacturing

Outreach/Communications

- Whittaker SmartLeads Program
 - 10 businesses per month
- Trade shows, target industry events and site selector meetings
- Cultivating relationships with senior management in target industry sectors and site selectors/third-party advisors by engaging with them in multiple ways (direct mailings, LinkedIn, emails).



Kennewick Projects



- Supporting UGA Expansion and Zoning Diversity
 - Regional Planning and Zoning Discussion
- Rivershore Reconveyance
- Vista Field
- Federal CARES 3610 Inclusion
- Regional BPA Transmission and Capacity Increases
- Regional Water Discussion
- Advanced Reactor Supply Chain and Manufacturing

THANK YOU



Council Workshop Coversheet



Agenda Item Number	3.	Meeting Date	11/24/2020
Agenda Item Type	Presentation		
Subject	2020 Comprehensive Plan Amendments		
Ordinance/Reso #		Contract #	
Project #		Permit #	
Department	Planning		

Info Only	☒
Policy Review	☐
Policy DevMnt	☐
Other	☐

Summary

The annual Comprehensive Plan Amendment requests CPA 20-01, CPA 20-02, CPA 20-03, CPA 20-04, CPA 20-05 and CPA 20-07 are scheduled to be presented for consideration at the regular meeting on December 1, 2020. The SEPA Determination for CPA 20-06 has been appealed and the Planning Commission has not yet held a public hearing for the proposal.

1. CPA 20-01: Change .02 acres from Low Density Residential to Public Facility, located at 4826 W Metaline Avenue.
2. CPA 20-02: Change 14.74 acres from Commercial to Medium Density Residential, located at 9757 W Clearwater Avenue.
3. CPA 20-03: Change 57.02 acres from Medium Density Residential to High Density Residential, located north of I-82 and west of S Sherman Street.
4. CPA 20-04: Change .28 acres from Low Density Residential to High Density Residential, located at 324 N Arthur Street.
5. CPA 20-05: Change 20.50 acres from Low Density Residential to Commercial, located south of W 24th Avenue and Bob Olson Parkway.
6. CPA 20-06: Change 40.6 acres from Low Density Residential to High Density Residential, located at 2701 and 2711 S Sherman Street. Due to a SEPA Appeal that was submitted, the Planning Commission has not conducted its public hearing on the proposal.
7. CPA 20-07: Change 7.42 acres from Low Density Residential and Commercial to Medium Density Residential, located at 4711, 4717 and 4721 W Canal Drive.

Through

Steve Donovan
Nov 16, 07:10:55 GMT-0800 2020

Attachments: Presentation

Dept Head Approval

Gregory McCormick
Nov 16, 10:56:37 GMT-0800 2020

City Mgr Approval

Marie Mosley
Nov 20, 10:10:10 GMT-0800 2020

2020 Comprehensive Plan Amendment Review

City Council Workshop

November 24, 2020

Approval Criteria

KMC 4.12.110 (7) : Approval Criteria. The City may approve Comprehensive Plan Amendments and area-wide zone map amendments if it finds that:

- (a) The proposed amendment bears a substantial relationship to the public health, safety, welfare, and protection of the environment;
- (b) The proposed amendment is consistent with the requirements of Chapter 36.70A RCW and with the portion of the City's adopted Comprehensive Plan not affected by the amendment;
- (c) The proposed amendment corrects an obvious mapping error; or
- (d) The proposed amendment addresses an identified deficiency in the Comprehensive Plan.
- (e) A rezone shall be treated as an area-wide map amendment when:
 - i. It is initiated by the City and a significant class of property is similarly affected by the proposed rezone; and
 - ii. It is either:
 - A. Based upon an adopted or ongoing comprehensive planning process or undertaken to ensure compliance with or to implement the provisions of the Growth Management Act; or
 - B. Part of the process that includes amending text for this title where such amendments will have a significant impact on a large area of the City.

