

**GRANDVIEW CITY COUNCIL  
COMMITTEE-OF-THE-WHOLE  
SPECIAL MEETING AGENDA  
MONDAY, JANUARY 22, 2018**



**COMMITTEE-OF-THE-WHOLE SPECIAL MEETING – 6:00 PM**

**PAGE**

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PUBLIC COMMENT** – At this time the public may address the Council on any topic whether on the agenda or not, except those scheduled for public hearing.
4. **NEW BUSINESS**
  - A. Resolution authorizing the Mayor to sign the Technical Assistance Contract No. 010118GV with the Yakima Valley Conference of Governments 1-5
  - B. Resolution amending Section 7.03 of the Grandview Personnel Policy Manual: Sick Leave, to eliminate the sick leave cap and provide a limitation on the number of sick leave hours that may be carried over each year 6-8
  - C. Resolution authorizing the Mayor to sign the State of Washington Transportation Improvement Board Relight Washington Grant Agreement S-E-183(002)-1 for the LED Streetlight Conversion 9-16
  - D. Economic Development Presentation Follow-up 17-74
5. **OTHER BUSINESS**
6. **ADJOURNMENT**



**NOTICE OF SPECIAL MEETINGS  
GRANDVIEW COMMITTEE-OF-THE-WHOLE & CITY COUNCIL**

You are hereby notified that the meetings of the Grandview Committee-of-the-Whole and City Council regularly scheduled for Tuesday, January 23, 2018 have been rescheduled to Monday, January 22, 2018 at 6:00 p.m. (C.O.W.) and 7:00 p.m., (Council) respectively.

**CITY OF GRANDVIEW**

Anita G. Palacios, MMC, City Clerk

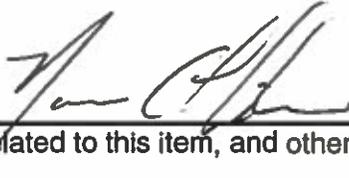
**NOTIFICATION:**  
Mayor and Council  
Department Heads  
Public/Media

**CITY OF GRANDVIEW  
AGENDA ITEM HISTORY/COMMENTARY  
COMMITTEE-OF-THE-WHOLE MEETING**

<b>ITEM TITLE</b>  Resolution authorizing the Mayor to sign the Technical Assistance Contract No. 010118GV with the Yakima Valley Conference of Governments	<b>AGENDA NO.:</b> New Business 4 (A)  <b>AGENDA DATE:</b> January 22, 2018
<b>DEPARTMENT</b>  Planning	<b>FUNDING CERTIFICATION</b> (City Treasurer) (If applicable)

**DEPARTMENT HEAD REVIEW**

Anita Palacios, City Clerk 

<b>CITY ADMINISTRATOR</b>  	<b>MAYOR</b>  
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**ITEM HISTORY** (Previous council reviews, action related to this item, and other pertinent history)

Each year, the City contracts with the Yakima Valley Conference of Governments (YVCOG) for technical assistance to include planning activities and grant applications on an as needed basis as requested by the City.

**ITEM COMMENTARY** (Background, discussion, key points, recommendations, etc.) Please identify any or all impacts this proposed action would have on the City budget, personnel resources, and/or residents.

YVCOG has the expertise and capability of assisting the City with planning activities and projects. The maximum amount of compensation and reimbursement to be paid by the City to YVCOG under this Technical Assistance Contract is \$5,000, contract attached. When assistance is requested by the City, YVCOG prepares a scope of work and cost estimate. YVCOG invoices the City based upon actual expenses incurred. This amount has been appropriated in the 2018 planning budget under professional services.

**ACTION PROPOSED**

Move resolution authorizing the Mayor to sign the Technical Assistance Contract No. 010118GV with the Yakima Valley Conference of Governments to a regular Council meeting for consideration.



# YAKIMA VALLEY CONFERENCE OF GOVERNMENTS

311 North 4th Street, Suite 204 • Yakima, Washington 98901  
509-574-1550 • FAX 574-1551  
website: [www.yvcog.org](http://www.yvcog.org)

January 4, 2018

**RECEIVED**

**JAN - 8 2018**

**CITY OF GRANDVIEW**

Norm Childress, Mayor  
City of Grandview  
207 West 2nd Street  
Grandview, WA 98930

SUBJECT: YVCOG Technical Assistance (TA) Contract for 2018

Dear <sup>Norm -</sup> ~~Mayor Childress:~~

Enclosed please find a proposed technical assistance (TA) contract between the YVCOG and the City of Grandview. This contract was pre-approved by the YVCOG Executive Committee on November 20, 2017 to expedite the process in the event the City wishes to initiate a contract. The time of performance and dollar amount are not filled in. To initiate this contract, those figures will need to be included.

As you know, these TA contracts are generally used for YVCOG services that are difficult to develop specific scopes of work. Typically, members use the TA contracts for land use planning activities that are dependent upon the type and number of development applications a member jurisdiction will receive. Other uses for these TA contracts include assistance with time sensitive projects (e.g. grant applications) where a specific scope of work can be developed quickly and approved by Council on short notice. Whenever your needs are more long term or specific to a project (e.g. comprehensive plan updates) we like to use a Professional Services Agreement with a detailed scope of work with identified deliverables and timelines.

When the TA contract is entered into with a sum of your determination, the funds will only be drawn down based upon YVCOG services performed at the City of Grandview's request. If no assistance is requested during the year, or assistance does not require the total sum budgeted, the remaining contract balance will remain unused and available for the City's discretion.

If you anticipate needing YVCOG assistance or services in 2018, please present this contract to your Council for discussion and approval. If approved, please return two (2) signed originals and we will return one original once signed by the YVCOG Executive Committee Chair.

Please call if you have any questions. If you would like me to attend a Council meeting to provide additional information, I would be pleased to do so. As always, the YVCOG looks forward to assisting you with your planning needs.

Sincerely,

Lauris C. Mattson  
Executive Director

LCM:jws  
Enclosure

S:\administration\CONTRACTS\2018\_CONTRACTS\2018 Cover Letter for Blank TAs docm

## MEMBER JURISDICTIONS

Grandview • Granger • Harrah • Mabton • Moxee • Naches • Selah  
Sunnyside • Tieton • Toppenish • Union Gap • Wapato • Yakima • Yakima County • Zillah

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**RESOLUTION NO. 2018-\_\_\_**

**A RESOLUTION OF THE CITY OF GRANDVIEW, WASHINGTON,  
AUTHORIZING THE MAYOR TO SIGN THE TECHNICAL ASSISTANCE CONTRACT  
NO. 010118GV WITH THE YAKIMA VALLEY CONFERENCE OF GOVERNMENTS**

**WHEREAS**, the City of Grandview wishes to enter into a Technical Assistance Contract with the Yakima Valley Conference of Governments for technical planning assistance,

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRANDVIEW, WASHINGTON**, as follows:

The Mayor is hereby authorized to sign the Technical Assistance Contract No. 010118GV with the Yakima Valley Conference of Governments in the form as is attached hereto and incorporated herein by reference.

**PASSED** by the **CITY COUNCIL** and **APPROVED** by the **MAYOR** at its regular meeting on \_\_\_\_\_, 2018.

**MAYOR**

\_\_\_\_\_  
**ATTEST:**

\_\_\_\_\_  
**CITY CLERK**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
**CITY ATTORNEY**

**CITY OF GRANDVIEW  
TECHNICAL ASSISTANCE CONTRACT NO. 010118GV**

THIS CONTRACT, entered into this \_\_\_\_ day of \_\_\_\_\_, 2018 by and between the Yakima Valley Conference of Governments, a regional association having its territorial limits within Yakima County, State of Washington (hereinafter called the "Conference"), acting herein by James A. Restucci, Conference Chair, acting hereunto duly authorized, and the City of Grandview, a municipal corporation, located within Yakima County, State of Washington (hereinafter called the "City"), acting herein by Mayor Norm Childress, hereunto duly authorized:

WITNESSETH THAT;

WHEREAS, the City has determined that a need exists to secure assistance in addition to normal Conference activities; and,

WHEREAS, the City is desirous of contracting with the Conference for certain technical planning assistance; and,

WHEREAS, the Conference possesses the technical planning staff with the necessary expertise to provide the required services;

NOW THEREFORE, the parties do mutually agree as follows:

1. **Scope of Services.** Services performed under this contract may consist of, but are not limited to, the following tasks. Upon mutual agreement by the City and the Conference of a detailed work program and time schedule, the Conference shall, in a satisfactory and proper manner, perform the following types of services:

1.1 Develop or assist in development of grant applications for community projects as requested by the Mayor;

1.2 Assist the City in the review of development proposals such as rezone and variance applications, State Environmental Policy Act (SEPA) reviews, planned unit developments and subdivisions as requested by the Mayor;

1.3 Assist the City Council and Planning Commission with any other activities mutually agreed upon by the City and the Conference.

