



MINUTES

City Council Workshop Meeting

7:00 PM - Monday, September 9, 2024

Pasco City Hall, Council Chambers & GoToWebinar

CALL TO ORDER

The meeting was called to order at 7:00 PM by Pete Serrano, Mayor.

ROLL CALL

Councilmembers present: Pete Serrano, David Milne, Blanche Barajas, Melissa Blasdel, Charles Grimm, Peter Harpster, and Leo Perales

Councilmembers attending remotely: None

Councilmembers absent: None

Staff present: Adam Lincoln, City Manager; Richa Sigdel, Deputy City Manager; Angela Pashon, Assistant City Manager; Darcy Buckley, Finance Director; Kevin Crowley, Fire Chief; Eric Ferguson, City Attorney; Jacob Gonzalez, Community & Economic Development Director; Jesse Rice, Parks & Recreation Director; and Debby Barham, City Clerk

The meeting was opened with the Pledge of Allegiance.

VERBAL REPORTS FROM COUNCILMEMBERS

Mr. Grimm reported on the Ben Franklin Transit Board meeting he recently attended. He also commented on a recent Pasco Police Foundation dinner event.

Mayor Pro Tem Milne reported on a recent tour of Water and Wastewater facilities. He also commented on the Pasco Chamber of Commerce Annual Business meeting, as well as a Books and Vines, Pasco Police Foundation and POPP Tri-Cities events.

PUBLIC HEARING

Public Hearing - 2023 Comprehensive Plan Amendment Docket

Mr. Gonzalez provided an overview for the two (2) applications for the proposed amendments to the 2023 Comprehensive Plan including the RCW requirements for the review of the applications, recommendation from the Planning Commission and land-use amendment process.

Mayor Pro Tem Milne, Mr. Perales and Mr. Gonzales briefly discussed the to applications.

Mayor Serrano opened the Public Hearing at 7:24 for public comments for Comprehensive Plan Amendment No. CPA2022-003 New Heritage.

Courtney Whitten, represents Pasco Road 40, LLC, expressed concern of the Comprehensive Plan Amendment No. CPA2022-003/SEPA 2022-038 New Heritage related to the traffic impact study with the addition of the Pasco Road 40, LLC project, which will generate an estimated 7,000 plus weekday daily trips. She asked for further detailed Traffic Study and analysis for the New Heritage's project.

Gracie Valle Chime, Pasco resident and Terra Veda homeowner, spoke in favor of the Comprehensive Plan Amendment No. CPA2022-003 New Heritage relating this site to develop a safe and thriving neighbor just like the one she lives in. Ms. Valle Chime presented a poster to the City from the children who live in Terra Veda neighborhood.

Mayor Serrano called for public comments related to Comprehensive Plan Amendment No. CPA2023-001 Clover Planning & Zoning, LLC.

Tom Calvert, Pasco resident, expressed concern for the Comprehensive Plan Amendment No. CPA2023-001 Clover Planning & Zoning, LLC. He asked for additional traffic studies before changing the zoning.

Mr. Rieke, Pasco resident, expressed opposition to the Comprehensive Plan Amendment No. CPA2023-001 Clover Planning & Zoning, LLC.

Pete Rieh, Pasco resident, expressed opposition for the Comprehensive Plan Amendment No. CPA2023-001 Clover Planning & Zoning, LLC as it is currently prepared.

Steven Schlegel, Pasco resident, expressed opposition to the Comprehensive Plan Amendment No. CPA2023-001 Clover Planning & Zoning as it currently does not have a project associated with it.

Kathy Canea, Pasco resident, expressed opposition to the Comprehensive Plan Amendment No. CPA2023-001 Clover Planning & Zoning as the surrounding area

is zoned for low density.

Marie Roach, Pasco resident, expressed opposition to the Comprehensive Plan Amendment No. CPA2023-001 Clover Planning & Zoning and recommended that an additional traffic study and analysis is needed for this area. She also expressed concern related to safety within the neighborhood if a higher density residential is added in this area.

Shane O'Neill, applicant, explained that the application has been amended after hearing from the public and reduced the zoning to medium density residential. He reiterated the Comprehensive Plan amendment process and the Growth Management Act. He noted that there is a need for in-fill projects within Pasco.