Additional Factors

KMC 4.12.110 (8) : Additional Factors. The City must also consider the following factors prior to approving Comprehensive Plan Amendments:

- a) The effect upon the physical environment;
- b) The effect on open space and natural features including, but not limited to, topography, streams, rivers, and lakes;
- c) The compatibility with and impact on adjacent land uses and surrounding neighborhoods;
- d) The adequacy of, and impact on community facilities, including utilities, roads, public transportation, parks, recreation, and schools;
- e) The quantity and location of land planned for the proposed land use type and density and the demand for such land;
- f) The current and projected project density in the area; and
- g) The effect, if any upon other aspects of the Comprehensive Plan.

CPA 20-01

- Low Density Residential to Public Facility
- 0.02 acres
- 4826 W Metaline Avenue
- Velina & Rene Perez

Key Issues

- Public Facility to the west and north.



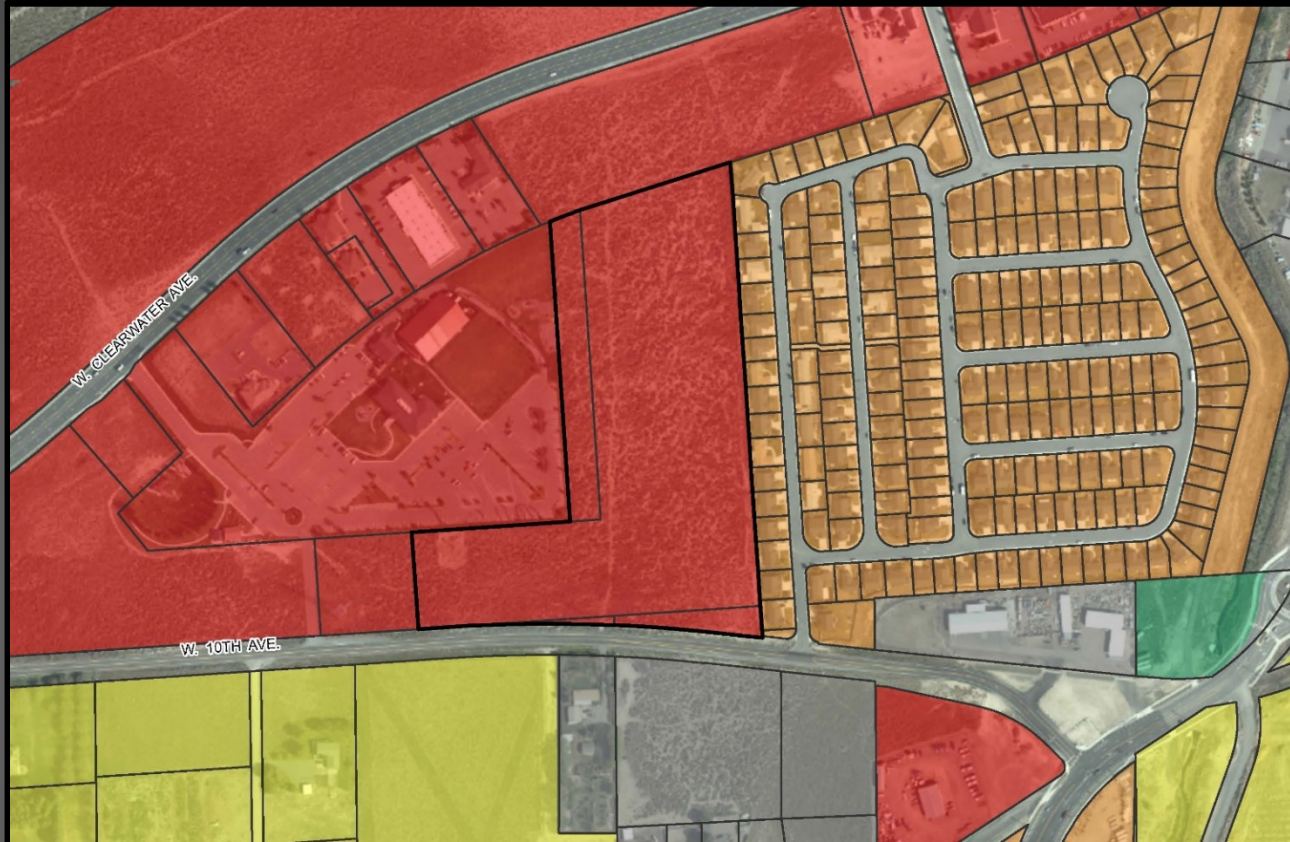
Planning Commission unanimously recommends approval.

