

**GRANDVIEW CITY COUNCIL  
COMMITTEE-OF-THE-WHOLE  
MEETING MINUTES  
SEPTEMBER 27, 2016**

**1. CALL TO ORDER**

Mayor Norm Childress called the Committee-of-the-Whole meeting to order at 6:00 p.m. in the Council Chambers at City Hall.

**2. ROLL CALL**

Present were: Mayor Childress and Councilmembers Gaylord Brewer, Mike Everett, Dennis McDonald and Bill Moore. Councilmember Gloria Mendoza arrived at 6:05 p.m. Councilmember Joan Souders arrived at 6:07 p.m. Excused from the meeting was Councilmember Javier Rodriguez.

Staff present were: City Administrator/Public Works Director Cus Arteaga, City Attorney Quinn Plant, City Treasurer Matt Cordray, WWTP Superintendent Dave Lorenz, Code Enforcement Officer Cory Taylor and City Clerk Anita Palacios.

**3. CITIZEN PARTICIPATION – None**

**4. NEW BUSINESS**

**A. Old Inland Empire Highway DWSRF Water System Improvements Project Acceptance**

City Administrator Arteaga explained that Culbert Construction, Inc., completed the construction of the Old Inland Empire Highway DWSRF water system improvements. Staff recommended Council accept the project as complete once the requirements in the September 20, 2016 letter from HLA Engineering and Land Surveying, Inc., were satisfied.

Councilmember Brewer requested details on the force account summary in the amount of \$46,000. Staff would provide an explanation prior to Council consideration.

**On motion by Councilmember Moore, second by Councilmember Mendoza, the C.O.W. moved the Old Inland Empire Highway DWSRF water system improvements project acceptance to a regular Council meeting agenda for consideration.**

**B. City Attorney Representation & Fee Agreement**

City Administrator Arteaga explained that the City's representation and fee agreement for attorney services with the Law Firm of Menke Jackson Beyer, LLP, expires at the end of 2016.

City Attorney Plant identified in a letter dated September 22, 2016 that under the existing contract, his firm was paid a flat fee of \$4,000 per month for general counsel services, including assistance with public records act issues. This number originated with an estimate of 20 hours per month at \$200/hour. The amount paid by the City does not change regardless of whether my office expends more or less than 20 hours in a given month. There was no charge for travel time to and from Council meetings. Non-general counsel services were charged at an hourly

rate. Over the years, he strived to minimize the number of non-general counsel services. To the best of his recollection, there were only two matters which were billed as other than general counsel services. He noted that the largest factor influencing the monthly fluctuation in hours was the number and complexity of public records requests received by the City and referred to his office for review. In 2016, he helped the City respond to 49 public records requests. The system his office has in place for efficiently processing public records requests was unique and in some cases takes a considerable burden off of staff. He proposed a new contract under substantially the same terms as the existing contract.

Discussion took place.

**On motion by Councilmember Souders, second by Councilmember Everett, the C.O.W. moved the City Attorney Representation and Fee Agreement to a regular Council meeting agenda for consideration.**

**C. 2015 International Property Maintenance Code**

At the September 13, 2016 C.O.W. meeting, a question was posed regarding staff's recommendation to include an exception for height of weeds in excess of 24 inches for two acre parcels in Section 302.4 of the Property Maintenance Code.

City Administrator Arteaga explained that the exception was to exempt the larger parcels of land from the maximum vegetation height of 12 inches for the following reasons:

- It was costly for the property owners to transport the mowing equipment. Several of the large lots were owned by people that do not live in the area.
- At 24 inch vegetation heights, most of the lots would not be considered as a fire hazard. Due to the fact that if a fire started it would not likely spread to adjoining properties or cause damage to adjoining properties. In addition, dry grasses and brush piles that were fire hazards regardless of height would be cited as such under GMC 8.24.020(B)(4) which states: "The existence of any accumulation of materials or objects in a location when the same endangers property or safety or constitutes a fire hazard is a class "A" nuisance."
- In areas that allow livestock, it would not be feasible to limit pastures at a 12 inch height and pastures were not likely to exceed 24 inches.

Maps identifying parcels that would be impacted if the exception was not included in the code were distributed.

Discussion took place.

**On motion by Councilmember Everett, second by Councilmember McDonald, the C.O.W. moved the 2015 International Property Maintenance Code with the exception to a regular Council meeting for consideration.**

Councilmember Brewer voted in opposition.

**D. Letter of Support Request – Habitat for Humanity**

Isabel Garcia, Executive Director with the Yakima Valley Partners Habitat for Humanity, requested a letter of support from the City of Grandview for Habitat's grant application to the Yakima County HOME Consortium to build safe, affordable homes in the City. The grant application proposed to build five single family homes on Parcel Nos. 230914-32454, 32455, 32456 and 32462 located on Grant Court and Parcel No. 230923-14400 located on Birch Street.

Discussion took place.

The C.O.W. concurred for the Mayor to send a letter of support to the Yakima Valley Partners Habitat for Humanity for the Grandview Homes Development project.

**5. OTHER BUSINESS – None**

**6. ADJOURNMENT**

The study session adjourned at 6:55 p.m.

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Mayor Norm Childress

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Anita Palacios, City Clerk