



## **MINUTES**

### **City Council Regular Meeting**

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7:00 PM - Monday, September 16, 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; Kevin Crowley, Fire Chief; Eric Ferguson, City Attorney; Jacob Gonzalez, Community & Economic Development Director; Ken Roske, Police Chief; Maria Serra, Public Works Director; and Debby Barham, City Clerk

The meeting was opened with the Pledge of Allegiance.

#### **CONSENT AGENDA**

##### **Approval of Meeting Minutes for September 3rd and September 9th**

To approve the minutes of the Pasco City Council Regular Meeting held on September 3, 2024, and the Special Meeting and Regular Workshop held on September 9, 2024.

##### **Bills and Communications - Approving Claims in the Total Amount of \$8,971,729.33**

To approve claims in the total amount of \$8,971,729.33 (\$7,696,535.14 in Check Nos. 266415 - 266751; \$11,410.24 in Check Nos. 54822 - 54831; \$1,263,783.95 in Electronic Transfer Nos. 30213629 - 30214328).

**Ordinance No. 4726 - Amending PMC Section 3.40.070 Time of Payment of Impact Fees**

To adopt Ordinance No. 4726, amending the Pasco Municipal Code Section 3.40.070 "time of Payment of Impact Fee," and further, authorize publication by title only.

**Resolution No. 4493 - Change Order No. 5 for Pasco Water Reuse Facility Phase 2 Construction Contract with Tapani, Inc.**

To approve Resolution No.4493, authorizing the City Manager to execute Change Order No. 5 with Tapani, Inc. for the Process Water Reuse Facility Phase 2 Winter Storage Improvements Project.

**Resolution No. 4494 - I-182 & Broadmoor Boulevard Interchange Project Change Order No. 7**

To approve Resolution No. 4494, authorizing the City Manager to execute Change Order No. 7 with Nelson Construction Corp. for the I-182 and Broadmoor Boulevard Interchange.

**Resolution No. 4495 - Axon Enterprise, Inc. First Amendment to the Master Services and Purchasing Agreement**

To adopt Resolution No.4495, authorizing the City Manger to execute the First Amendment to the Master Services and Purchasing Agreement with Axon Enterprise, Inc. for the Officer Safety Plan.

**Historic Preservation Commission Reappointment of Marilyn Baker**

To confirm the Mayor's reappointment of Marilyn Baker to Position No. 3 on the Historic Preservation Commission with term expiring on August 1, 2027.

**ROLL CALL VOTE**

**MOTION:** Mayor Pro Tem Milne moved, seconded by Councilmember Blasdel to approve the Consent Agenda as read.

<b>RESULT:</b>	<b>Motion carried unanimously 7-0</b>
<b>AYES:</b>	Mayor Serrano, Mayor Pro Tem Milne, Councilmember Barajas, Councilmember Blasdel, Councilmember Grimm, Councilmember Harpster, and Councilmember Perales

**PUBLIC COMMENTS**

Irving Brown Sr. commented on recent meetings he had with City staff regarding the Martin Luther King Jr. (MLK) Center. He asked for additional notification when

the MLK Center is being discussed during future Council Meetings, as well as the amount of secured funding for the MLK Center.

Ms. Mahoney, Pasco resident, made a public records request and asked questions during the public comments period related to the floodplain that she lives in and Animal Control. She recommended reallocation of Pasco Public Facilities District (PPFD) funding from the PPFD project to remodel City owned buildings.

## **REPORTS FROM COMMITTEES AND/OR OFFICERS**

### **Verbal Reports from Councilmembers**

Mr. Perales reported on recent high school sports events and the Fiery Foods Festival.

Mr. Grimm reported on the Fiery Foods Festival and a recent ribbon cutting event for the Columbia Basin Health Association's grand opening.

Mr. Harpster reported on the Mid-Columbia Duck Race, Corvettes on the Columbia, Fiery Foods Festival and Parade of Homes events held during the past weekend.

Ms. Blasdel reported on the Fire Foods Festival.

Mayor Pro Tem Milne reported on the Fire Foods Festival.

Mayor Serrano reported on the Columbia Basin Health Association ribbon cutting event.