CPA 20-02

- Commercial to Medium Density Residential
- 14.74 acres
- 9757 W Clearwater Avenue
- Tom and Vicki Solbrack

Key Issues

- Medium Density Residential to the east.
- Access onto W 10th Avenue.



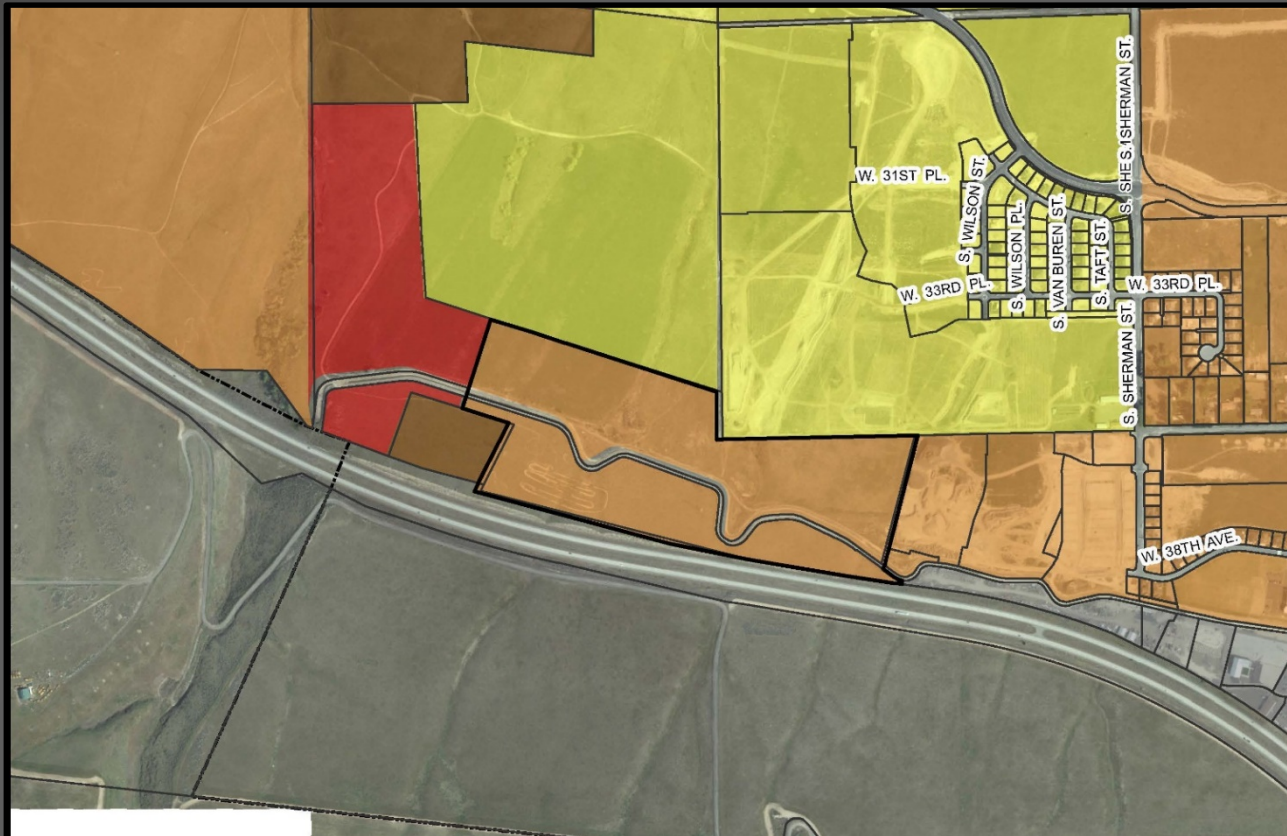
Planning Commission unanimously recommends approval.

