



City Council Meeting Schedule May 2022

The City broadcasts City Council meetings on the City's website
<https://www.go2kennewick.com/CouncilMeetingBroadcasts>.

- May 3, 2022
Tuesday, 6:30 p.m. REGULAR COUNCIL MEETING
- May 10 2022
Tuesday, 6:30 p.m. WORKSHOP MEETING
1. Regional and Neighborhood Parks
 2. Fire Department Update: Biennium Goals & Priorities
 3. Police Department Update: Biennium Goals & Priorities
- May 17, 2022
Tuesday, 6:30 p.m. REGULAR COUNCIL MEETING
- May 24, 2022
Tuesday, 6:30 p.m. WORKSHOP MEETING
1. Kennewick Public Facilities District (KPFDD)
 2. Planning & Public Works Development Process
 3. Fourth of July Safety Measures
- May 31, 2022
Tuesday, 6:30 p.m. NO MEETING SCHEDULED

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

Council Workshop Coversheet



Agenda Item Number	1.	Meeting Date	05/24/2022
Agenda Item Type	Presentation		
Subject	Kennewick Public Facilities District (KPFDD)		
Ordinance/Reso #		Contract #	
Project #		Permit #	
Department	Finance		

Info Only	<input checked="" type="checkbox"/>
Policy Review	<input type="checkbox"/>
Policy DevMnt	<input type="checkbox"/>
Other	<input type="checkbox"/>

Summary

At the May 24th workshop, staff will provide a presentation on the Kennewick Public Facilities District (KPFDD) that will include an overview on the District's governance and authority under state law as well as information on its funding sources and overall budget.

Through

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Attachments:

PowerPoint

Dept Head Approval

Dan Legard May 18, 11:09:48 GMT-0700 2022
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City Mgr Approval

Marie Mosley May 20, 09:38:06 GMT-0700 2022
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KENNEWICK PUBLIC FACILITIES DISTRICT

May 24, 2022 City Council Workshop

KPFD GOVERNANCE

- The KPFD was formed by Kennewick City Council in December, 2000 to design, construct, and operate a convention center
 - District boundary is contiguous with the City of Kennewick
- Governed by a five-member Board appointed by City Council
 - Board members serve staggered, four-year terms
 - Two members at City Council's full discretion
 - Three members appointed by City Council based on recommendations from local agencies

CURRENT KPFD BOARD

Calvin Dudney, President (March 31, 2023)*

John Neill, Treasurer (March 31, 2025)*

Ron Hue, Secretary (March 31, 2024)*

Renee Brooks, Board Member (March 31, 2025)

Austin Crawford, Board Member (March 31, 2026)

* Board position recommended by local agencies

KPFD FACILITIES MANAGEMENT

- KPFD owns and operates the Three Rivers Convention Center
- In 2004, City entered into an agreement with KPFD to hire a manager and oversee the operations of the Toyota Center & Arena
 - Joint Coliseum Advisory Committee (JCAC) formed
- KPFD currently contracts with VenuWorks to manage all facilities
- KPFD Board approves annual budgets for the Three Rivers Convention Center and provides a recommendation to City Council for the Toyota Center & Arena

TAXING AUTHORITY

- RCW 82.14.390 allowed public facilities districts created before July 31, 2002 that commenced construction of a regional center (convention center) before January 1, 2004 to implement a sales tax rate of 0.033 percent
- Tax is a credit against the state portion of the sales tax rate
- Tax expires when bonds issued to finance the construction or expansion of the regional center are retired, but not more than forty years after first collected
 - KPFDD implemented sales tax effective June 1, 2001
 - Set to expire May 31, 2026

DEBT CAPACITY

- State law limits indebtedness for PFD's to 0.5% of assessed value of the district without voter approval & 1.25% with voter approval (cumulative)
 - Voter-approved debt requires 60% approval with 40% voter turnout from last general election
- Debt capacity at 12/31/2021:
 - Max Capacity - $\$8,429,184,256 \text{ AV} \times .005 = \$42,145,921$
 - OS Debt = $\$6,115,000$
 - Remaining Debt Capacity - $\$36,030,921$
- Investors typically require a financial guarantee for PFD bonds

CONVENTION CENTER FINANCING

- Total Project Cost - \$17M
 - Kennewick PFD - \$12.83 million bond issue
 - City of Kennewick - \$3.995 million bond issue
- Interlocal agreements:
 - Regional Center Lease Agreement - 50 year lease with add'l 25 year option
 - Annual Contribution Agreement – City provides up to \$725,000 annually
 - Convention Center Financing Interlocal (City of Kennewick and City of Pasco)
 - Agreement to Provide Regional Center Loans
 - City guarantees payment of PFD bonds through loans or ownership interest
 - Stipulates KPFDF reserve requirements and notice provisions

Kennewick PFD Revenue Sources

2019 = \$4,310,274

<p>Operating Revenue 2019 = \$2,431,491</p> <ul style="list-style-type: none"> All earnings, revenue and money from or on account of operation of the Convention Center 	<p>Sales Tax Revenue 2019 = \$788,366</p> <ul style="list-style-type: none"> Rate of 0.033% imposed in 2001 as a credit to the state sales tax rate. Expires May 31, 2026. 	<p>City of Kennewick Annual Contribution 2019 = \$326,397</p> <ul style="list-style-type: none"> Under an interlocal agreement, \$725,000 per year, less the annual aggregate debt service on city bonds issued for the construction of the convention center and the lesser of sales tax received from Pasco PFD > \$150,000 or \$600,000. 	<p>Pasco PFD Sales Tax 2019 = \$575,430</p> <ul style="list-style-type: none"> Rate of 0.033% imposed in 2003 by the Pasco PFD as a credit to the state sales tax rate. Under an interlocal agreement, all tax revenue collected is paid to the Kennewick PFD. 	<p>Benton County PFD Sales Tax 2019 = \$188,590</p> <ul style="list-style-type: none"> Rate of 0.033% imposed in 2003 by the Benton County PFD as a credit to the state sales tax rate. Under an interlocal agreement, 80% of the proceeds are allocated to the PFD's in Benton County based on population. The Kennewick PFD receives 58.4% of tax revenue collected under this formula and can receive up to an additional 20% at the discretion of the Benton County PFD Board.
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ANNUAL FINANCIAL RESULTS

CY 2019

Operating Revenues	\$ 2,431,491
Operating Expenses*	<u>(2,794,832)</u>
Net Operating Loss*	(363,341)
<u>Other Income (Expense) Items</u>	
Sales Tax (KPFD)	788,366
Sales Tax (Pasco PFD)	575,430
Sales Tax (Benton PFD)	188,590
City of Kennewick Annual Contribution	326,397
Capital Improvements	(367,796)
Debt Service	<u>(1,276,842)</u>
Net Decrease in Working Capital	<u>\$ (129,196)</u>

*Excludes non-cash items such as depreciation/amortization.