2. **Time of Performance.** The services provided by the Conference pursuant to this contract shall commence on **January 1, 2018** and shall end on **December 31, 2018**.

3. **Access to Information.** It is agreed that all information, data, reports, records and maps as are available and for the carrying out of the work outlined above, shall be furnished to the Conference by the City. No charge shall be made to the Conference for such information, and the City will cooperate with the Conference in every way possible to facilitate the performance of the work described in this contract.

4. **Compensation and Method of Payment.** The maximum amount of compensation and reimbursement to be paid by the City hereunder shall not exceed **\$5,000.00** for all services required. In addition, the City will provide, at no charge to the Conference, photocopy service and secretarial assistance in typing reports for submittal to the Council and Planning Commission. The Conference shall assume full responsibility for payments of federal, state and local taxes or contributions imposed or required under the

Social Security, Workmen's Compensation and Income Tax Laws for persons other than City employees performing services pursuant to this contract.

5. Invoicing. The Conference shall submit monthly billings to the City for payment based upon work completed for the City. Billing for work shall be based upon actual expenses incurred. If applicable, the detailed budget and work program attached will provide an estimate of those expenses. However, amounts may be shifted between various line items to cover costs incurred. The final invoice shall be submitted within 15 days after the ending date of the contract.

6. Termination.

6.1. Termination of Contract for Cause. If, through any cause, the City or the Conference shall fail to fulfill in a timely and proper manner the obligations contained within this contract, the non-defaulting party shall, thereupon, have the right to terminate this contract by giving, at least fifteen (15) days before the effective date of such termination, written notice to the other of such termination specifying the effective date thereof.

6.2. Termination for Convenience. Either the City or the conference may effect termination of this contract upon thirty (30) days written notice by either party to the other party. If the contract is terminated, the City will compensate the Conference for that portion of services extended unto the City.

7. Modification. The terms of this contract may be changed or modified by mutual agreement of the City and the Conference in the form of written amendments to this contract.

8. Contract for Continuation. The City shall give notice of their intent to continue or discontinue the contractual agreement at least thirty (30) days prior to the completion of this contract.

YAKIMA VALLEY CONFERENCE OF GOVERNMENTS

CITY OF GRANDVIEW

BY: \_\_\_\_\_  
Conference Chair

BY: \_\_\_\_\_  
Mayor Norm Childress

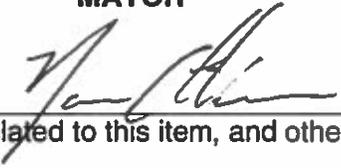
ATTEST: \_\_\_\_\_  
Secretary

ATTEST:  
BY: \_\_\_\_\_  
Anita Palacios, City Clerk

Approved as to form:

BY: \_\_\_\_\_  
City Attorney

**CITY OF GRANDVIEW  
AGENDA ITEM HISTORY/COMMENTARY  
COMMITTEE-OF-THE-WHOLE MEETING**

<b>ITEM TITLE</b>  Resolution amending Section 7.03 of the Grandview Personnel Policy Manual: Sick Leave, to eliminate the sick leave cap and provide a limitation on the number of sick leave hours that may be carried over each year	<b>AGENDA NO.:</b> New Business 4 (B)  <b>AGENDA DATE:</b> January 22, 2018
<b>DEPARTMENT</b>  City Attorney & Human Resources	<b>FUNDING CERTIFICATION (City Treasurer)</b> (If applicable)  N/A
<b>DEPARTMENT DIRECTOR REVIEW</b>  Anita Palacios, City Clerk/HR 	
<b>CITY ADMINISTRATOR</b>  	<b>MAYOR</b>  

**ITEM HISTORY** (Previous council reviews, action related to this item, and other pertinent history)

In November 2016, Washington's voters approved Initiative 1443. The initiative increased the minimum wage and mandates that employees in Washington are entitled to paid sick leave. The initiative delineates the circumstances in which sick leave may be taken and the procedures by which an employer may verify that an employee's use of sick leave was proper. Implementing regulations are being developed and, when finalized, will be adopted at chapter 296-128 WAC. The requirements of Initiative 1443 went into effect on January 1, 2018.

On December 12, 2017, Council approved Resolution No. 2017-51 amending Chapter 7 of the Personnel Policy Manual relating to sick leave to comply with Initiative 1443 (paid sick leave).

**ITEM COMMENTARY** (Background, discussion, key points, recommendations, etc.) Please identify any or all impacts this proposed action would have on the City budget, personnel resources, and/or residents.

The final rules adopted by the Washington State Department of Labor and Industries implementing the requirements of Initiative 1443 clarified that employers cannot impose a cap on the accrual of sick leave. However, an employer can implement a limitation on the number of sick leave hours that an employee can carry over from year to year.

Attached is a copy of a Resolution amending Section 7.03 of the Grandview Personnel Policy Manual – Sick Leave to eliminate the sick leave cap and provide a limitation on the number of sick leave hours that may be carried over each year.

**ACTION PROPOSED**

Move a resolution amending Section 7.03 of the Grandview Personnel Policy Manual: Sick Leave, to eliminate the sick leave cap and provide a limitation on the number of sick leave hours that may be carried over each year to a regular Council meeting for consideration.

**RESOLUTION NO. 2018-\_\_\_\_\_**

**A RESOLUTION OF THE CITY OF GRANDVIEW, WASHINGTON,  
AMENDING SECTION 7.03 OF THE GRANDVIEW PERSONNEL  
POLICY MANUAL: SICK LEAVE, TO ELIMINATE THE SICK LEAVE CAP  
AND PROVIDE A LIMITATION ON THE NUMBER OF SICK LEAVE  
HOURS THAT MAY BE CARRIED OVER EACH YEAR**

**WHEREAS**, Initiative 1443 was approved by the voters of Washington in November 2016 and made changes to Washington law governing the accrual and use of sick leave by public and private employees in Washington, and becomes effective on January 1, 2018; and

**WHEREAS**, the Washington State Department of Labor and Industries issued final rules for implementing the requirements of Initiative 1443 in October 2017, codified at Ch. 296-128 WAC; and

**WHEREAS**, the final rules clarify the impact of Initiative 1443 with respect to agency policies imposing a cap on the accrual of sick leave; and

**WHEREAS**, the City deems it necessary and appropriate to amend Section 7.03 of the City of Grandview Personnel Policy Manual, Accrual, pertaining to the accrual of sick leave, so as to comply with the requirements Initiative 1443 and regulations implementing the requirements of Initiative 1443,

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRANDVIEW, WASHINGTON, AS FOLLOWS:**

SECTION 1. Grandview Personnel Policy Manual Section 7.03, Accrual, which reads as follows:

**7.03 Accrual.** Regular full-time employees accrue sick leave at the rate of eight (8) hours for each full calendar month of service beginning with the date of employment, up to a cap of 225 days of work. Regular part-time employees accrue sick leave in proportion to the number of hours worked per week. Temporary/seasonal employees and emergency employees shall accrue one hour of paid sick leave for every forty hours worked by the employee.

Sick leave accruals during months when an employee works less than the standard workweek are prorated based on the number of hours actually worked. Sick leave may be used after the first month of employment and is based on an employee's current balance of accumulated sick leave hours. New full-time employees or currently serving full-time employees who have served as volunteer firefighters or reserve police officers for the City of Grandview shall be granted one day sick leave for each year of past service as a volunteer firefighter or reserve police officer, prior to full-time employment with the City.

**Is hereby amended to read:**

**7.03 Accrual and Carry Over.** Regular full-time employees accrue sick leave at the rate of eight (8) hours for each full calendar month of service beginning with the date of employment, ~~up to a cap of 225 days of work.~~ Regular part-time employees accrue sick leave in proportion to the number of hours worked per week. Temporary/seasonal employees and emergency employees shall accrue one hour of paid sick leave for every forty hours worked by the employee.

Sick leave accruals during months when an employee works less than the standard workweek are prorated based on the number of hours actually worked. Sick leave may be used after the first month of employment and is based on an employee's current balance of accumulated sick leave hours. New full-time employees or currently serving full-time employees who have served as volunteer firefighters or reserve police officers for the City of Grandview shall be granted one day sick leave for each year of past service as a volunteer firefighter or reserve police officer, prior to full-time employment with the City.

An employee may carry over from calendar year to calendar year no more than 225 work days of accumulated sick leave.

SECTION 2. The amendments approved in this ordinance shall become effective as of January 1, 2018.

