

**CITY OF WEST RICHLAND  
 REMOTE CITY COUNCIL MEETING  
 TUESDAY, APRIL 20, 2021**

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

Present:

Mayor Brent Gerry  
 Mayor Pro Tem Fred Brink  
 Councilmember Richard Bloom  
 Councilmember Gail Brown  
 Councilmember Rich Buel  
 Councilmember David Fetto  
 Councilmember Kate Moran  
 Councilmember John Smart

Police Chief Ben Majetich  
 Finance Director Erin Gwinn  
 Public Works Director Roscoe Slade  
 Comm. Dev. Director Eric Mendenhall  
 City Clerk Stephanie Haug  
 City Attorney Bronson Brown

3. **Pledge of Allegiance** –  
 Mayor Gerry led the council, staff, and audience in the Pledge of Allegiance.

4. **Approval of Agenda** –  
*Upon motion by Mayor Pro Tem Brink, seconded by Councilor Smart, Council unanimously approved the agenda.*

**Special Presentation** – City Water Discoloration - Public Works Director Roscoe Slade read a letter into the record that will be posted on the City website addressing the recent citizen complaints regarding discolored water. Nathan Ikehara from the Washington State Department of Health also spoke regarding the discoloration, and reiterated that the City water is safe to drink. Council held a discussion. Citizen comments on the topic will be heard during the Citizen Comment period of the meeting.

5. **Presentations -**

- a. **Chief Majetich- Officer Flores Award**

Police Chief Ben Majetich presented West Richland Police Officer Daniel Flores with the Life Saving Award. On two separate occasions during the months of January and February 2021, Officer Flores administered Narcan to individuals experiencing an overdose and performed other life-saving measures, including CPR. His quick thinking and decision making saved both these lives.

- b. **David Reeploeg- Hanford Communities Update**

Mr. Reeploeg presented the Hanford Communities Annual Report and Update.

- c. **Sara Schwan- Mid-Columbia Library Annual Report**

Ms. Schwan presented the Mid-Columbia Library Annual Report and introduced the new West Richland Branch Manager, Jason Bond.

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

- a. **Approve Payment of Bills**

Description	Check Number(s)	Amount
Accounts Payable Checks	68412-68575	\$1,357,092.07

Manual Payroll Check	16667-16669	\$3,147.11
Voided Checks	68563-68565, 68422	\$(2,394.64)
Electronic Wire Payments	APPKT692,727,754,755,763,788,799,802,808,812,815,820,824,825,827,829,832	\$514,533.04
Direct Deposit		\$295,744.88
Merchant, LGIP, & Bank Fees		\$4,763.24
Internal Transactions		\$405,949.37
<b>Total</b>		<b>\$2,578,835.07</b>

**b. Approve Minutes- Regular Meeting April 6, 2021**

**c. ORD. 13-21- Amending 21/22 Biennial Budget & Motion to Award S. 38<sup>th</sup> Ave/SR 224 Signal Project**

**ORDINANCE NO. 13-21** - AN ORDINANCE OF THE CITY OF WEST RICHLAND, WASHINGTON AMENDING THE BUDGET FOR THE CITY FOR THE BIENNIUM ENDING DECEMBER 31, 2022.

**d. RES. 14- 21 – Authorizing Mayor to Execute Water System Development Fee mitigation Agreement- Preliminary Plat of Western Ridge**

**ORDINANCE NO. 14-21** - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WEST RICHLAND, WASHINGTON, AMENDING TITLE 17 OF THE WEST RICHLAND MUNICIPAL CODE, WHICH CONSOLIDATES ALL LAND USES INTO A LAND USE MATRICES FOR RESIDENTIAL AND COMMERCIAL DISTRICTS;

**e. Motion Authorizing Amendment #2 to Engineering Services Contract for Bombing Range Road-Keene Road Intersection Modification Project- JUB**

*Upon motion by Councilmember Brown and seconded by Councilmember Moran, Council unanimously approved the consent agenda.*

**7. ORDINANCES, RESOLUTIONS, MOTIONS AND PUBLIC HEARINGS-**

**a. Public Hearing – – Land Use Matrix**

Community Development Director Eric Mendenhall presented an ordinance amending Title 17 to create a land use matrix. The proposed zoning code amendment also incorporates changes as previously discussed by Council.

Mayor Brent Gerry opened the public hearing at 7:09 p.m.

There were no comments.

Mayor Brent Gerry closed the hearing at 7:09 p.m.