## **HEARINGS AND COUNCIL ACTION ON ORDINANCES AND RESOLUTIONS RELATING THERETO**

### **Public Hearing & Ordinance No.4727 - Right-of-Way Vacation for Alvarado Place (VAC 2024-002)**

Mr. Gonzalez provided a brief report to the proposed right-of-way (ROW) vacation for Alvarado Place.

Ms. Barajas asked the early was adjacent property owners were notified regarding the request to vacate the ROW on this property.

Mr. Perales asked about the status of the rezone for this property and Mr. Gonzalez stated that the Hearing Examiner held the Public Hearing last month and made a recommendation for the rezone approval.

Mr. Ferguson stated that the current public hearing for vacating the ROW and not related to rezoning of the property. He recommended that Council stay focused on the pending action for a vacation of ROW.

Mayor Serrano declared the Public Hearing open to consider the proposed ROW vacation.

Tom Corley, Pasco resident, expressed opposition to the proposed ROW vacation and asked it that would provide the roadway for the pending rezone to develop a multi family units on the property.

Mr. Ferguson stated that public hearing comments can only be related to the proposed ROW vacation and not possible future actions associated with the property.

Individual, Pasco resident, expressed opposition to the proposed ROW vacation.

Mr. Gonzalez reminded Council that the action before them is to vacate the ROW, which will prohibit the use of public road access.

Following three calls for comments, and there being none, Mayor Serrano declared the Public Hearing closed.

Mr. Grimm and Mayor Pro Tem Milne asked a few clarifying questions in which Mr. Gonzalez answered.

## **ROLL CALL VOTE**

**MOTION:** Mayor Pro Tem Milne moved, seconded by Councilmember Blasdel to adopt Ordinance No. 4727, vacating a 20-foot Right-of-Way along the eastern property line of Lot 1 of Short Plat 94-7 located approximately 300 feet east of the intersection of Road 100 and West Court Street, in Pasco, Washington, and, further, authorize publication by summary only.

<b>RESULT:</b>	<b>Motion carried. 5-2</b>
<b>AYES:</b>	Mayor Serrano, Councilmember Barajas, Councilmember Blasdel, Councilmember Grimm, and Councilmember Harpster
<b>NAYS:</b>	Mayor Pro Tem Milne and Councilmember Perales

## **ORDINANCES AND RESOLUTIONS NOT RELATING TO HEARINGS**

### **Ordinance No. 4728 - Osprey Pointe Rezone from I-3 to MU (Z 2024-004)**

Mr. Gonzalez provided a brief report related to the proposed rezone for Osprey Pointe.

Mr. Ferguson announced that the proposed rezone was a quasi-judicial action and he read the quasi-judicial procedure including how the Appearance of Fairness Doctrine applies to it. Next, he asked all Councilmembers a series of questions

associated with potential conflicts of interest to disclose such potential conflicts or appearance of conflicts. With no response from the Councilmembers, he asked if any members of the public were seeking to disqualify a member of Council from participating in the proceedings. No one came forward.

Mr. Grimm commented that the property is a great spot and it is a great development opportunity.

Mr. Perales and Mayor Serrano asked additional questions related the intended use of property and Mr. Gonzalez provided answers.

## **ROLL CALL VOTE**

**MOTION:** Mayor Pro Tem Milne moved, seconded by Councilmember Barajas to adopt Ordinance No. 4728, amending the zoning classification of certain real property located SE of the intersection of S Grey Avenue and E Ainsworth Avenue, and SW of the intersection of E Dock Street and SE Road 18, Pasco, Franklin County, Washington, from I-3 to MU and, further, authorize publication by summary only.

<b>RESULT:</b>	<b>Motion carried. 6-1</b>
<b>AYES:</b>	Mayor Pro Tem Milne, Councilmember Barajas, Councilmember Blasdel, Councilmember Grimm, Councilmember Harpster, and Councilmember Perales
<b>NAYS:</b>	Mayor Serrano

## **Resolution No. 4497 - Acceptance of Work for Fire Station No. 85**

Ms. Serra provided a brief report on the completion of Pasco Fire Station No. 85 construction project.

Mr. Grimm and Mayor Pro Tem Milne commented on the project.

## **ROLL CALL VOTE**

**MOTION:** Mayor Pro Tem Milne moved, seconded by Councilmember Blasdel to approve Resolution No. 4497, accepting the work performed by G2 Commercial Construction, Inc., of Kennewick, Washington, under contract for the City of Pasco's Fire Station No. 85 project.

