

**CITY OF WEST RICHLAND**  
**CITY COUNCIL MEETING**  
**Tuesday, June 21, 2022**

1. **Call to Order** – Mayor Gerry called the meeting to order at 6:00 p.m.
2. **Roll Call** –

Present:

Mayor Brent Gerry	City Attorney Bronson Brown
Mayor Pro Tem Fred Brink (virtual)	Police Chief Thomas Grego
Councilmember Richard Bloom	Police Commander Athena Clark
Councilmember David Fetto	Community Dev. Director Eric Mendenhall
Councilmember May Hays	Associate Planner Elisha Ransom
Councilmember John Smart	Public Works Director Roscoe Slade
Councilmember Ken Stoker (virtual)	City Clerk Stephanie Haug

Absent:

Councilmember Kate Moran

*Councilmember Fetto moved to excuse Councilmember Moran. It was seconded by Councilmember Bloom. Council unanimously excused Councilmember Moran.*

3. **Pledge of Allegiance** –

Councilmember Smart led the council, staff, and audience in the Pledge of Allegiance.

4. **Approval of Agenda** –

*Mayor Gerry announced that Councilmember Bloom requested that item 6c on the consent agenda be moved to the regular agenda as item 8a. Councilmember Bloom moved to approve the agenda as amended. It was seconded by Councilmember Smart. Council unanimously approved the amended agenda.*

5. **Presentations**- Police Chief Thomas Grego introduced West Richland Police Officer Roman Kilinkaridis and administered his oath of office. Mayor Gerry and City Council welcomed Officer Kilinkaridis to the department.

6. **Consent Agenda** – Mayor Gerry read the consent agenda titles for consideration.

a. **Payment of Bills**

Description	Check Number(s)	Amount
Accounts Payable Checks	71127-71296	\$1,570,509.04
Accounts Payable Voids	71199, 71290-71292	(\$690.70)
Manual Payroll	16753-16754	\$4,303.55
Electronic Wire Payments	APPKT1504,1515,1530,1557,1558,1559,1560,1564,1566,1582,1583,1584,1585,1588,1593,1595,1615	\$469,697.30
Direct Deposit		\$339,094.93
LGIP, Merchant & Bank Fees		\$8,370.01
<b>Total</b>		<b>\$2,391,284.13</b>

b. **Approve Minutes - Regular Meeting –June 7, 2022**

c. ~~ORD. 12-22 Amending WRMC 13.12.010 Inspection and Testing Required –Side Sewer~~

d. **Motion to award Belmont Business District Improvement Project**

e. **RES. 36-22 - Resolution to set the public hearing for VACA-006-2022**

**RESOLUTION NO. 36-22**

A RESOLUTION OF THE CITY OF WEST RICHLAND, WASHINGTON, SETTING THE PUBLIC HEARING DATE TO CONSIDER AN ACCESS EASEMENT VACATION ON WILLAMETTE HEIGHTS SECTION 8, LOT 208, PARCEL NUMBER 1-0898-302-0208-000.

f. **RES. 37-22 - Resolution to set the public hearing for VACA-007-2022**

**RESOLUTION NO. 37-22**

A RESOLUTION OF THE CITY OF WEST RICHLAND, WASHINGTON, SETTING THE PUBLIC HEARING DATE TO CONSIDER A UTILITY EASEMENT VACATION ON WILLAMETTE HEIGHTS SECTION 8, LOT 208, PARCEL NUMBER 1-0898-302-0208-000.

**g. RES. 38-22 – Security and Improvement Agreement – Ranchland Townhouses**

**RESOLUTION NO. 38-22**

A RESOLUTION OF THE CITY OF WEST RICHLAND, WASHINGTON, AUTHORIZING THE MAYOR TO SIGN AND EXECUTE A SECURITY AND IMPROVEMENT AGREEMENT.

**h. Final Plat Approval – Ranchland Townhouses- File No PLAT-005-2022**

*Councilmember Bloom moved to approve the consent agenda. Councilmember Fetto seconded the motion. Council unanimously approved the consent agenda.*

**7. Citizen Public Comments –**

**Peggy Panisko** - Suggested the City look into other options for library services within the City to keep the cost down.

**8. Ordinances, Resolutions, Motions and Public Hearings-**

- a. ORD. 12-22 - Amending WRMC 13.12.010 Inspection and Testing Required – Side Sewer**  
Community Development Director Mendenhall presented a staff report for the proposed adoption of Ordinance 12-22, which amends West Richland Municipal Code to require additional inspection and testing requirements for side sewer lines.