SECTION 3. Except as amended herein, all other provisions of the Grandview Personnel Policy Manual shall remain in effect and unchanged.

**PASSED** by the **CITY COUNCIL** and approved by the **MAYOR** at its regular meeting on \_\_\_\_\_, 2018.

**MAYOR**

\_\_\_\_\_  
**ATTEST:**

\_\_\_\_\_  
**CITY CLERK**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
**CITY ATTORNEY**

**CITY OF GRANDVIEW  
AGENDA ITEM HISTORY/COMMENTARY  
COMMITTEE-OF-THE-WHOLE MEETING**

**ITEM TITLE**

Resolution authorizing the Mayor to sign the State of Washington Transportation Improvement Board Relight Washington Grant Agreement S-E-183(002)-1 for the LED Streetlight Conversion

**AGENDA NO.** Active 6 (C)

**AGENDA DATE:** January 21, 2018

**DEPARTMENT**

Public Works Department

**FUNDING CERTIFICATION** (City Treasurer)  
(If applicable)

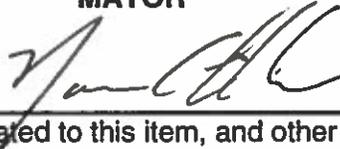
N/A

**DEPARTMENT HEAD REVIEW**

Cus Arteaga, City Administrator/Public Works Director

**CITY ADMINISTRATOR**

**MAYOR**

**ITEM HISTORY** (Previous council reviews, action related to this item, and other pertinent history)

Staff submitted a proposal to the Washington State Transportation Improvement Board (TIB) and the City has been selected for the Relight Washington Grant Program in the amount of \$203,678. The program aims to reduce streetlight operating costs while saving energy and renewing dated infrastructure. The City will benefit from lower rates after installation. The project will convert existing street lights to energy efficient LED street lights.

**ITEM COMMENTARY** (Background, discussion, key points, recommendations, etc.) Please identify any or all impacts this proposed action would have on the City budget, personnel resources, and/or residents.

In order to receive reimbursement for streetlight conversation, the City will need to enter into a Relight Washington Grant Agreement with TIB, copy attached. The grant award will fund conversion of City-wide street lights. The grant is a 100% with no match requirement.

**ACTION PROPOSED**

Move a resolution authorizing the Mayor to sign the State of Washington Transportation Improvement Board Relight Washington Grant Agreement S-E-183(002)-1 for the LED Streetlight Conversion to a regular Council meeting for consideration.



# Washington State Transportation Improvement Board

## TIB Members

Commissioner Richard Stevens  
Chair  
Grant County

Mayor Patty Lent, Vice Chair  
City of Bremerton

Amy Asher  
RiverCities Transp

Aaron Butters  
HW Lochner Inc.

Jeff Carpenter, P.E.  
WSDOT

Barbara Chamberlain  
WSDOT

Elizabeth Chamberlain  
City of Walla Walla

Commissioner Terri Drexler  
Mason County

Gary Ekstedt, P.E.  
Yakima County

Mayor Glenn Johnson  
City of Pullman

John Klekotka, P.E.  
Port of Everett

Commissioner Robert Koch  
Franklin County

John Koster  
County Road Administration Board

Colleen Kuhn  
Human Services Council

Mayor Ron Lucas  
Town of Steilacoom

Mick Matheson, P.E.  
City of Mukilteo

E. Susan Meyer  
Spokane Transit Authority

Laura Philpot, P.E.  
City of Maple Valley

David Ramsay  
Feet First

Martin Snell  
Clark County

Ashley Probart  
Executive Director

P.O. Box 40901  
Olympia, WA 98504-0901  
Phone: 360-586-1140  
Fax: 360-586-1165  
www.tib.wa.gov

January 8, 2018

RECEIVED

JAN 16 2018

CITY OF GRANDVIEW

Mr. Cus Arteaga  
City Administrator/Public Works Director  
City of Grandview  
207 West 2nd Street  
Grandview, WA 98930-1398

Dear Mr. <sup>Cus</sup>Arteaga:

Congratulations! We have received and reviewed your proposal. We are pleased to announce the selection of your city for the Relight Washington Program. The program aims to reduce your streetlight operating costs while saving energy and renewing dated infrastructure. The city will benefit from lower rates after installation. The project converts existing street lights to energy efficient LED street lights.

**In order to receive reimbursement for streetlight conversion, you must:**  
Sign and return both copies of the Grant Distribution Agreement to TIB. TIB will return one executed agreement for your files.

### State highway streetlight conversion

If you are converting streetlights along a state highway, use Type III fixtures.

### How does city receive reimbursement?

The city will send in the final invoices along with an accounting history form that will be provided by your TIB engineer. When the project is close to done, contact your TIB engineer.

If you have questions, please contact Christa Draggie, TIB Project Engineer, at (360) 586-1147 or via e-mail at ChristaD@TIB.wa.gov.

Sincerely,

Ashley Probart  
Executive Director

Enclosures

**RESOLUTION NO. 2018-\_\_\_\_\_**

**A RESOLUTION OF THE CITY OF GRANDVIEW, WASHINGTON,  
AUTHORIZING THE MAYOR TO SIGN THE WASHINGTON STATE  
TRANSPORTATION IMPROVEMENT BOARD RELIGHT WASHINGTON GRANT  
AGREEMENT S-E-183(002)-1 FOR THE LED STREETLIGHT CONVERSION**

**WHEREAS**, the City of Grandview has been selected by the Washington State Transportation Improvement Board to receive TIB funds in the amount of \$203,678 for the LED Streetlight Conversion, and

**WHEREAS**, the City must execute a Relight Washington Grant Agreement setting forth the terms and conditions and the regulations by which the City must comply in order to receive said funding,

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRANDVIEW, AS FOLLOWS:**

The Mayor is hereby authorized to sign the Relight Washington Grant Agreement between the City of Grandview and the Washington State Transportation Improvement Board in the form as is attached hereto and incorporated herein by reference for the LED Streetlight Conversion S-E-183(002)-1.

**PASSED** by the **CITY COUNCIL** and **APPROVED** by the **MAYOR** at its regular meeting on \_\_\_\_\_, 2018.

**MAYOR**

\_\_\_\_\_

**ATTEST:**

\_\_\_\_\_

**CITY CLERK**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
**CITY ATTORNEY**



City of Grandview  
S-E-183(002)-1  
LED Streetlight Conversion

STATE OF WASHINGTON  
TRANSPORTATION IMPROVEMENT BOARD  
AND  
City of Grandview  
GRANT AGREEMENT

THIS GRANT AGREEMENT ("Agreement") is made and entered into between the WASHINGTON STATE TRANSPORTATION IMPROVEMENT BOARD ("TIB") and the City of Grandview, a Washington state municipal corporation ("RECIPIENT").

WHEREAS, the TIB has developed a grant program, Relight Washington, to provide for the conversion of standard streetlights to LED lighting ("Project") for eligible cities and towns to reduce municipal electrical costs, and

WHEREAS, the above-identified city/town is eligible to receive a Project grant and attests that it has the legal authority to receive such grant and to perform the Project pursuant to the terms of this grant,

NOW, THEREFORE, pursuant to chapter 47.26 RCW and chapter 479 WAC, the above recitals that are incorporated herein as if fully set forth below, and in consideration of the terms, conditions, and performances contained herein, and the attached Exhibits, if any, which are made a part hereof,

IT IS MUTUALLY AGREED AS FOLLOWS:

1. GRANT

TIB agrees to grant funds in the amount of Two Hundred Three Thousand Six Hundred Seventy Eight AND NO/100 dollars (\$203,678) for the Project pursuant to terms contained herein, and the RECIPIENT agrees to accept such grant funds and agrees to perform and be subject to the terms and conditions of this Agreement.

2. USE OF TIB GRANT FUNDS

TIB grant funds may come from Motor Vehicle Fuel Tax revenue. Any use of these funds for anything other than for highway or street Project improvements is prohibited and shall subject the RECIPIENT to the terms, conditions and remedies set forth in Section 9.

3. PROJECT AND BUDGET

The Project shall provide for the conversion of identified streetlights within RECIPIENT's city limits. The RECIPIENT agrees to enter into an agreement with or otherwise provide for a service provider to perform the actual conversion work. The RECIPIENT further agrees that it shall be solely responsible for and shall pay its service provider's invoices for costs of the work. The Project and Budget may be amended by the Parties, pursuant to Section 7.



#### 4. PROJECT DOCUMENTATION

The RECIPIENT agrees to and shall make reasonable progress and submit timely Project documentation, as applicable, throughout the term of this Agreement and Project.