<b>RESULT:</b>	<b>Motion carried unanimously 7-0</b>
<b>AYES:</b>	Mayor Serrano, Mayor Pro Tem Milne, Councilmember Barajas, Councilmember Blasdel, Councilmember Grimm, Councilmember Harpster, and Councilmember Perales

## **Resolution No. 4498 - Adopting City Council Rules of Conduct**

Mr. Ferguson provided a brief recap of the proposed City Council Rules of Conduct noting a new section related to Council interaction with the media. He noted one sentence that was meant to be removed on Page 14 under 5(c), which is only for the Strong Mayor form of government. He stated that it is ready for Council consideration.

Council and Mr. Ferguson held a brief question and answer period regarding the proposed rules of conduct.

**MOTION:** Mayor Pro Tem Milne moved, seconded by Councilmember Blasdel to approve Resolution No. 4498, adopting the City Council Rules of Procedure.

<b>RESULT:</b>	<b>Motion carried unanimously 7-0</b>
<b>AYES:</b>	Mayor Serrano, Mayor Pro Tem Milne, Councilmember Barajas, Councilmember Blasdel, Councilmember Grimm, Councilmember Harpster, and Councilmember Perales

## **UNFINISHED BUSINESS**

### **Modification of Comprehensive Plan Amendment CPA2023-001 (Road 100 & Argent)**

Mr. Gonzalez provided a brief presentation on the next step Council needs to formally take for the proposed Comprehensive Plan Amendment CPA2023-001 per the Pasco Municipal Code (PMC) requirements. He stated that two (2) motions were drafted for Council's consideration to choose one.

Council and Mr. Ferguson discussed the next steps based on the PMC requirements to the Comprehensive Plan Amendment. A third motion was suggested for consideration.

## **ROLL CALL VOTE**

**MOTION:** Councilmember Harpster moved, seconded by Councilmember Blasdel to modify Comprehensive Plan Amendment Application CPA2023-001 to Medium Density Residential and find that it is not substantially changed.

<b>RESULT:</b>	<b>Motion carried unanimously 7-0</b>
<b>AYES:</b>	Mayor Serrano, Mayor Pro Tem Milne, Councilmember Barajas, Councilmember Blasdel, Councilmember Grimm, Councilmember Harpster, and Councilmember Perales

## **NEW BUSINESS**

### **Martin Luther King Jr (MLK) Community Center Improvements Update**

Ms. Serra provided a brief update on the status of the Martin Luther King Jr (MLK) Community Center.

Council, Ms. Serra and Rod Rada, Architect with Architects West discussed the three phased project and Mr. Rada provided details of the project design for the remodel of the MLK Community Center.

## **MISCELLANEOUS DISCUSSION**

Mr. Gonzalez announced an engagement event for the Downtown Pasco Master Plan, which is scheduled for Wednesday, September 18th.

Ms. Barajas announced Mexican Independence Day.

Mr. Grimm asked for Council concurrence on a request to receive an update on the Broadmoor Tax Increment Financing (TIF) area. The majority of Council preferred to receive a written update.

Ms. Blasdel asked for Council concurrence on a presentation regarding Pasco Specialty Kitchen (PSK). The majority of Council preferred to receive a written update.

Mr. Harpster stated the he and his wife received death threats recently and expressed appreciation to Pasco Police staff, Police Chief Roske and Mr. Lincoln for their efforts to secure the person threatening them and placing that individual in custody.

## **RECESS**

Mayor Serrano called for a five-minute recess at 8:32 PM.

## **EXECUTIVE SESSION**

Council adjourned into Executive Session at 8:37 PM for 15 minutes returning at 8:52 PM to consider the minimum offering price for sale or lease of real estate if there's a likelihood that disclosure would decrease the price per RCW 42.30.110(1)(c) with the following factors influencing the price include land use, minimum price and location with the City Manager, Deputy City Manager, and City Attorney.

## **ADJOURNMENT**

There being no further business, the meeting was adjourned at 8:52 PM.

**PASSED and APPROVED** on October 7, 2024.

**APPROVED:**

Signed by:  
*Pete Serrano*  
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Pete Serrano, Mayor

**ATTEST:**

Debra Barham, City Clerk