**Council Workshop
Coversheet**



Agenda Item Number	2.	Meeting Date	05/24/2022
Agenda Item Type	Presentation		
Subject	Planning & Public Works Development Process		
Ordinance/Reso #		Contract #	
Project #		Permit #	
Department	Public Works		

Info Only	<input checked="" type="checkbox"/>
Policy Review	<input type="checkbox"/>
Policy DevMnt	<input type="checkbox"/>
Other	<input type="checkbox"/>

Summary

The Public Works and Planning Departments will give an update on items discussed and feedback received from the Developer Forum held on May 11, 2022

Through	John Cowling May 18, 06:46:27 GMT-0700 2022	Attachments: Presentation
Dept Head Approval	Cary Roe May 18, 07:20:29 GMT-0700 2022	
City Mgr Approval	Marie Mosley May 20, 08:57:47 GMT-0700 2022	

City Council Workshop
Spring 2022 Developer Forum
Follow-up

May 24, 2022





MAY 11TH, 2022

SPRING 2022 DEVELOPER FORUM

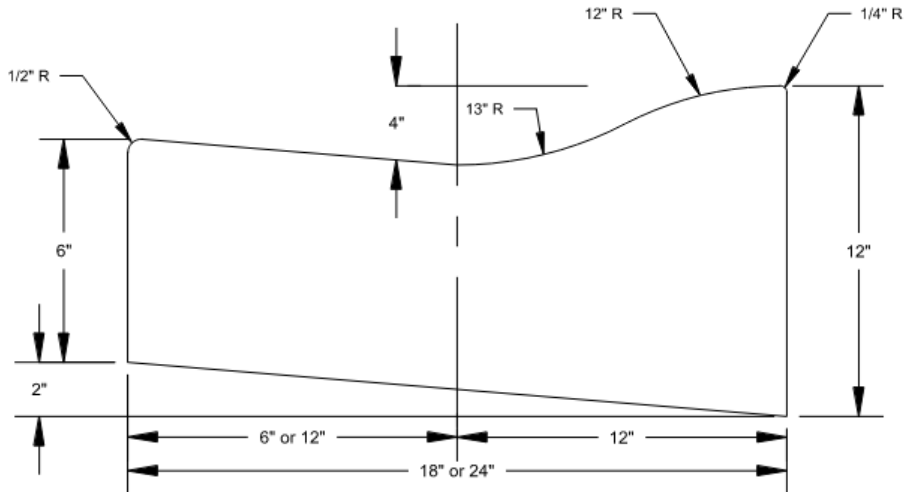
City Hall | Council Chambers | 11:30 a.m. - 1:30 p.m.

AGENDA

1. INTRODUCTIONS & GREETINGS
2. RECENT DEVELOPER RELATED CODE AMENDMENTS
 - a. Bonding for Final Paving After October 1st
 - b. Simplified Driveway Widths (36 ft. max)
 - c. Accessory Dwelling Unit - ADU
3. PROPOSED DEVELOPMENT RELATED STANDARDS/AMENDMENTS
 - a. Rolled Curb for Small/Narrow Lot Development (24' to 45' wide)
 - b. Residential Hillside Development Flexibility
 - c. Preliminary Site Plan Flexibility
 - d. Regional Pavement Cut Policy
 - e. Water Meter Box Installation
 - f. Street Light Disconnect Pedestal
4. TRAFFIC IMPACT FEE OVERVIEW & POTENTIAL INCENTIVES
5. SURVEY FEEDBACK
6. QUESTIONS
7. NEXT MEETING - FALL 2022
8. ADJOURNMENT



Rolled Curb for Small/Narrow Lot Development (24ft - 45ft)



- NOTES:**
1. ROLLED CURB AND GUTTER MAY ONLY BE USED IN SMALL LOT RESIDENTIAL SUBDIVISIONS AND ONLY WITH WRITTEN APPROVAL OF THE PUBLIC WORKS DIRECTOR.
 2. FORMS SHALL BE TRUE TO LINE AND GRADE AND SECURELY STAKED.
 3. THRU JOINTS SHALL BE PLACED ADJACENT TO CATCH BASINS, INLETS, CURB RETURNS, ALLEYS, OR A MAXIMUM SPACING OF 10 FEET.
 4. THRU JOINTS SHALL BE 1/2" WIDE PRE-MOLDED JOINT FILLER.
 5. ALL JOINTS SHALL BE CLEANED AND EDGED.
 6. CONCRETE SHALL BE CEMENT CONCRETE CLASS 4000.
 7. STEEL FORMS ONLY MAY BE USED ON TANGENT SECTIONS, WOOD FORMS MAY BE USED ON CURVED SECTIONS.
 8. FINISH SHALL BE LIGHT BROOM.
 9. THE FINISHED CONCRETE SHALL BE COVERED BY CURING COMPOUND, WATERPROOF PAPER OR PLASTIC SHEETING IN THE EVENT OF RAIN OR OTHER INCLEMENT WEATHER. CURING TIME SHALL BE AS SPECIFIED.
 10. ALL SIDEWALKS POURED BEHIND ROLL CURB IN RESIDENTIAL APPLICATIONS SHALL BE SIX INCHES (6") THICK OVER 2" OF CRUSHED SURFACING TOP COURSE WITH TOP OF ROCK COMPACTED TO 95% OF MAXIMUM DENSITY.

**ROLLED CURB AND GUTTER
DETAIL**



① TRANSITION FROM STANDARD CURB TO ROLLED CURB SHALL BE DETERMINED BY CITY AT THE TIME OF APPLICATION.