Sandra Cook, Pasco resident, expressed opposition to the Comprehensive Plan Amendment No. CPA2023-001 Clover Planning & Zoning due to the increase of property taxes, as well as a safety concern.

Mayor Serrano closed the Public Hearing at 7:51 PM.

Mr. Harpster asked several questions regarding the two (2) amendments for New Heritage Clover Planning & Zoning applications and Mr. Gonzalez replied with answers. At the end of the discussion, Mr. Harpster recommended that Council remand the Comprehensive Plan Amendment No. CPA2023-001 Clover Planning & Zoning back to the Planning Commission due to the applicant's amendment.

Mayor Pro Tem Milne and Mr. Perales expressed their preferences for the land use designation related to Comprehensive Plan Amendment No. CPA2023-001 Clover Planning & Zoning.

Mr. Gonzalez reiterated the land-use process based on the RCW requirements and the Pasco Municipal Code. He stated that if Council desires to have Comprehensive Plan Amendment No. CPA2023-001 Clover Planning & Zoning remanded back to the Planning Commission, then the other application will be placed on hold until this application is ready for Council consideration as only one docket may be presented annually.

ITEMS FOR DISCUSSION WITH OPPORTUNITY FOR PUBLIC COMMENT

Presentation - Code Enforcement Program

Mr. Gonzalez introduced Troy Hendren, Inspection Services Manager. Mr. Hendren introduced Ernesto Gomez, Code Enforcement Officer, and Rosanna Johnson, Lead Code Enforcement Officer who provided the City of Pasco's Code Enforcement Program presentation.

Council and staff continued discussion regarding the Code Enforcement Program.

Mayor Serrano called for public comments.

Thomas Granbois, Pasco resident and downtown business owner, commented on Code Enforcement program that helped keep the downtown area clean over the past two years. He encouraged Council to continue that program.

Mr. Perales asked if there was a budget for cleaning up garbage in the downtown area.

Ms. Sigdel stated that there is an abatement fund and that fund may be used to keep neighborhoods and commercial areas clean. At this time the abatement fund has been depleted at this time.

Presentation - Animal Control Authority Structure

Mr. Ferguson provided a brief history of the Tri-Cities Animal Control Authority between the Cities of Kennewick, Richland and Pasco. He referred to two (2) interlocal agreements (ILA) between the three (3) Cities and described the purpose and management of the ILA, which created a management committee and a operating jurisdiction. He described the make up and duties of the management committee. He stated that the City of Pasco has been the Operating Jurisdiction since 2007 and he listed the duties of the Operating Jurisdiction. He addressed the request for an Animal Control Advisory Committee and explained the concerns if Council, as the legislative branch, were to create an Advisory Committee noting that Advisory Committee could not give direction to the management committee and the operating jurisdiction because they are the executive branch of government, under the separation of government powers.

Mr. Perales commented on the information Mr. Ferguson provided.

Mayor Serrano called for public comments.

Judy Nelson, West Richland resident, commented on the deaths of three animals. She encouraged the Cities to create an Animal Control Advisory Committee.

Mr. Ferguson clarified that under the current legal structure that an Advisory Committee is not an option; however, if the legal structure with the three Cities was amended through an ILA to create an Animal Control Advisory Committee, then it is possible.

Ms. Pashon informed Council that the TCACA meets quarterly and is open to the public. A public comment period is available to hear from the public and out of this model, new processes have been implemented for ACA.

Council and staff continued the discussion related to community input, via establishing an Advisory Committee or through the public comment period currently provided during the TCACA meetings.

Resolution - I-182 & Broadmoor Boulevard Interchange Project Change Order No. 7

Ms. Sigdel introduced Senior Engineer Juan Loyola and Construction Manager Christopher Hill from Atlas Technical Consultants, LLC who provided a brief report related to the proposed Change Order (CO) No. 7 to the I-182 & Broadmoor Boulevard Interchange Project.

Mr. Milne, Mr. Perales and Mr. Harpster commented on the project and the additional costs associated with the project.

Mayor Serrano called for public comments three (3) times and no one came forward to speak.

Resolution - Change Order No. 5 for Pasco Water Reuse Facility Phase 2 Construction Contract with Tapani, Inc.