CPA 20-03

- Medium Density Residential to High Density Residential
- 57.02 acres
- JAYCEE Structure, LLC

Key Issues

- Access to the site.
- Low Density Residential to the north.



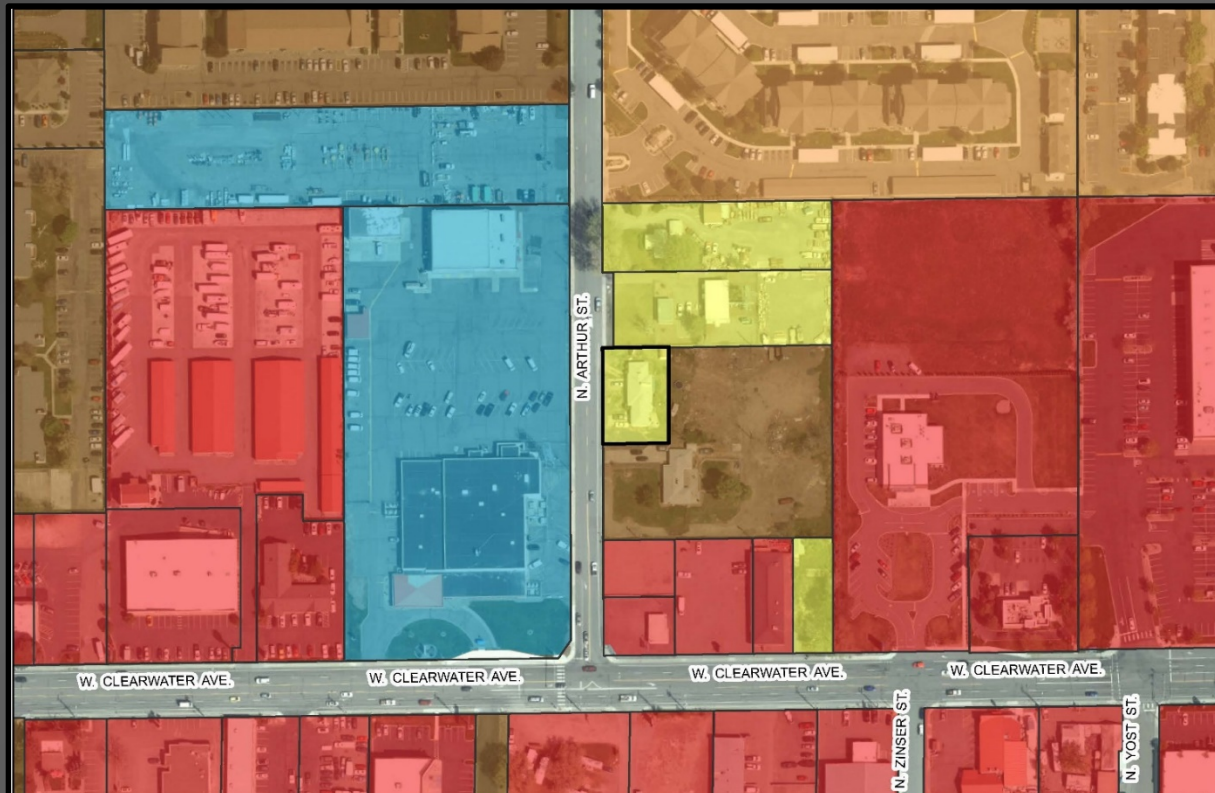
Planning Commission unanimously recommends approval.

CPA 20-04

- Low Density Residential to High Density Residential
- .28 acres
- 324 N Arthur Street
- The Cramer Family Trust

Key Issues

- High Density Residential to the south and east.
- Low Density Residential to the north.