Required documents include, but are not limited to the following:

- a) Documentation to support all costs expended for the Project.
- b) Project Closeout Form.

#### 5. BILLING AND PAYMENT

The RECIPIENT may submit progress payment requests to the TIB as necessary. If billable amounts are greater than \$50,000, RECIPIENT shall submit requests for payments on a quarterly basis. If progress payments are not regularly requested, reimbursements may be delayed or scheduled in a to be determined payment plan.

#### 6. RECORDS MAINTENANCE

6.1 The RECIPIENT shall maintain books, records, documents, data and other evidence relating to this Agreement and performance of the Project work described herein, including but not limited to accounting procedures and practices which sufficiently and properly reflect all direct and indirect costs of any nature expended in the performance of this Agreement. RECIPIENT shall retain such records for a period of six years following the date of final payment. At no cost to TIB, these records shall be provided when requested, including materials generated under the Agreement, and shall be subject at all reasonable times to inspection, review or audit by TIB personnel, the Office of the State Auditor, and federal and state officials so authorized by law, regulation or agreement.

6.2 If any litigation, claim or audit is started before the expiration of the six (6) year period, the records shall be retained until all litigation, claims, or audit findings involving the records have been resolved.

#### 7. INCREASE OR DECREASE IN TIB GRANT FUNDS

RECIPIENT may request an increase in the TIB grant funds for the Project. Requests must be made in writing and will be considered by TIB and awarded at the sole discretion of TIB. An increase in grant funds shall be by amendment pursuant to Section 14. If an increase is denied, the recipient shall be solely liable for costs incurred in excess of the Agreement grant amount.

#### 8. TERM OF AGREEMENT

This Agreement shall be effective upon execution by the Parties and shall continue through closeout of the grant amount, or modification thereof, or unless terminated as provided herein. In no event shall the Agreement term exceed two years, unless extended by Agreement amendment pursuant to Section 14.

#### 9. DEFAULT AND TERMINATION



### 9.1 NON-COMPLIANCE

- a) In the event TIB determines, in its sole discretion, the RECIPIENT has failed to comply with the terms and conditions of this Agreement, TIB shall notify the RECIPIENT, in writing, of the non-compliance.
- b) RECIPIENT shall provide a written response within ten (10) business days of receipt of TIB's notice of non-compliance, which shall include either a detailed plan to correct the non-compliance, a request to amend the Project, or a denial accompanied by supporting details. An agreement to amend the Project must be pursuant to Section 14.
- c) RECIPIENT shall have thirty (30) days in which to make reasonable progress toward compliance pursuant to its plan to correct or implement an amendment to the Project.
- d) Should RECIPIENT dispute non-compliance, TIB will investigate the dispute and may withhold reimbursement payments or prohibit the RECIPIENT from incurring additional reimbursable costs during the investigation.

### 9.2 DEFAULT

RECIPIENT may be considered in default if TIB determines, in its sole discretion, that:

- a) RECIPIENT is not making reasonable progress toward correction and compliance.
- b) TIB denies the RECIPIENT's request to amend the Project.
- c) After investigation, TIB confirms RECIPIENT'S non-compliance.

TIB reserves the right to order RECIPIENT to immediately stop work on the Project and TIB may stop Project progress payments until the requested corrections have been made or if the Agreement is terminated.

### 9.3 TERMINATION

- a) In the event of default as determined pursuant to Section 9.2, TIB shall serve RECIPIENT with a written notice of termination of this Agreement, which may be served in person, by email or by certified letter. Upon service of notice of termination, the RECIPIENT shall immediately stop work and/or take such actions necessary as may be directed by TIB.
- b) In the event of default and/or termination, the RECIPIENT may be liable for damages as authorized by law including, but not limited to, repayment of grant funds.
- c) The rights and remedies of TIB provided in this Agreement are not exclusive and are in addition to any other rights and remedies provided by law.

### 9.4 TERMINATION OR SUSPENSION FOR NECESSITY

TIB may, with ten (10) days written notice, terminate or suspend this Agreement, in whole or in part, because funds are no longer available for the purpose of meeting TIB's obligations. If this Agreement is so terminated, TIB shall be liable only for payment required under this Agreement for Project work performed or costs incurred prior to the effective date of termination.



## 10. DISPUTE RESOLUTION

- a) The Parties shall make good faith efforts to quickly and collaboratively resolve any dispute arising under or in connection with this Agreement. The dispute resolution process outlined in this Section applies to disputes arising under or in connection with the terms of this Agreement.
- b) Informal Resolution. The Parties shall use their best efforts to resolve disputes promptly and at the lowest organizational level.
- c) In the event that the Parties are unable to resolve the dispute, the Parties shall submit the matter to non-binding mediation facilitated by a mutually agreed upon mediator. The Parties shall share equally in the cost of the mediator.
- d) Each Party agrees to participate to the fullest extent possible in resolving the dispute in order to avoid delays or additional incurred cost to the Project.
- e) The Parties agree that they shall have no right to seek relief in a court of law in accordance with Section 11 until and unless the Dispute Resolution process has been exhausted.

## 11. GOVERNANCE, VENUE, AND ATTORNEYS FEES

This Agreement shall be construed and interpreted in accordance with the laws of the state of Washington and venue of any action brought hereunder shall be in the Superior Court for Thurston County. The Parties agree that each Party shall be responsible for its own attorneys' fees and costs.

## 12. INDEMNIFICATION, HOLD HARMLESS, AND WAIVER

12.1 Each Party, shall protect, defend, indemnify, and save harmless the other Party, its officers, officials, employees, and authorized agents, while acting within the scope of their employment as such, from any and all costs, claims, judgments, and/or awards of damages (both to persons and/or property), arising out of, or in any way resulting from, a Party's own negligent acts or omissions which may arise in connection with its performance under this Agreement. No Party will be required to indemnify, defend, or save harmless the other Party if the claim, suit, or action for injuries, death, or damages (both to persons and/or property) is caused by the sole negligence of the other Party. Where such claims, suits, or actions result from the concurrent negligence of the Parties, the indemnity provisions provided herein shall be valid and enforceable only to the extent of a Party's own negligence.

12.2 Each Party agrees that its obligations under this section extends to any claim, demand and/or cause of action brought by, or on behalf of, any of its officers, officials, employees or authorized agents. For this purpose, each Party, by mutual negotiation, hereby waives, with respect to the other Party only, any immunity that would otherwise be available to it against such claims under the Industrial Insurance provision of Title 51 RCW.

12.3 The obligations of this indemnification and waiver Section shall survive termination of this Agreement.

## 13. ASSIGNMENT



The RECIPIENT shall not assign or transfer its rights, benefits, or obligations under this Agreement without the prior written consent of TIB. The RECIPIENT is deemed to consent to assignment of this Agreement by TIB to a successor entity. Such consent shall not constitute a waiver of the RECIPIENT's other rights under this Agreement.

**14. AMENDMENTS**

This Agreement may be amended by mutual agreement of the Parties. Such amendments shall not be binding unless they are in writing and signed by persons authorized to bind each of the Parties.

**15. INDEPENDENT CAPACITY**

The RECIPIENT shall be deemed an independent contractor for all purposes and the employees of the RECIPIENT or any of its contractors, subcontractors, and employees thereof shall not in any manner be deemed employees of TIB.

**16. ENTIRE AGREEMENT**

This Agreement, together with the Exhibits, if any, the provisions of chapter 47.26 RCW, chapter 479 WAC, and TIB Policies, constitute the entire Agreement between the Parties and supersedes all previous written or oral agreements between the Parties.

RECIPIENT

Transportation Improvement Board

\_\_\_\_\_  
Chief Executive Officer                      Date

\_\_\_\_\_  
Executive Director                      Date

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Print Name

Approved as to Form

By:           SIGNATURE ON FILE          

ANN E. SALAY

Senior Assistant Attorney General

NOTE: Any changes to the terms of this Agreement shall require further approval of the Office of the Attorney General

## **ECONOMIC DEVELOPMENT PRESENTATION FOLLOW-UP**

At the December 12, 2017 Committee-of-the-Whole meeting, I presented an introductory presentation regarding economic development.