Senior Engineer Brittany Whitfield provided a brief report related to the proposed Change Order (CO) No. 5 for the Pasco Water Reuse Facility (PWRF) Phase 2 project.

Mayor Serrano called for public comments three (3) times and no one came forward to speak.

RECESS

Mayor Serrano called a five-minute break at 9:33 PM.

ITEMS FOR DISCUSSION WITH OPPORTUNITY FOR PUBLIC COMMENT CONTINUED

2025-2030 Capital Improvement Plan Presentation

Mr. Sigdel provided a third (3rd) presentation related to the proposed 2025-2030 Capital Improvement Plan (CIP).

Mr. Harpster had several questions regarding the proposed projects in the 2025-2030 CIP and asked the top questions and suggested that he meet with staff to address the questions. He asked about the traffic calming projects, Argent and Road 88 traffic, sidewalks needs to be addressed. \$23.2 for Sandifer Parkway and nothing for Road 68 and Burden Boulevard; parks and recreation requests for ten (10) new facilities and would that increase staffing needs. The PSK kitchen expansion.

Mr. Grimm commented on the Road 68 and Burden Boulevard and suggested that another off ramp to connect with Convention Center.

Mayor Serrano called for public comments three (3) times and no one came forward to speak.

First Budget Presentation: Utilities

Ms. Sigdel provided a brief history of the Water / Sewer / Stormwater / Irrigation / PWRF Utilities Funds and its budgeting process. The focus of the presentation was related to rate-funded expenditures including operational costs like labor, supplies, services, and existing debt service. As Council is in the process of reviewing the proposed 2025-2030 Capital Improvement Plan, and the approval of that plan, the 2025-2026 Capital Budget will rely on the 2025-2030 CIP as its basis for funding key projects.

Mr. Harpster asked about the proposed budget excludes estimated significant repairs and maintenance.

Mr. Perales asked about rates and water rights.

Mayor Serrano asked if rates are increasing significantly in 2027 and forward and suggested that a step rate increase may be preferred with rate increases earlier than 2027. He also asked about the Broadmoor TIF.

Mayor Serrano called for public comments.

Mr. Bauman commented on the CIP projects.

Ordinance - Amending PMC Section 3.40.070 Time of Payment of Impact Fees

Mr. Gonzalez provided a brief report on the proposed amendment to Section 3.40.070 Time of Payment of Impact Fees within the Pasco Municipal Code (PMC). She explained that the proposed PMC amendment to extend the deferral system to include commercial and industrial projects is a strategic move that will significantly enhance Pasco's economic development landscape. By allowing these types of projects to utilize the deferral system, the City can reduce upfront costs for developers, making it more financially feasible to initiate large-scale commercial and industrial developments. The fees are deferred until the issuance of the certificate of occupancy or final inspection. That ensures the payments will be received before the projects are in operation/occupied.

Mr. Perales asked how many developments are utilizing the deferred cost and asked for the cost.

Mayor Serrano called for public comments three (3) times and no one came forward to speak.

AXON Officer Safety Plan Contract Renewal Presentation

Captain Brian Vaught presented the AXON Officer Safety Plan contract renewal, which aims to integrate advanced technologies that will enhance officer safety and operational efficiency.

Mr. Grimm, Mr. Harpster, Mayor Serrano, and Ms. Barajas commented on the proposed contract and additional technology advances that would be included in the 10-year contract.

Mayor Serrano called for public comments three (3) times and no one came forward to speak.

MISCELLANEOUS COUNCIL DISCUSSION

Mr. Rice announced the Fiery Food Festival scheduled for Saturday, September 14th.

Mr. Gonzalez announced downtown engagement event scheduled on Wednesday, September 17th.

Mr. Harpster announced a Cornhole tournaments at the City of Richland Habitat for Humanity event scheduled for Saturday, September 14th at 4:30 PM.

Mr. Grimm announced the Crawfish event hosted by the Pasco Chamber of Commerce, also scheduled for Saturday, September 14th.

ADJOURNMENT

There being no further business, the meeting was adjourned at 10:40 PM.

PASSED and APPROVED on September 16, 2024.

APPROVED:

ATTEST:

Signed by:

Pete Serrano

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Pete Serrano, Mayor

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Debra Barham

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Debra Barham, City Clerk