SMALL LOT DETAIL

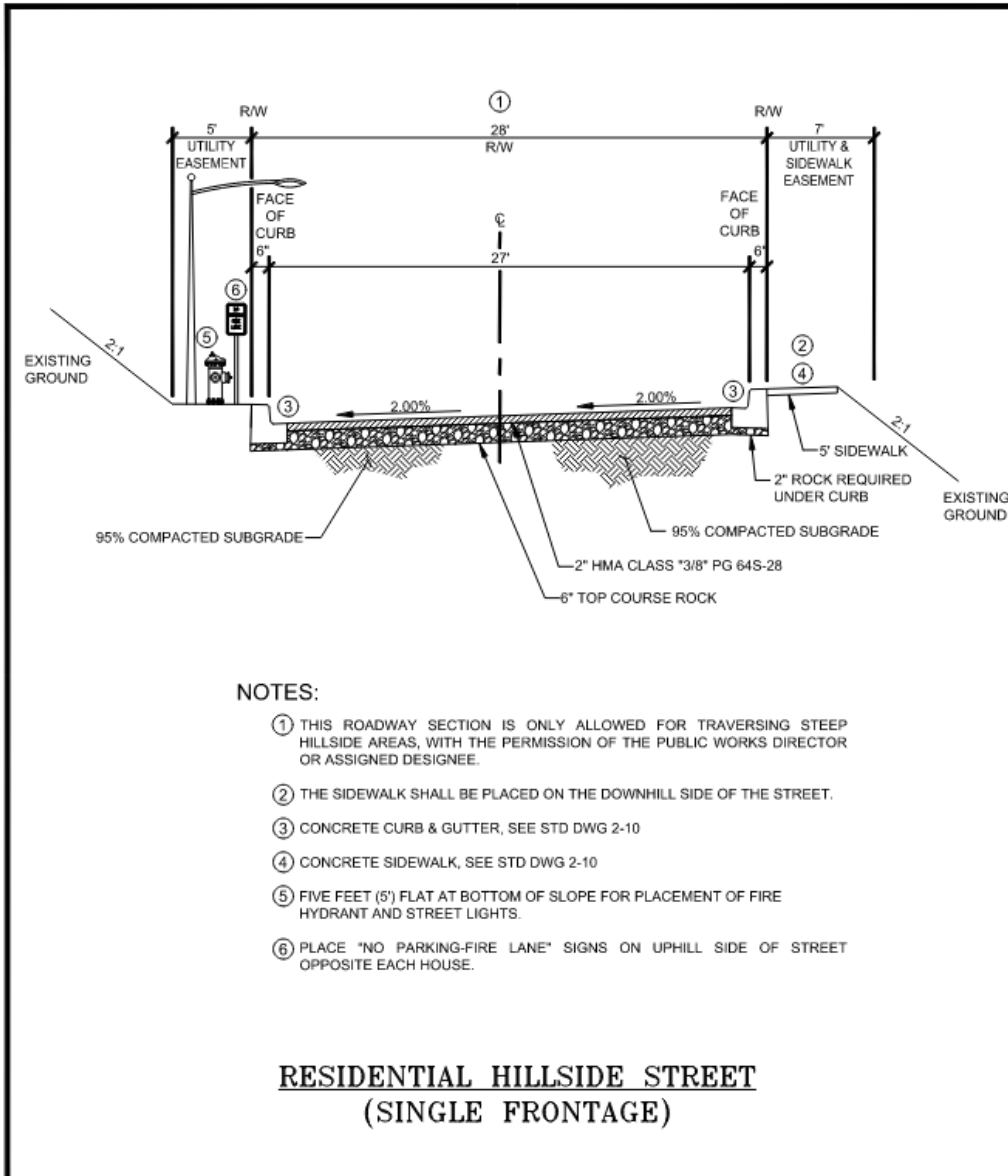
CITY OF KENNEWICK
ENGINEERING DEPARTMENT

DATE 5/22
DWN JDS
REV
CHK NTS
SCALE NTS
2-10
SHEET 10 OF 11

CITY OF KENNEWICK
ENGINEERING DEPARTMENT

DATE 5/22
DWN JDS
REV
CHK NTS
SCALE NTS
2-10
SHEET 11 OF 11

Residential Hillside Development Flexibility



NOTES:

- ① THIS ROADWAY SECTION IS ONLY ALLOWED FOR TRAVERSING STEEP HILLSIDE AREAS, WITH THE PERMISSION OF THE PUBLIC WORKS DIRECTOR OR ASSIGNED DESIGNEE.
- ② THE SIDEWALK SHALL BE PLACED ON THE DOWNHILL SIDE OF THE STREET.
- ③ CONCRETE CURB & GUTTER, SEE STD DWG 2-10
- ④ CONCRETE SIDEWALK, SEE STD DWG 2-10
- ⑤ FIVE FEET (5') FLAT AT BOTTOM OF SLOPE FOR PLACEMENT OF FIRE HYDRANT AND STREET LIGHTS.
- ⑥ PLACE "NO PARKING-FIRE LANE" SIGNS ON UPHILL SIDE OF STREET OPPOSITE EACH HOUSE.

**RESIDENTIAL HILLSIDE STREET
(SINGLE FRONTAGE)**

CITY OF KENNEWICK
ENGINEERING DEPARTMENT

DATE 5/22
DWN
REV
CHK
SCALE NTS

DWG. NO.

2-1



Preliminary Site Plan Flexibility



Current Site Plan Review Process

1. Pre-application Review is required
2. Preliminary Site Plan Review (may be waived)
3. Concurrent (Consolidated) Submittal
 - Final Site Plan Review, Building Plan Review (including plumbing and mechanical), Civil Plan Review
 - All applications required concurrently
 - If any portion is missing, whole submittal is incomplete and review does not start until missing item is submitted



Site Plan Review Process – Proposed Changes

- Require preliminary site plan review
 - Establishes foundation for final design of other plans
- Remove **requirement** for concurrent (consolidated) submittal
 - Separate submittals will be allowed
 - Building, Plumbing, Mechanical (still together)
 - Civil
 - Final Site Plan
 - Concurrent submittals will be allowed
- Approvals and permits issued when ready
- Potential risk associated with separate submittal
 - Risk is minimal due to preliminary site plan
 - Risk born by applicant