The following questions and/or comments were made during the presentation:

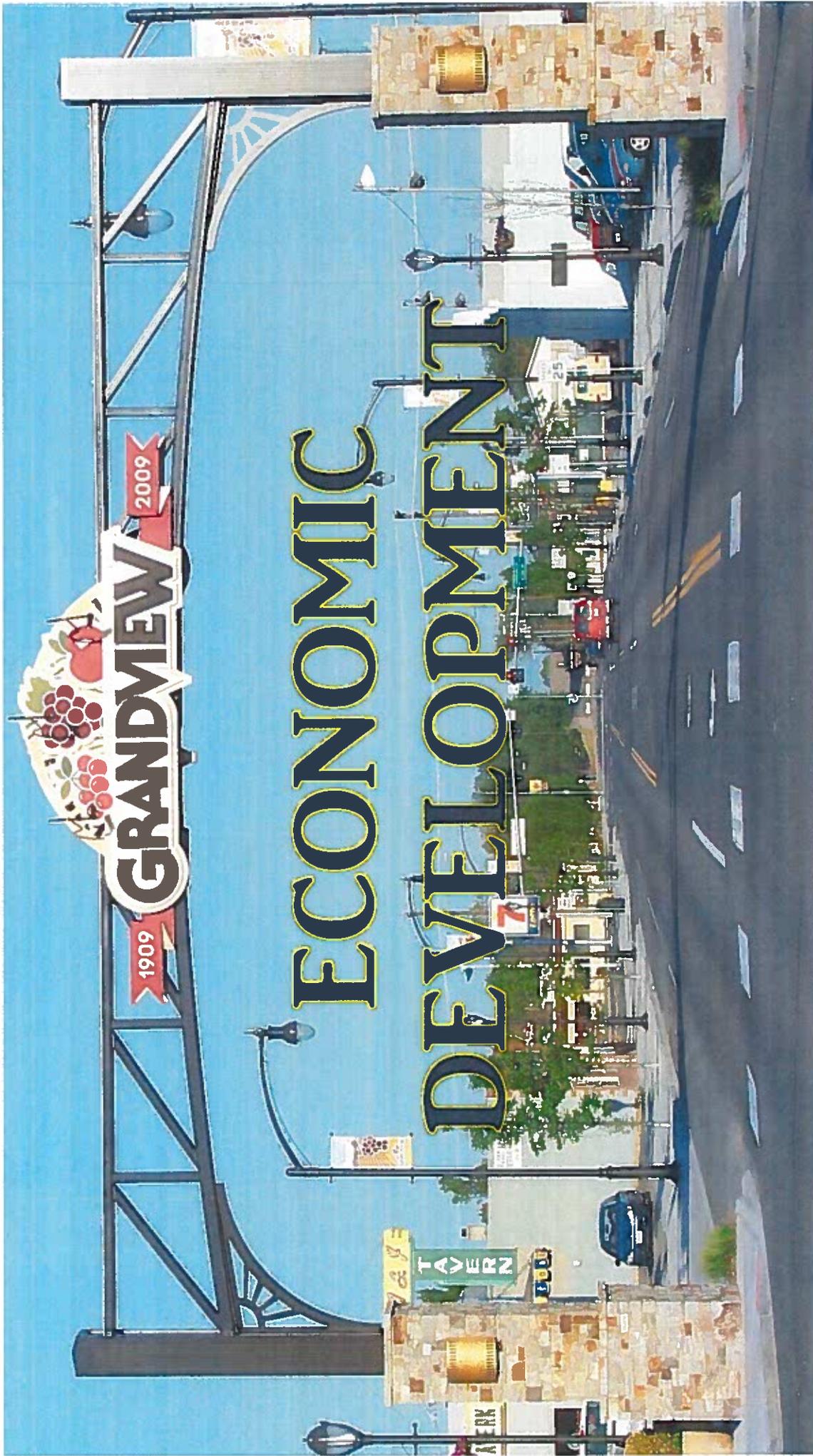
- A comparison between the City of Sunnyside and the City of Grandview was made. For example, the City of Sunnyside's City Manager attends a national commercial trade show in Las Vegas each year.
- I cautioned Council about using City funds for private benefit and how it could violate the public gifting laws.
- A comment was made as to how I was accounting for the \$20,000 budget appropriation in the 2018 economic development budget.
- I asked for written questions from Council by the first of January so I could address all concerns in a follow-up presentation. As of today, I have not received any follow-up requests from any of the Councilmembers.

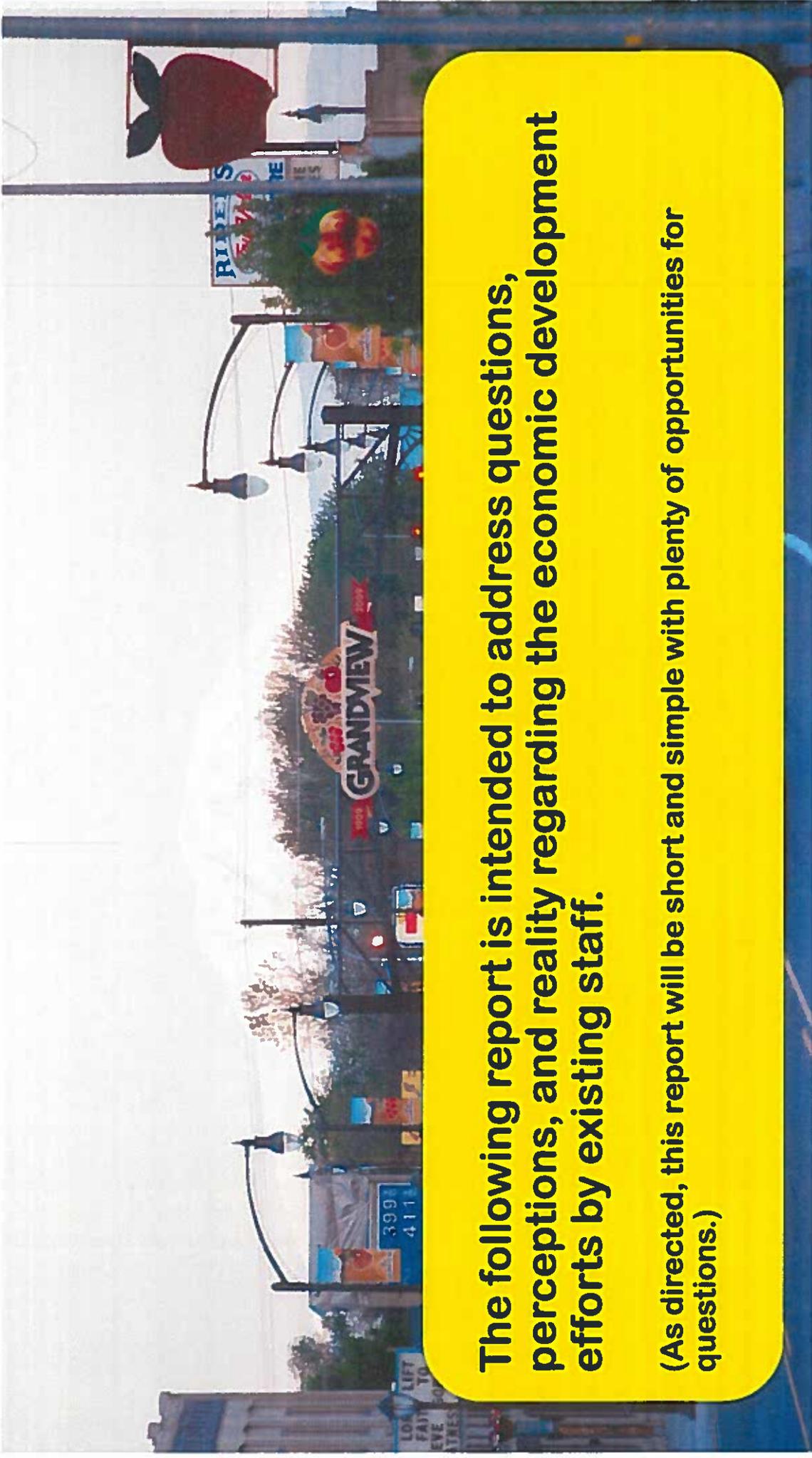
We will continue to follow existing economic development practices such as:

- Improving the City's appearance such as street sweeping, maintaining city entrances and improving the downtown business core.
- Improving the partnerships with the Grandview Chamber of Commerce, Port of Grandview and Grandview School District.
- Working with the industrial and commercial businesses and helping them expand with the goal of creating new jobs.
- Working with neighboring cities and local regulatory agencies.

In addition, a private business group known as the Lower Valley Business Network Group has been started and City staff has been asked to be part of the group as they move forward with looking for ways to add and/or improve commercial business opportunities.