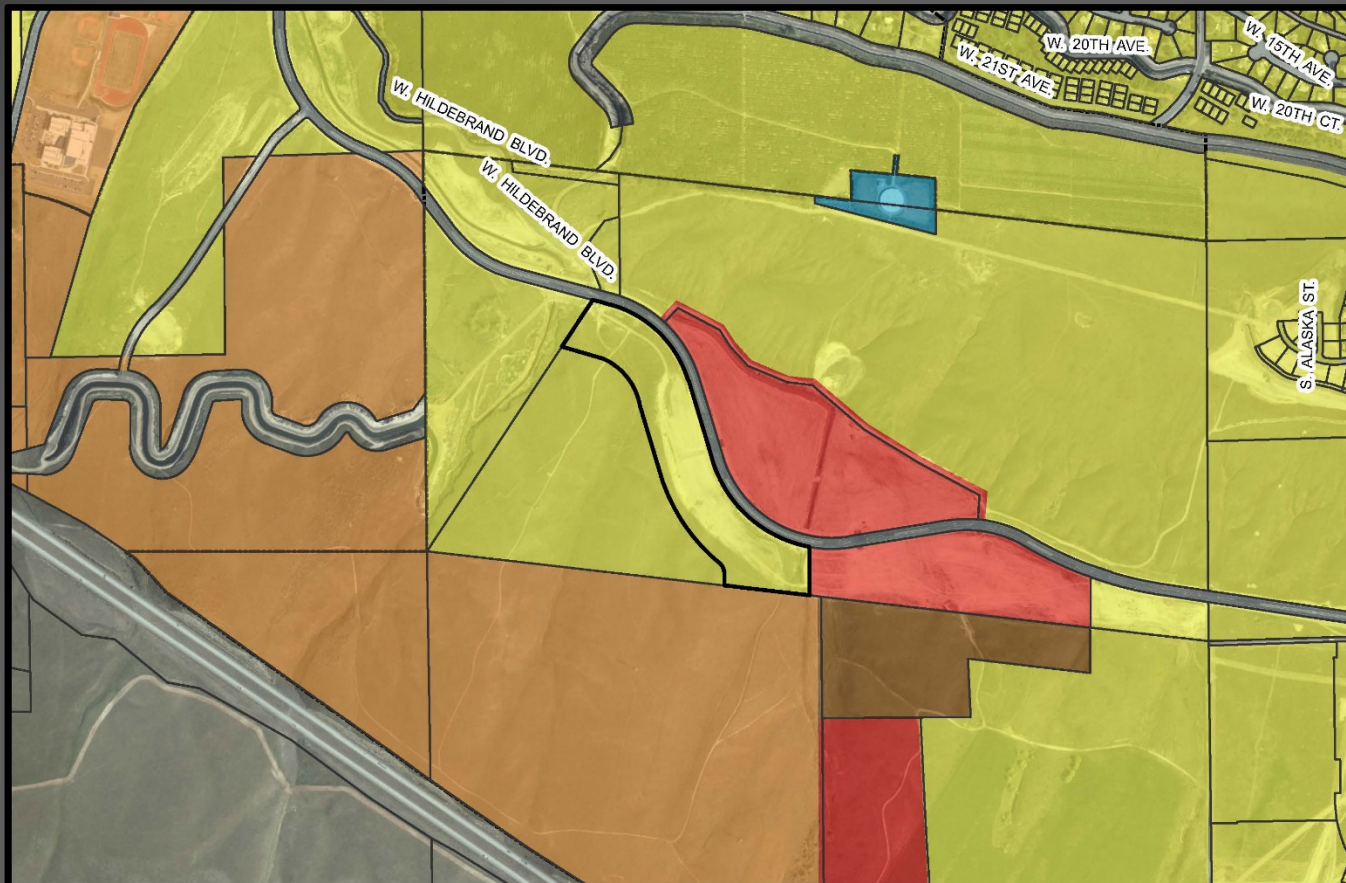
Planning Commission unanimously recommends approval.

CPA 20-05

- Low Density Residential to Commercial
- 20.50 acres
- 5800 W. 28th Ave. & 2175 S. Sherman St.
- BYK Development, LLC

Key Issues

- Adjacent to commercial property.
- Direct access onto Bob Olson Parkway.