Regional Pavement Cut Policy



Regional Pavement Cut Requirements

- Proposed Requirements

- Under the proposed policy pavement restoration requirements would be based on Pavement Condition Index (PCI) rather than five years
- For streets with a PCI equal to or greater than 75, or that have been resurfaced with a slurry seal, chip seal, cape seal or similar treatment less than 1-inch thick within the calendar year in which the construction permit was issued, no cutting or excavation is permitted, except for the following situations and at the discretion of the director:
 - Emergencies that endanger life, property, or public health and safety
 - Interruption of essential utility service
 - Work mandated by City, State, or Federal legislation
 - New service to a specific location cannot be reasonably provided by another route or using trenchless technology methods
 - Minor core drilling or potholing (max. 8-inch bell hole) to locate utilities
 - Discretion of the Public Works Director if in the best interest of the public



Regional Pavement Cut Requirements

- Proposed Requirements

- If construction work is authorized for a street with a PCI **greater** than 75 or resurfaced in the calendar year, roadway restoration would have the following requirements:

Lateral Cuts
Min. 25' wide pavement restoration full width of travel lane disturbed

Longitudinal Cuts
Min. 25' long pavement restoration full width of travel lane disturbed

LEGEND
TRENCH
LIMITS OF ROAD REPAIR



Regional Pavement Cut Requirements

- Proposed Requirements

- If construction work is authorized for a street with a PCI less than 75 and have not been resurfaced in the calendar year, roadway restoration would have the following requirements:

Lateral Cuts
Min. 6' wide pavement restoration and 1/2 width of travel lane disturbed

Longitudinal Cuts
Min. 6' long pavement restoration and 1/2 width of travel lane disturbed

1.0' MIN.

6.0' MIN.

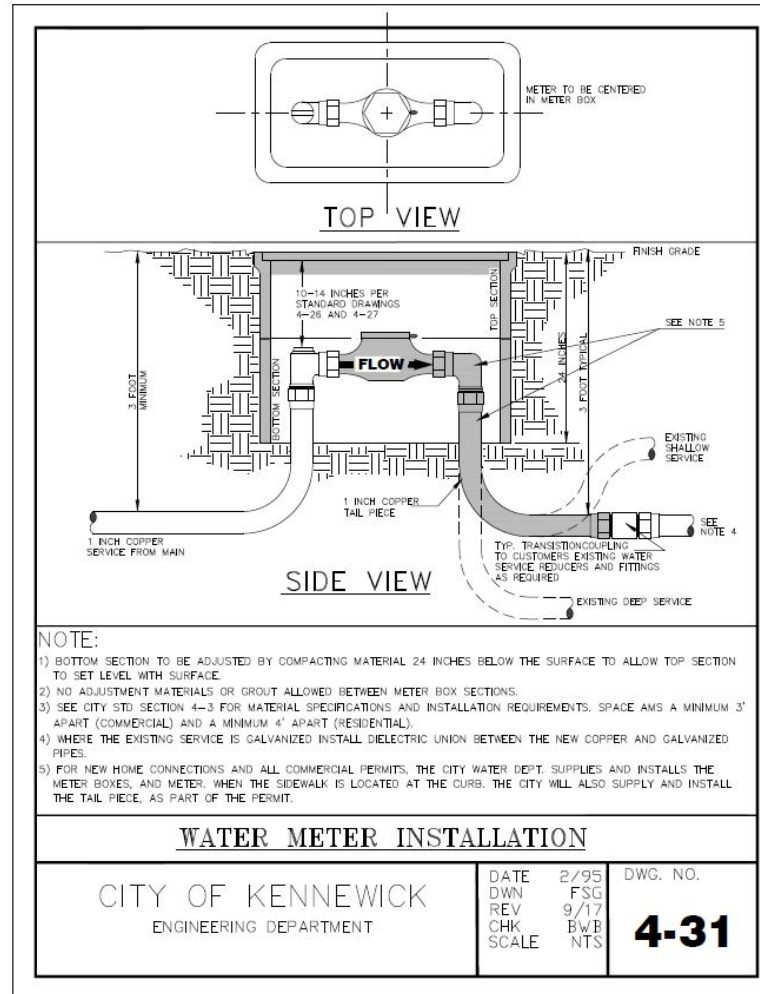
6' MIN.

1.0' MIN.

LEGEND
TRENCH
LIMITS OF ROAD REPAIR

WICK WASHINGTON

Water Meter Box Installation



Water Meter Box Installation

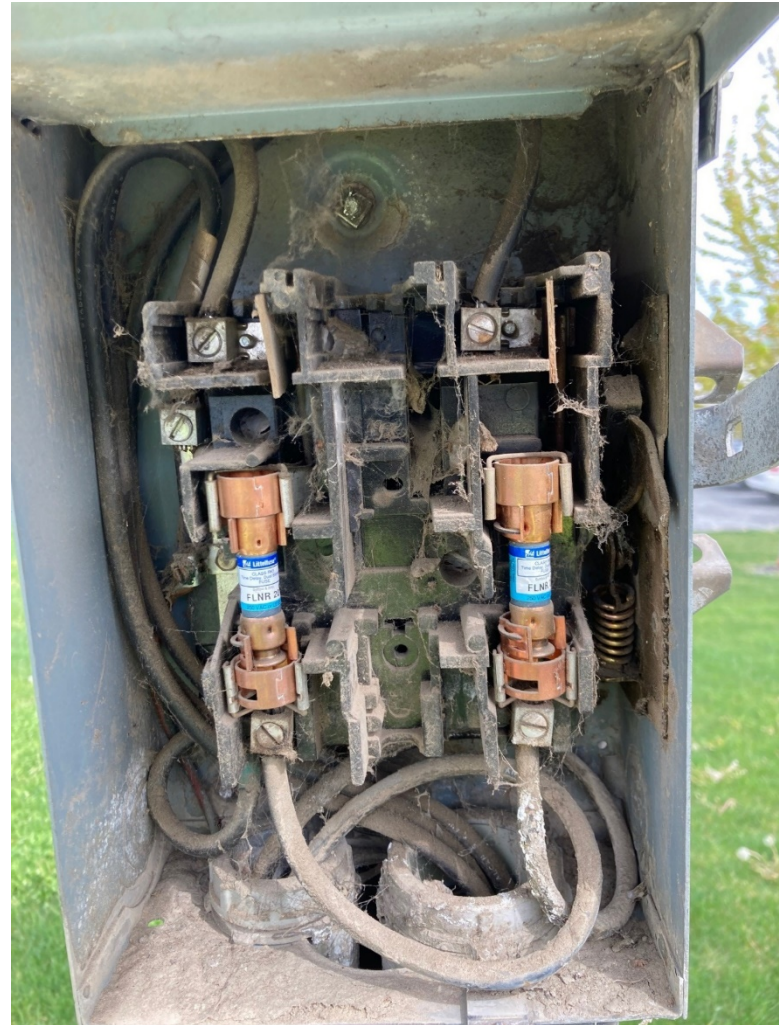
- Background
 - Currently when a meter is requested, the City has to re-dig out the water service, install the meter box, and drop in the meter
 - Other jurisdictions and KID have the developer drop in the meter box when the hole is open for the water service install
- For Consideration
 - City provides meter box for developer to install during service line construction in lieu of a potential increase in permit fees due to meter box price increases
 - Allows for expedited meter installs when requested