**QUESTIONS:**



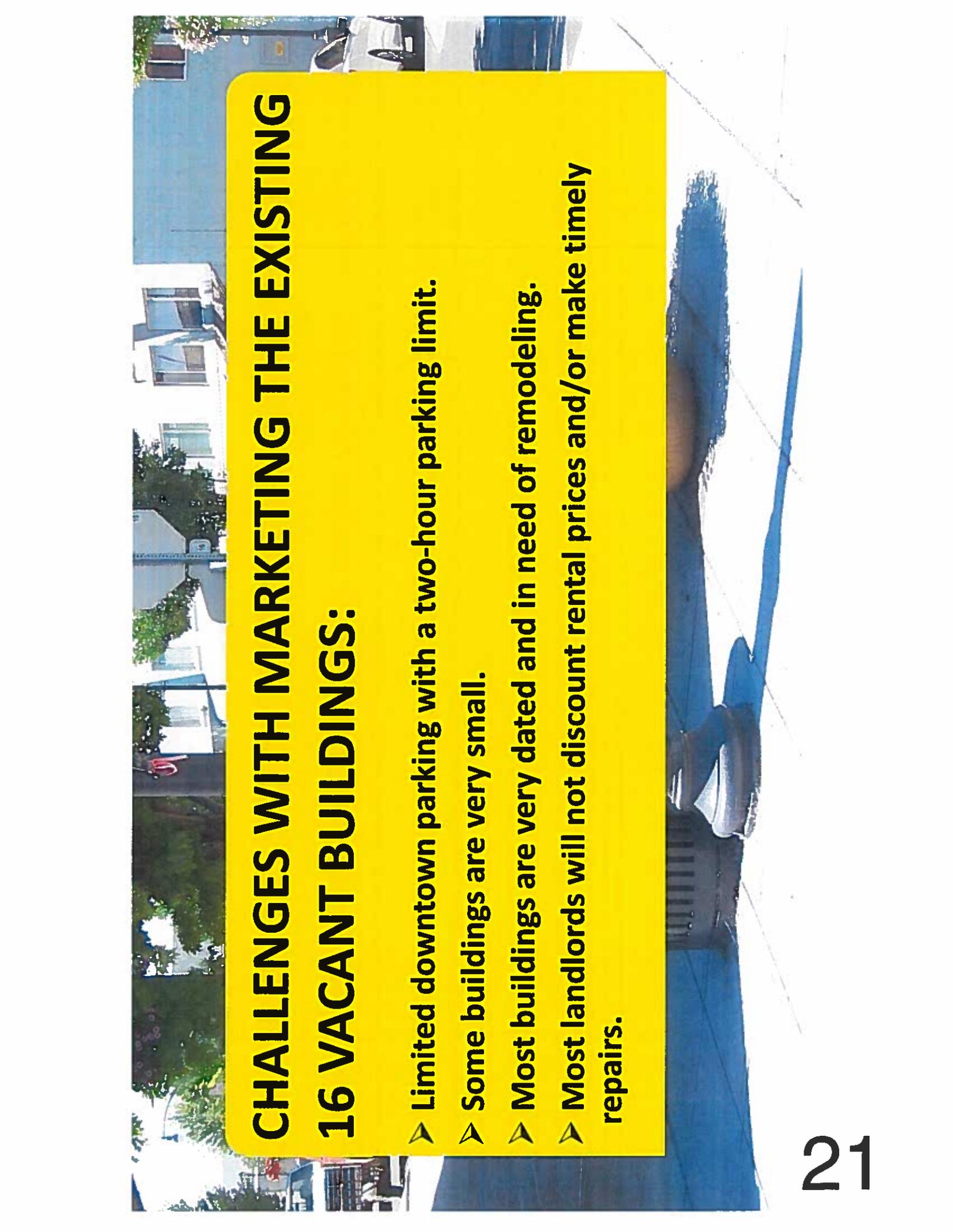


**The following report is intended to address questions, perceptions, and reality regarding the economic development efforts by existing staff.**

**(As directed, this report will be short and simple with plenty of opportunities for questions.)**

## COUNCIL'S GOAL

- To consider hiring a full-time employee to market 16 existing vacant buildings in the "Downtown Business Core" area.
- The area is located from Grandridge east to Ash and from Wine Country Road south to Fourth Street.
- The new employe will be required to attend trade shows and travel in an attempt to entice new businesses.
- The costs of a new employee to include benefits, vehicle, travel budget, advertising budget and rental expenses are estimated at \$180,000 to \$200,000 per year.



## **CHALLENGES WITH MARKETING THE EXISTING 16 VACANT BUILDINGS:**

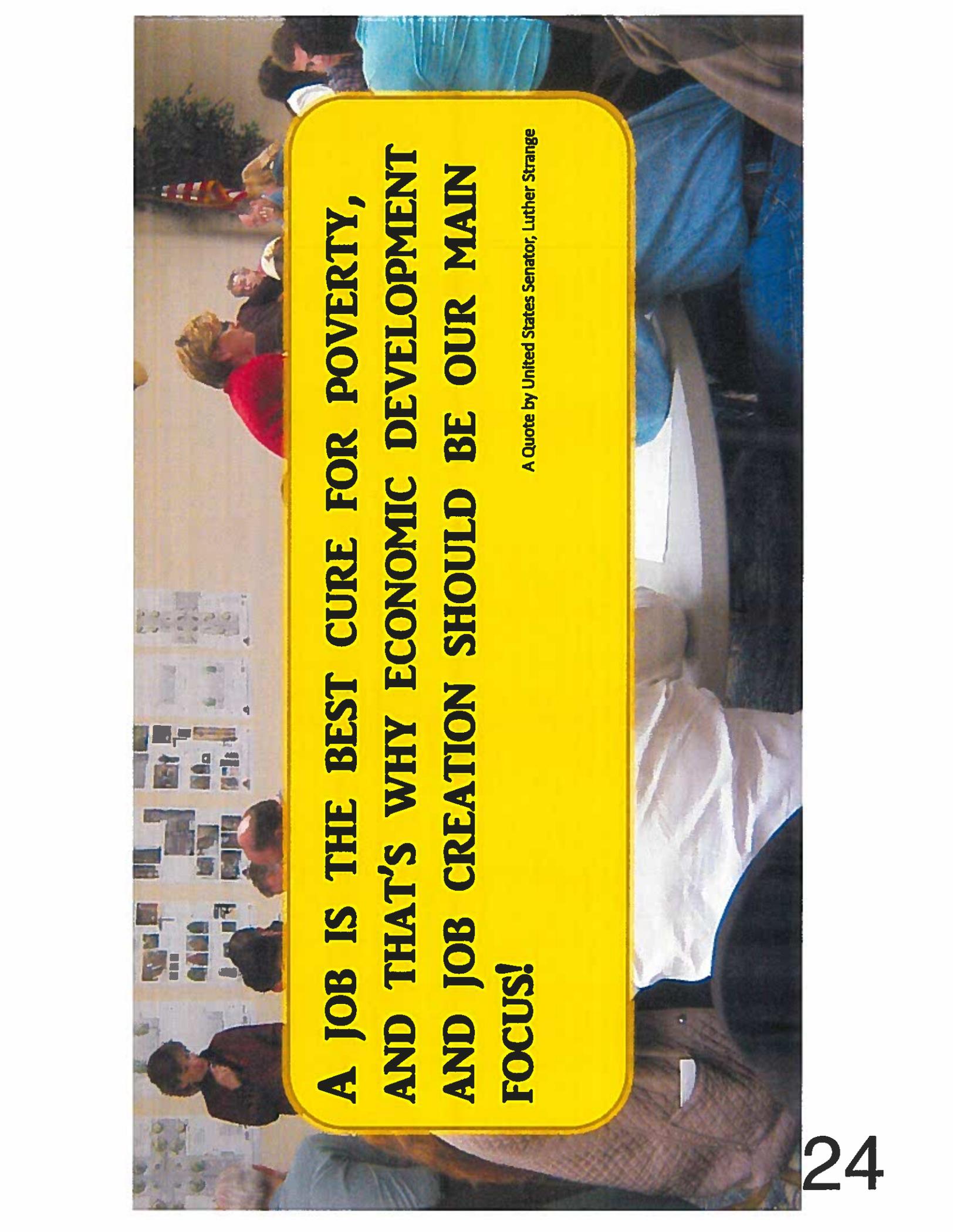
- **Limited downtown parking with a two-hour parking limit.**
- **Some buildings are very small.**
- **Most buildings are very dated and in need of remodeling.**
- **Most landlords will not discount rental prices and/or make timely repairs.**

# EXAMPLES OF SMALL BUILDINGS



## **REALITY:**

- **We will need to generate \$20 million in taxable sales from the 16 vacant buildings in order to generate enough revenue to support a \$200,000 per year effort.**
- **Most of the small shops will need to be owner operated and will not support additional employees.**
- **High rental prices will also discourage new startup businesses.**

A group of people are seated around a table in a meeting room. The room has a whiteboard with various diagrams and charts on the wall. A large yellow text box is overlaid on the image, containing the quote. The text is in a bold, black, sans-serif font.