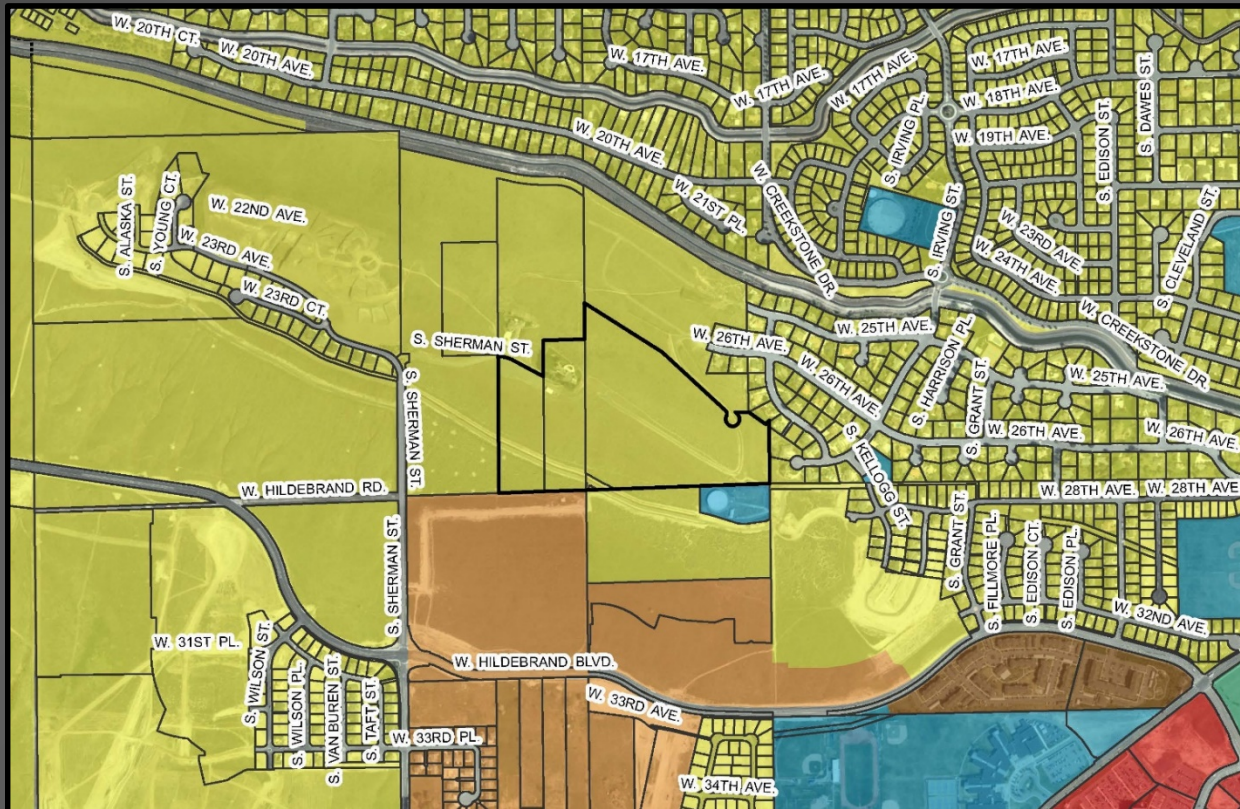
Planning Commission unanimously recommends approval.

CPA 20-06

- Low Density Residential to High Density Residential
- 40.6 acres
- 2701 & 2711 S Sherman Street
- José Chavallo & Tammy Steele-Chavallo

Key Issues

- Access
- Critical Areas
- Adjacent to Low Density Residential.