Street Light Power Disconnect Pedestal



Power Disconnect Pedestals (Existing)



Power Disconnect Pedestals (New)



New Disconnect Pedestal Main Advantages

- Removes the need for photocells at every light and saves money in initial installation and future maintenance
- All lights on the circuit will turn on and off at the exact same time, giving the lighting in the area uniformity and reduces false calls for lights out
- During the day the power is not running out to the lights and on the wires allowing a locator to safely access and trace all wires without the fear of being shocked
- Enclosure is made of thick aluminum that will not allow rusting and sealed doors keep out dust, bugs, and birds
- Reducing the need for multiple pedestals in multi-phase developments



Break Even Analysis

	Quantity	Price per Unit	Extension
7 Pin Photo Cells	14	\$275	\$3,850
Current Power Disconnect Pedestals	2	\$600	\$1,200
Total current cost			\$5,050
Cost of new power disconnect pedestal			\$4,872



Transportation Impact Fee (TIF)

Overview & Incentives

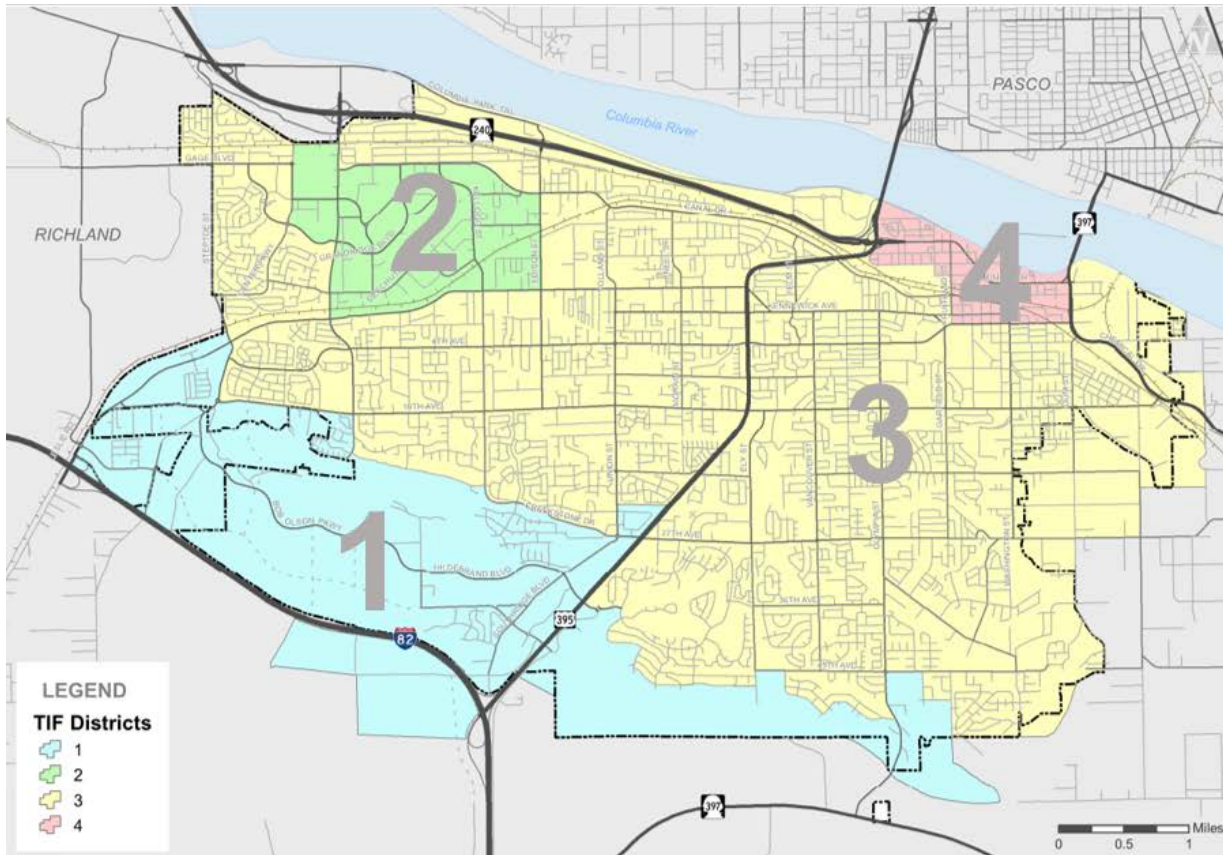


Transportation Impact Fee Overview

1. TIF initiated May 19, 2015
2. TIF went into effect January 1, 2016
3. Single TIF District – City wide
4. Commitment to consider multiple Districts in future
5. TIF updated June 18, 2018
6. Four TIF Districts created



Four TIF Districts Map



1. Southridge Area
2. Vista Field Area
3. All Other Areas
4. Downtown Area



Current Transportation Impact Fee Rate Comparison

City	Detached Single-family Dwelling Unit		Multi-family Dwelling Unit		Commercial fast food with drive through*	
	High	Low	High	Low	High	Low
Kennewick	\$1,437	\$369	\$813	\$369	\$23,718	\$6,093
Richland	\$2,207	\$846	\$1,271	\$487	\$36,412	\$13,963
West Richland	\$1,619		\$915		\$13,140	
Pasco	\$709		\$435		\$20,102	
Spokane Valley	\$2,788	\$709	\$1,577	\$401	\$46,026	\$11,702