**b. ORD. 14-21- Land Use Matrix**

**ORDINANCE NO. 14-21** - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WEST RICHLAND, WASHINGTON, AMENDING TITLE 17 OF THE WEST RICHLAND MUNICIPAL CODE, WHICH CONSOLIDATES ALL LAND USES INTO A LAND USE MATRICES FOR RESIDENTIAL AND COMMERCIAL DISTRICTS;

*Councilmember Brown moved to approve Ordinance 14-21. It was seconded by Councilmember Bloom. A discussion was held regarding Councilmember Smart's concerns over some of the items and an opportunity to discuss them in the future. City Council unanimously approved Ordinance 14-21.*

**8. Unfinished Business –**

- a. Residential Street Improvements- Public Works Director Slade presented a PowerPoint presentation regarding improvements of existing residential streets. Mayor Gerry suggested that a subcommittee be formed. Councilmember Brown shared a different presentation with information modeled after the book "Strong Town." Councilmember Fetto volunteered to sit on the committee. Additional discussion was held regarding the topic. Mayor Gerry suggested that the subcommittee is formed, with what appear to be three volunteers, and align this work with the budget cycle and the development of the SFAs. The subcommittee will work with staff to develop the next steps.

**9. New Business –**

- a. FORMEC Lease Agreement – Community Development Director Mendenhall reviewed the proposed lease agreement with FORMEC for the racetrack property, one article at a time. Council asked questions regarding the lease throughout his review.

*At 9:03pm, Councilmember Buel announced he needed to leave the meeting.*

Council continued their discussion. This item will be placed on the May 4<sup>th</sup> Consent Agenda for approval.

**10. Citizen Public Comments-**

**Jerame Clough-** Argos Street- Spoke of his concerns with the development in West Richland and the infrastructure, a lack of parks north of Paradise, lack of sidewalks and the results of that. He addressed the concerns with the quality of water and pushing the costs onto the end-user, the trend of spending money on other projects instead of on infrastructure such as streets and the water lines that will keep people here, and that he probably represents thousands of other residents who are not willing to sit through a three hour Council meeting. He strongly encouraged the City to have a strong plan for infrastructure to not only attract, but keep people in West Richland.

**Kate Giardinelli-** Collins Road- Ms. Giardinelli wanted to reiterate what Mr. Clough had stated. She is frustrated that the City isn't taking it seriously, and the City should have notified residents sooner. She stated that the burden is placed on the homeowners. Ms. Giardinelli also submitted a written comment to be read into the record.

**Justin Wallwin-** Birdhill- Supports those who spoke on the water issue. He's been active online to stay informed. He has new filters on their way, which he hopes will improve the quality of water at his home. He's doing his part as a homeowner, and there's talk out there about lawyers and the State DOH, and he hopes it doesn't get to that point.

**11. Announcements, Reports & Comments**

- a. **Staff Reports** – There were no staff reports.
- b. **Council Reports**

Councilmember Moran attended the BFCOG and the BF Economic Development Committee on April 16<sup>th</sup>. There will be a Small Cities meeting in late May. BFEDD is looking to defederalize the Revolving Loan Fund. She also reported that Benton City is losing its only bank, as USBank will

be closing there July 1<sup>st</sup>. She thanked all those that stayed online to speak at the meeting and that she appreciated their input and participation.

Councilmember Smart thanked those who participated in the meeting. He indicated that he experienced brown water as well, and encouraged other residents to get involved in their local government. He was able to attend the Utility Committee Meeting as a Councilperson, and learned of the many water projects that are planned and are being completed and their associated costs. Water quality was discussed, including installing filters at the source. An exact estimate has not been calculated, but it's going to be expensive, and will raise the water rates for everyone. Individual solutions may cost less than the city-wide approach, and you might not solve the problem by filtering at the source. He stated that a lot more consideration will need to take place before a decision can be made.

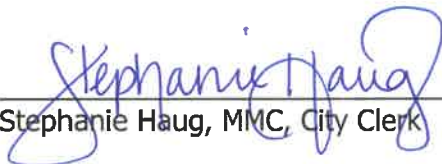
Mayor Pro Tem Brink sat on the AWC Municipal Excellence Award Committee and reviewed applications from the 25 cities that submitted them. He also wanted to thank the residents that spoke and sat through the long meeting. He encouraged the continued participation as everyone, Council, Mayor, Staff work for the citizens.

*A written public comment from Kate Giardinelli was read aloud by City Clerk Haug that was missed being read during the Citizen Public Comments section of the meeting.*

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

**13. Adjournment - The meeting was adjourned at 9:38 p.m.**

  
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Brent Gerry, Mayor

  
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Stephanie Haug, MMC, City Clerk