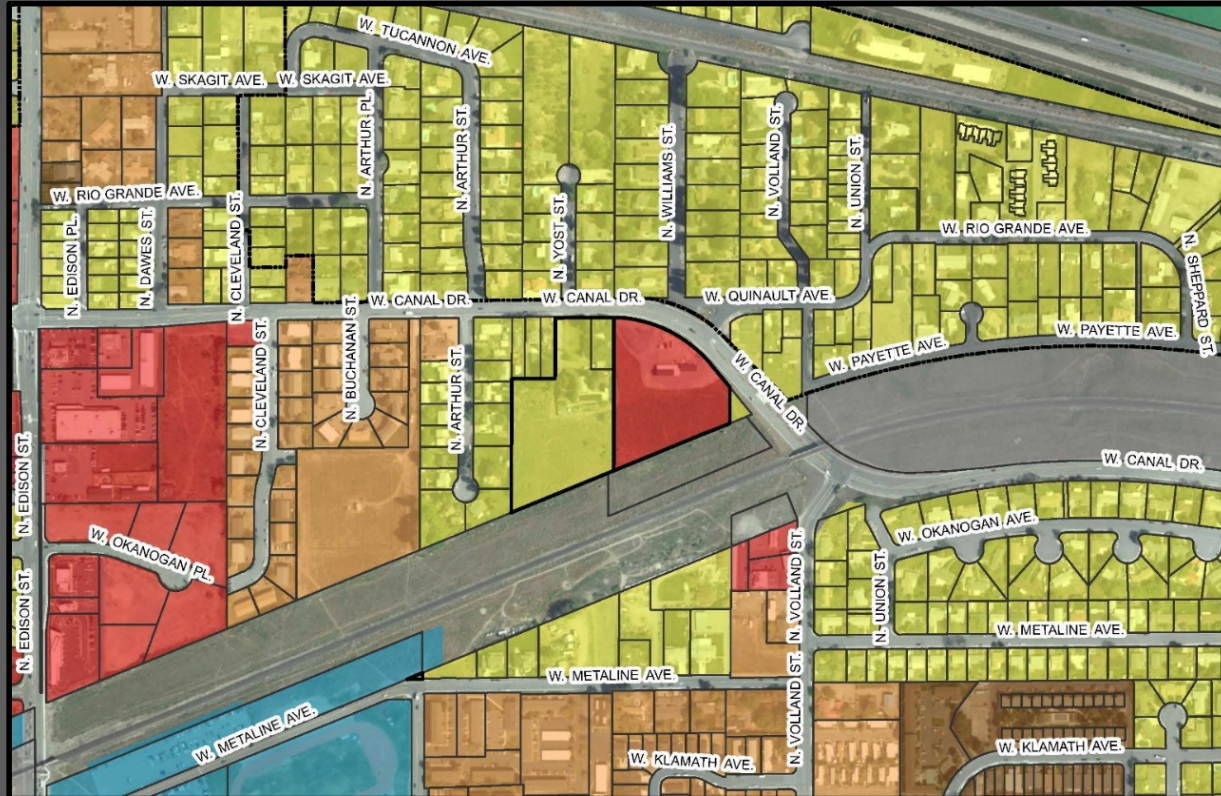
Planning Commission Public Hearing has not been held.

CPA 20-07

- Low Density Residential & Commercial to Medium Density Residential
- 7.42 acres
- 4711, 4717 and 4721 W Canal Drive
- Chervenell Const. Brad & Emily Niebuhr and HN Development Partners

Key Issues

- Unincorporated Benton County to the North.
- Low Density Residential to the west.
- Multi-family would be allowed



Planning Commission unanimously to recommend approval.

Questions?



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December 1, 2020

Tuesday, 6:30 p.m.

REGULAR COUNCIL MEETING

December 8, 2020

Tuesday, 6:30 p.m.

WORKSHOP MEETING (the workshop meeting will be done via Zoom and broadcast on the City's website <https://www.go2kennewick.com/CouncilMeetingBroadcasts>)

December 15, 2020

Tuesday, 6:30 p.m.

REGULAR COUNCIL MEETING

December 22, 2020

Tuesday, 6:30 p.m.

WORKSHOP MEETING - CANCELLED

December 29, 2020

Tuesday, 6:30 p.m.

NO MEETING SCHEDULED

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December 2020
Updated 11/18/20