*assume 1,000 sq. ft. for commercial size building



TIF Collections/Expenditures/Reserves

- Transportation Impact Fee Collections (2016-2021)
 - **\$4,299,672** (includes interest earnings)
- Transportation Impact Fee Project Expenditures (2016-2021)
 - **\$3,532,971** (total expenditures)
- Project Expenditures
 - Bob Olson Parkway
 - US395 & Ridgeline Interchange
 - 10th Ave Widening (Joliet to Elma)
 - Metaline Ave Widening (Kellogg to Edison)
 - Deschutes & Columbia Center Blvd Intersection
 - Quinault & Columbia Center Blvd Intersection
 - W. 27th Ave & Olson St. Traffic Signal
 - Steptoe & Gage Blvd Intersection
- Transportation Impact Fee Reserves/Balance (2021)
 - **\$766,701**



Potential Transportation Impact Fee Incentives

- Types of Land Use Encouraged
 - Mixed Use Development
 - Historic Downtown Kennewick
 - Columbia Center Blvd Corridor
 - Vista Field
 - Industrial Development
 - Urban Growth Area south of I-82
- Phased TIF payments for Commercial/Mixed Use/Industrial Development



Council Workshop Coversheet



Agenda Item Number	3.	Meeting Date	05/24/2022
Agenda Item Type	Presentation		
Subject	4th of July Safety Measures		
Ordinance/Reso #		Contract #	
Project #		Permit #	
Department	Fire Department		

Info Only	<input checked="" type="checkbox"/>
Policy Review	<input type="checkbox"/>
Policy DevMnt	<input type="checkbox"/>
Other	<input type="checkbox"/>

Summary

Following the 4th of July River of Fire event in 2020, the Kennewick Fire Department provided incident activity information for all emergency fire incidents that occurred on the 4th of July, and for all emergency fire incidents that were linked to the use of fireworks.

In order to take a more proactive approach that will help reduce the risk of fires on the 4th of July, the Kennewick Fire Department has put together a plan of action for 2022. The plan was developed in partnership with the Kennewick Police Department and the City Attorney's Office. The plan also includes the next steps the Kennewick Fire Department, Kennewick police Department, and the City Attorney's Office would like Council to consider for 2023.

The attached presentation is intended to provide Council with some historical information on the impacts the 4th of July has had on our region in years past, and the safety measures that can be taken to ensure the 4th of July is celebrated in a safe and enjoyable manner for everyone.

Through

Chad Michael
May 17, 14:07:19 GMT-0700 2022

Attachments: presentation

Dept Head Approval

Chad Michael
May 17, 14:07:23 GMT-0700 2022

City Mgr Approval

Marie Mosley
May 19, 08:20:35 GMT-0700 2022



City of Kennewick – 4th of July



River of Fire

- Fun, free event
- Safe and enjoyable for everyone





A Picture is Worth a Thousand Words





A Near Miss

- Bottle rocket shot-off by neighbor
- Fire started on the structure's roof and spread quickly





Regional Firework Incidents

- 2020 house fire in Richland
- House was a complete loss
- One critical patient
- Fireworks continued during the fire





Significant Consequences

- 2012 loss of life in Richland
- Cause linked to a professional-type fireworks mortar





My Personal Experience

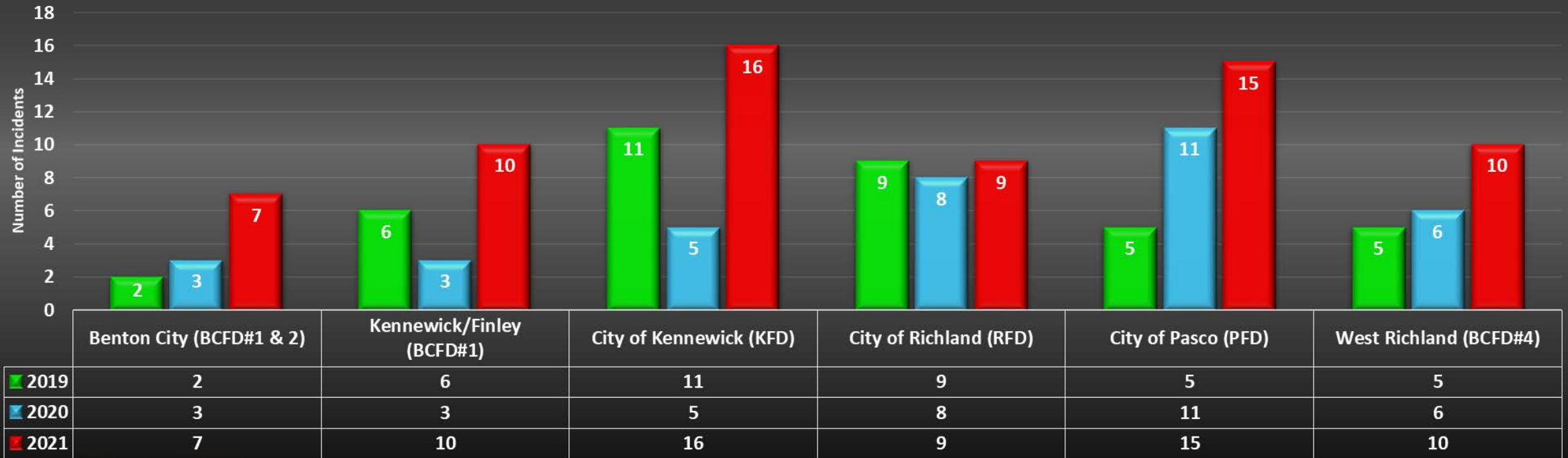
- Observations
- Concerns
- Actions
- Call for help