**A JOB IS THE BEST CURE FOR POVERTY,  
AND THAT'S WHY ECONOMIC DEVELOPMENT  
AND JOB CREATION SHOULD BE OUR MAIN  
FOCUS!**

A Quote by United States Senator, Luther Strange

**I chose this quote because I believe that both Council and City staff have job creation and job retention as Priority #1. We must also keep in mind that we need to pursue businesses that will generate a new tax base to support the ever-increasing demands of the General Fund such as:**

- **Dollar Store**
- **Bleyhl Farm Service Inc.**
- **Les Schwab Tire Center**
- **Mid Valley Chrysler Dodge Jeep**



**PAST AND CURRENT EFFORTS TO ADDING  
NEW BUSINESSES**

# 1990 Grandview Economic Development Task Force

## Accomplishments/Businesses Secured

### 1. IDENTIFY DESIRED INDUSTRIES FOR RECRUITMENT INTO THE COMMUNITY

- Shonan USA (1990)
- Wal-Mart DC (2003)
- FruitSmart Processing Plant (2010)
- Olsen Brother Blueberry Plant (2010)
- Oasis Blueberry Packing (2014)
- Pallet Place (2015)
- Henningsen Cold Storage (2017)



## 2. PROMOTE A POSITIVE IMAGE FOR GRANDVIEW

- Stokely Square & Gazebo (1995)
- Tree City USA (1997)
- City entrance greenways
- Downtown Revitalization (2010)
- Centennial Arch (2010)
- Downtown Breezeway (2010)
- Grandview Rose Garden & Gazebo (2010)
- East Entrance Legion Memorial Park (2011)



### **3. PROVIDE RECREATIONAL ALTERNATIVES TO CITIZENS IN ALL AGE CATEGORIES**



- Lower Yakima Valley Pathway (1990)
- Country Park (1990)
- Country Park Ballfields (1992)
- Country Park Outdoor Stage (1995)
- Playground equipment added to Dykstra Park (2004)
- Playground equipment added to Eastside Park (2005)
- Rotary Picnic Shelter added to Dykstra Park (2005)
- Meadowlark Park Gazebo & Water Fountain (2006)

- Playground equipment added to Tower Park (2007)
- Playground equipment added to Westside Park (2008)
- Restroom facility added to Dykstra Park (2008)
- Disc Golf Course at Dykstra Park (2009 & 2017)
- Community Center (2011)
- Playground equipment added to Country Park (2011)
- Grandview Library – partnership with YVC (2011)
- Restroom facility added to Westside Park (2014)
- Restroom facility added to Palacios Parkway (2014)
- Swimming Pool Improvements (2015-2016-2017)



- Restroom facility added to Eastside Park (2015)
- Restroom facility added to Vista Grande Park ( 2015)
- Grandview Museum (2016)
- Grandview Dog Park (TBA)



#### **4. SUPPORT EXISTING COMMUNITY INFRASTRUCTURE AND PROVIDE FOR PLANNED INFRASTRUCTURE GROWTH TO MEET PROJECTED NEEDS**

- Wallace Way Business Park (1999)
- Byam Business Park (2005)
- Euclid Road Rehabilitation (2009)
- Grandridge Area Improvements (2009)
- Downtown improvements (2010)
- East Wine Country Road Improvement (2011)
- Formation of Grandview Transportation Benefit District (\$20 tab fee)



- East Second Street/Elm Street Overlay (2012)
- North Birch Area Improvements (2012)
- Euclid Road Improvements (2012)
- West Fifth Street Chipseal (2012)
- Grandridge Road Chipseal (2012)
- Bonnieview Road and Water Main Improvements (2013)
- Old Inland Empire Highway and Water Main Improvements (2013)
- West Second Street – Euclid Road to Grandridge Road (2013)



- **East Fourth Street Neighborhood Improvements (2013)**
- **Wastewater Treatment Plant Improvements**
- **Old Inland Empire Water Improvements (2014)**
- **Forsell Road Sidewalk Extension (2014)**
- **East Wine Country Plaza (2014)**
- **Birch Street Improvements (2015)**
- **Forsell Road & Euclid Road/Wine Country Road Improvements (2016)**
- **Wine Country Road – Ash to Fir Improvements (2016)**

- Forsell Road improvements from Euclid to Wallace Way (2016)
- Wallace Way overlay (2016)
- Ash Street overlay from East Second to East Third Street (2016)
- Alley overlay between Division and Ash Street (2016)
- West Fifth Street grind and overlay from Euclid west to Larson (2017)
- Street seal-coat project Fir Street from Wine Country Road south to Fourth Street, East Second Street, East Third Street and East Fourth Street from Elm east to Fir (2017)

- **Emergency pothole repairs to Wine Country Road, Elm Street and Euclid Road (2017)**
- **Asahel Curtis Well Rehabilitation (2017)**
- **Grandview Business Park – Wine Country Road & Higgins Way (2018)**



# GREY HOUND

## 5. SUPPORT AND STRENGTHENING OF THE EDUCATIONAL SYSTEM AT ALL LEVELS

- YVC Grandview Campus (1990)
- New Thompson Elementary School (2000)
- Newly renovated Smith Elementary School (2001)
- New McClure Elementary School (2002)
- Newly renovated Grandview Middle School (2003)
- Newly renovated GHS stadium and track (2017)
- New Grandview High School (2018)

## 6. DEVELOP A COOPERATIVE COMMUNITY-WIDE STRUCTURE TO EFFECTIVELY CONDUCT ECONOMIC DEVELOPMENT ACTIVITIES

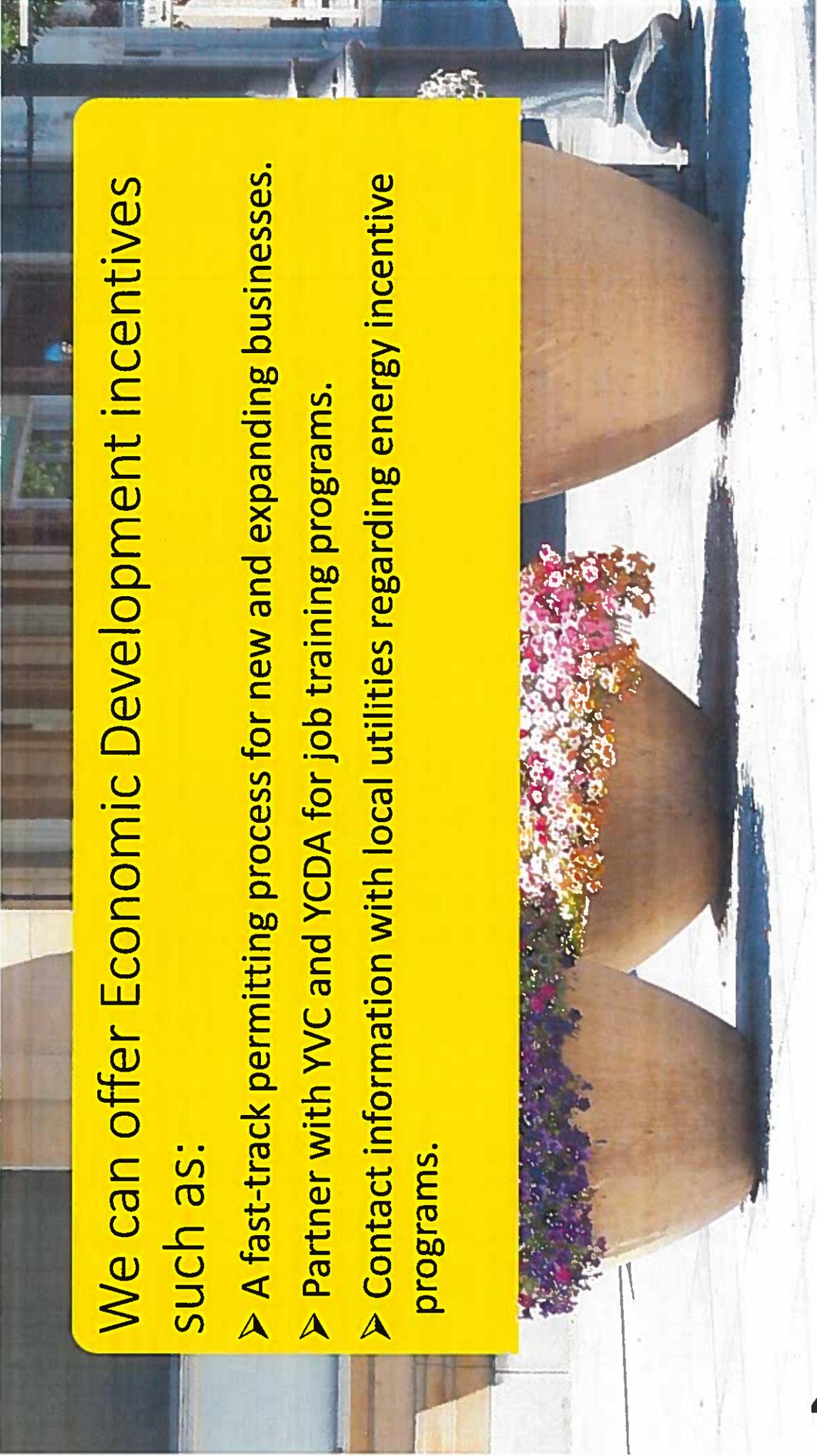
- Port of Grandview
- Grandview Chamber of Commerce
- Grandview School District
- Yakima Valley College
- Yakima County Development Association
- Yakima Valley Conference of Governments
- Astria Sunnyside Hospital
- Prosser Memorial Hospital
- Yakima Valley Farm Workers Clinic