*Councilmember Fetto moved to approve Ordinance 12-22, Councilmember Smart seconded the motion. Council held a lengthy discussion about the merits of the amendment.*

*Councilmember Hays, Fetto and Brink voted to approve Ordinance 12-22. Councilmember Stoker, Smart and Bloom voted nay. Mayor Gerry voted in the affirmative to break the tie, approving Ordinance 12-22.*

**9. Unfinished Business –** There was no unfinished business.

**10. New Business –**

- a. Closed Records Hearing - Ridge at Candy Mountain Phase 2 – Preliminary Plat**

City Attorney Brown stated, "The purpose of this closed record hearing is for the City Council to consider the pertinent facts, applicable law and to make a final decision on the preliminary plat of Ridge at Candy Mountain Phase 2. The Appearance of Fairness Doctrine applies to this hearing. That document requires that this hearing be fair, in form, substance and appearance. The hearing must not only be fair, it also must appear to be fair. Therefore, at this time I would like to ask a few questions of the Council.

Has any member of the Council engaged in communication with opponents or proponents regarding this issue outside of the public hearing process? *There were none.*

Will any member of the Council obtain any financial benefit or suffer a financial loss as a result of the outcome of this hearing? *There were none.*

Is there any member of the Council who believes that he or she cannot hear and consider this application in a fair and objective manner? *There were none.*

Is there any member of the public, either proponent or opponent of this matter, who objects to the participation of any of the Council Members in hearing this matter?" *There were none.*

Mayor Gerry opened the closed record hearing at 6:40 p.m.

Associate Planner Elisha Ransom presented a recommendation from the Planning Commission and staff to approve the preliminary plat of the Ridge at Candy Mountain Phase 2 as conditioned on June 9, 2022. She noted that BMB Development Inc., applicant, together with Harms Engineering, submitted a Preliminary Plat application on behalf of Brad Beauchamp, owner, to divide approximately

10.24 acres into 25 single-family residential lots and one open space tract. Utilities will include domestic water, storm water, and sewer (City of West Richland), electric services (Benton REA), and telecommunications. The submittal was deemed complete for processing on March 9, 2022. The property owner requested that the City wait to process the application until he considered a real estate decision concerning the subject property. The property owner decided to move forward with the preliminary plat application on April 22, 2022.

Mayor Gerry closed the hearing at 6:45 p.m.

*Councilmember Bloom moved to approve the preliminary plat of the Ridge at Candy Mountain Phase 2 as conditioned on June 9, 2022, Councilmember Smart seconded the motion. After a brief discussion, Council unanimously approved the motion.*

**11. Citizen Public Comments** – There were no public comments.

**12. Announcements, Reports & Comments**

**a. Staff Reports**

Community Development Director Mendenhall reported that he was working with community members regarding candidate sign placement and permit requirements.

Public Works Director Slade provided an update on Collins Road. The striping and signage should be installed soon. Mr. Slade also updated Council on the Gateway pathway, which had been closed due to flooding, but is now reopened.

City Clerk Haug reminded the Council and the public that the July 5<sup>th</sup> City Council meeting is cancelled and requested those Councilmembers participating the Hanford tour to respond with their preferred tour date.

Chief Grego provided an update on the staffing levels in the police department.

**b. Council Reports**

Councilmember Fetto inquired about the open positions in the police department asking if it was 5 or 11. Chief Grego reported that there are currently 5 open positions. Councilmember Fetto also reported on the departure of Michael Novakovich from Visit Tri-Cities and the reception to be held on June 29<sup>th</sup> to wish him well.

Councilmember Hays reminded everyone that Speedfest is coming up on June 23-25<sup>th</sup> at Tri-City Raceway at Red Mountain Event Center. She thanked the West Richland Police Department and the City for their support.

Councilmember Bloom reported that BFT is providing free shuttle service to the Speedfest Event and also provided an update on the 18 and under ride free program through the transit agency.

Mayor Pro Tem Brink reported he is currently attending the AWC Conference in Vancouver with Councilmember Moran, where over 100 cities are represented at the conference.

Councilmember Stoker wished everyone a safe and enjoyable Independence Day, and asked everyone to be safe during this year's fireworks season.

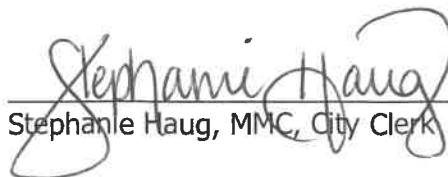
Councilmember Smart encouraged everyone to read the Declaration of Independence at their 4<sup>th</sup> of July BBQs. He also reported that he attended a Good Roads meeting and was learning a lot.

**13. Executive Session** – There was no executive session.

**14. Meeting Conclusion**- The meeting concluded at 7:08p.m.



Brent Gerry, Mayor



Stephanie Haug, MMC, City Clerk