Regional Data 2019-2021

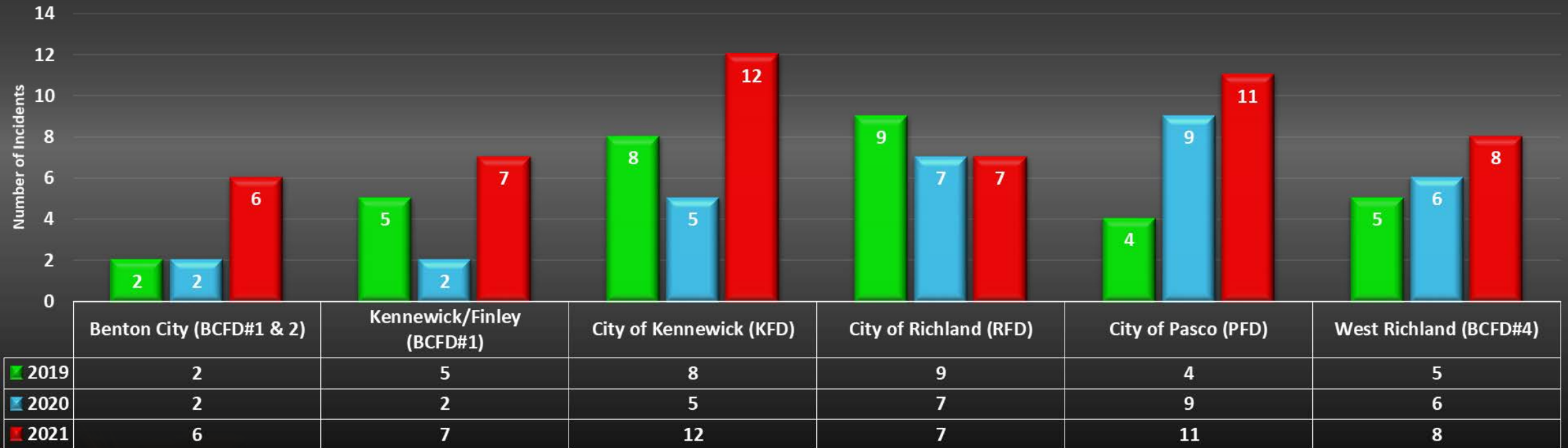
July 4th Fire Responses (ALL) 9pm – 1am ONLY





Regional Data 2019-2021 (cont.)

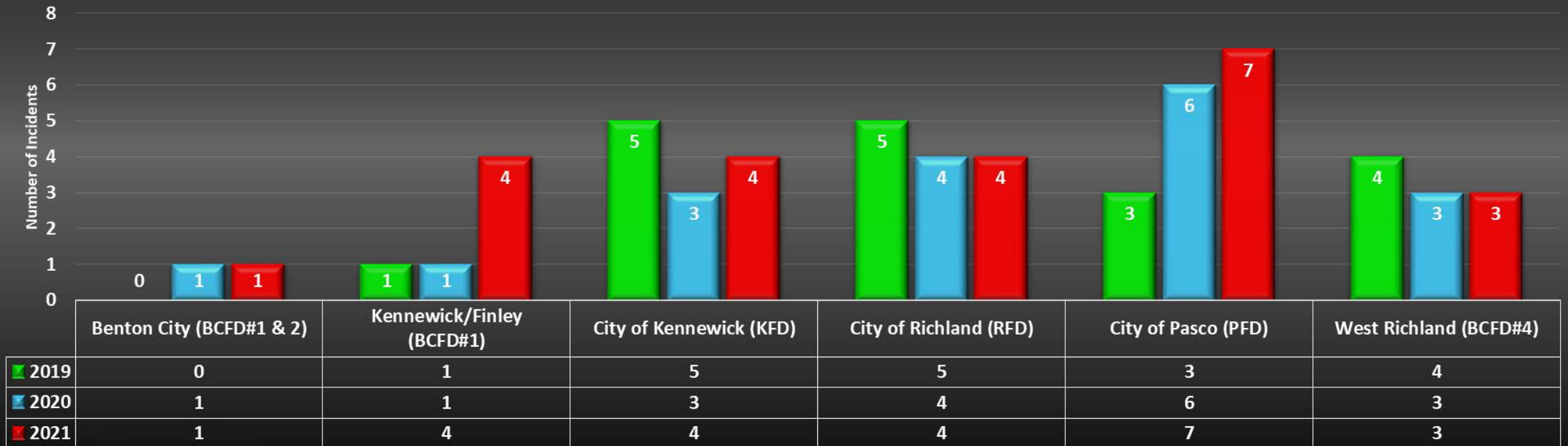
July 4th Fireworks-Related Responses (ALL) 9pm – 1am ONLY





Regional Data 2019-2021 (cont.)

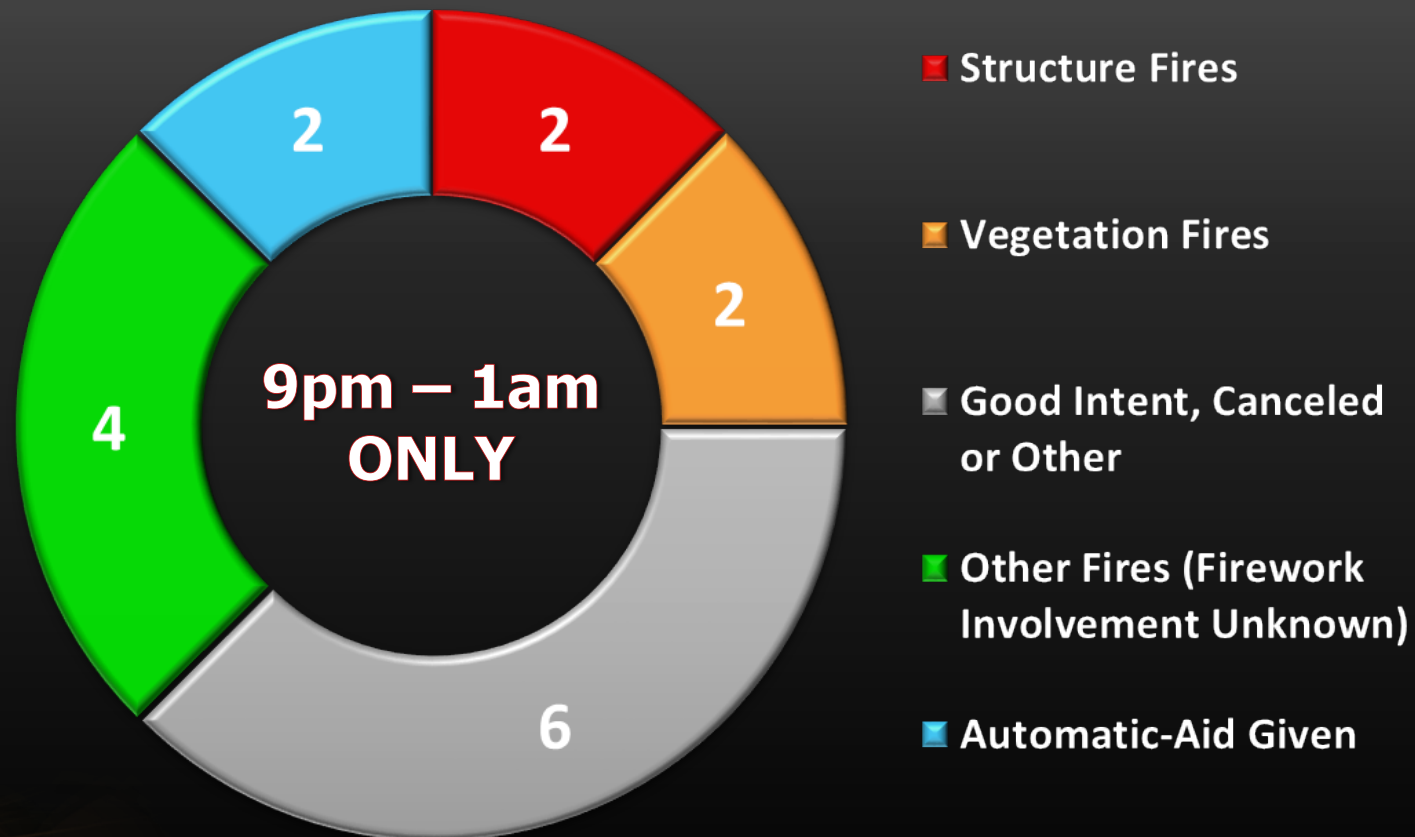
July 4th Confirmed Fires Within Agency Area Caused by Fireworks 9pm – 1am ONLY





KFD ONLY Data 2021

July 4th Fireworks/Fires Incident Response Breakdown





Regional Complaints 2019-2021

2019	July 3rd	July 4th	July 5th
Kennewick	38	128	35
Richland	20	62	24
Pasco	39	136	44
TOTAL:	97	326	103

2020	July 3rd	July 4th	July 5th
Kennewick	74	126	25
Richland	24	57	23
Pasco	44	72	28
TOTAL:	142	255	76

2021	July 3rd	July 4th	July 5th
Kennewick	50	152	41
Richland	27	66	25
Pasco	34	90	22
TOTAL:	111	308	88



Kennewick KMCs and Ordinances

- KMC 15.30.240
- KMC 15.30.270
- KMC 15.30.290





Our Challenges

- Climate
- Vegetation
- Population density





Our Region

- City of Kennewick
- City of Richland
- City of Pasco
- City of West Richland
- Benton County
- Franklin County





Important Questions

- What is our risk tolerance?
- How much fire loss is acceptable?
- What approach do we take with our regional partners?
- How do we improve education?
- What consequences should be in place?
- What will lead to a change in behavior?



2022 Action Plan

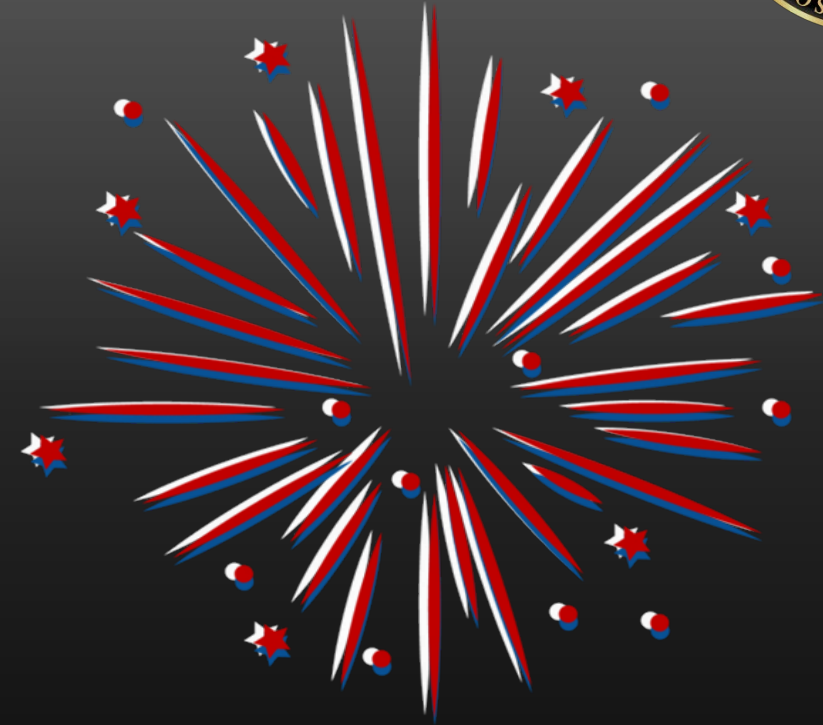
- Early communication and education
- Initiate field contacts with KPD/KFD partner units
- Gather data
- Provide additional response ops staffing
- Modify our KMC for 2023 changes





2023 Action Plan

- Continue communication and education
- Shift from field education to enforcement
- Continue additional response ops staffing



**FIREWORKS
ENFORCEMENT**



Questions





City Council Meeting Schedule June 2022

The City broadcasts City Council meetings on the City's website
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June 7, 2022

Tuesday, 6:30 p.m.

REGULAR COUNCIL MEETING

June 14 2022

Tuesday, 6:30 p.m.

WORKSHOP MEETING

1. Hanford Communities Update
2. Economic Development & Port of Kennewick Partnership
3. City Attorney's Office Update: Biennium Goals & Priorities
4. Finance Department: Update: Biennium Goals & Priorities

June 21, 2022

Tuesday, 6:30 p.m.

REGULAR COUNCIL MEETING

June 28, 2022

Tuesday, 6:30 p.m.

WORKSHOP MEETING

1. Tri-Cities Water Follies Update
2. Management Services Update: Biennium Goals & Priorities
3. Parks & Recreation Department Update: Biennium Goals & Priorities
4. Motorized Personal Transport

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