*Together we build success!*

The partners on the previous page are important because we cannot provide Economic Development incentives such as:

- Financial incentives to stay, to relocate, and/or to expand.
- Financial incentives to help businesses lower their startup costs and/or their long term operating expenses.
- Incentives for infrastructure upgrades.
- Incentives to subsidize job training through technical colleges.
- Energy conservation loans.

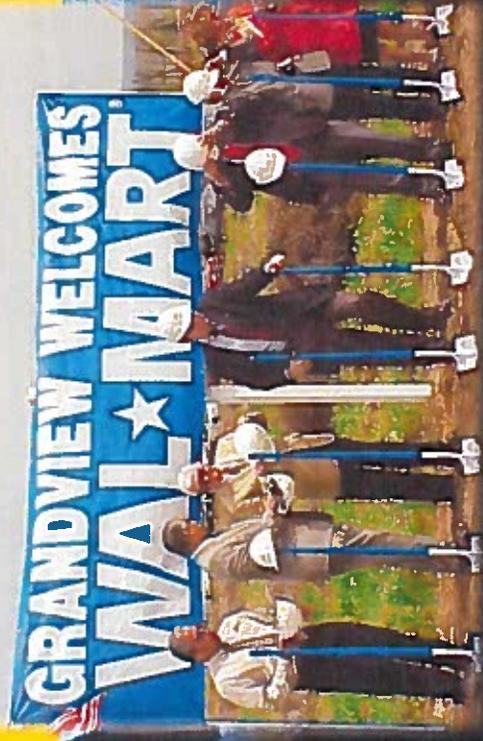


We can offer Economic Development incentives  
such as:

- A fast-track permitting process for new and expanding businesses.
- Partner with YVC and YCDA for job training programs.
- Contact information with local utilities regarding energy incentive programs.

## City Administrator Sewell 1985 through 2006

**Mr. Sewell didn't market commercial downtown businesses, but instead focused his efforts on large box stores and/or new industrial businesses.**



## City Administrator Staples 2005 through 2009

**Commercial businesses secured:** Mr. Staples helped start the Downtown Revitalization project.



## City Administrator Arteaga 2010 to Present

1. Dollar Tree
2. Papa Murphy's Pizza
3. Les Schwab Tire Center
4. Torres Tires
5. Grandview Lumber
6. Camprestre Restaurant
7. Dad's Dream Bakery & Cakes
8. Garcia's Drive-Thru
9. GMC Training Institute (truck driving instructions)



10. Star Food Store Renovation Project
11. O'Reilly Auto Parts
12. Nancy's Diner
13. Herb's Bar & Grill
14. Bleyhl Farm Service Inc.
15. LKR Real Estate Services, Inc.
16. El Camaron Mexican Restaurant



17. Pulido's Tire Center
18. Safeway Store and gas pumps
19. CK Comfort Systems
20. Castle Carwash
21. La Placita
22. Clyde's Custom Repair
23. Hugo's Appliance and Repair
24. Quicktel
25. Ziggy's Smoke Shop & Market
26. Rodriguez Panaderia y Antojitos Mexicanos



27. Lower Valley Credit Union

28. The Spin Cycle

29. Wine Country Plaza

30. La Costanita

31. Café Grande Vue

32. Dulcenea Salon

33. Happy Watermelon Antojitos y Mas



WELCOMES YOU

INCORPORATED 1909

## **When meeting with potential new businesses:**

- We must be able to sell and/or market our City within a very limited time frame.
- We must make ourselves available on short notices.
- We must have up-to-date traffic counts.
- We need to have working knowledge of our infrastructure water/sewer capacity.
- We must offer an expedited permit review process.

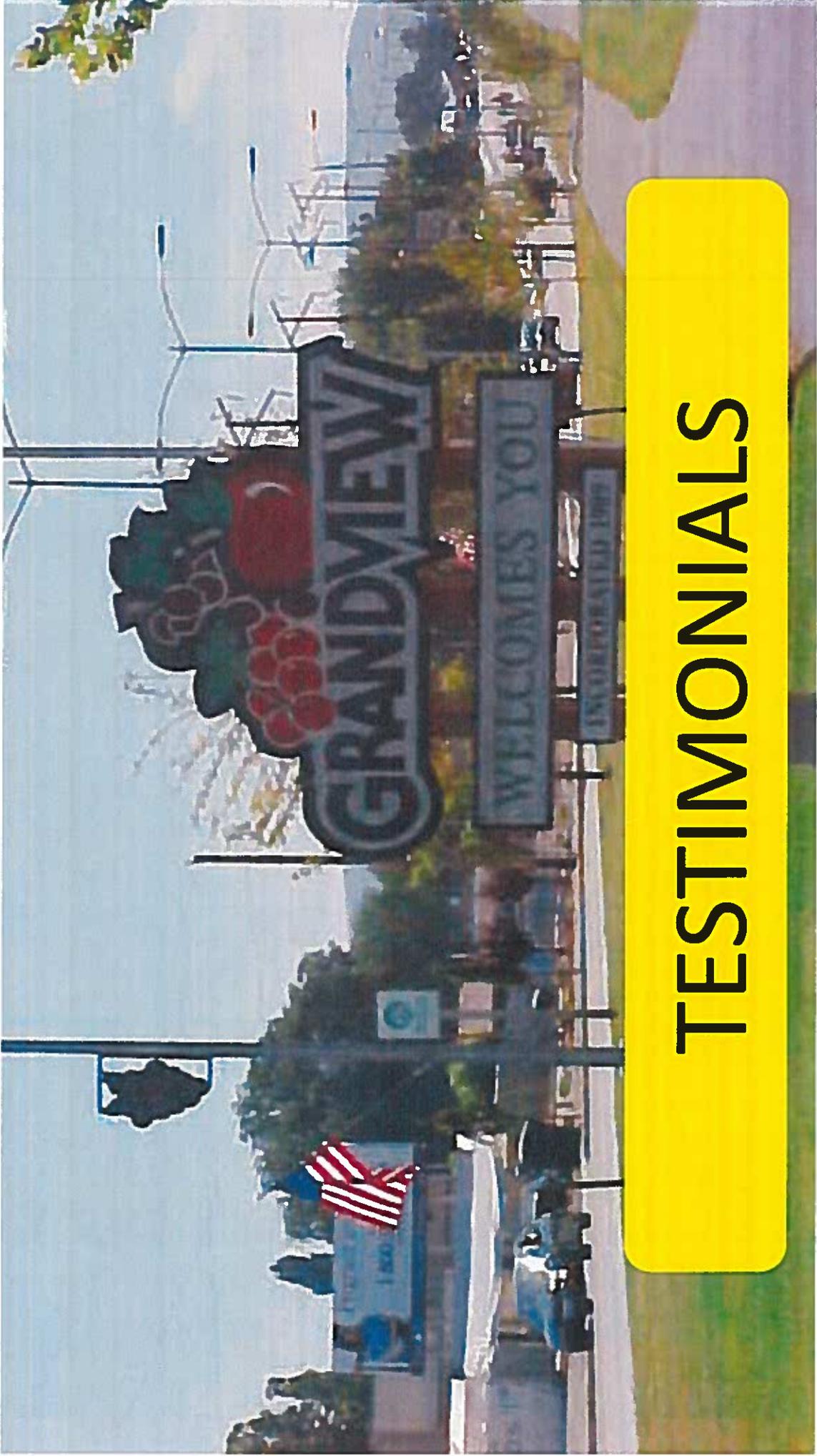
**A First Impression Is Very Important!**

Our entrances provide that first impression so getting people off the freeway is the key first step.



The 2010 Downtown Revitalization project also helps as we promote our downtown business core.

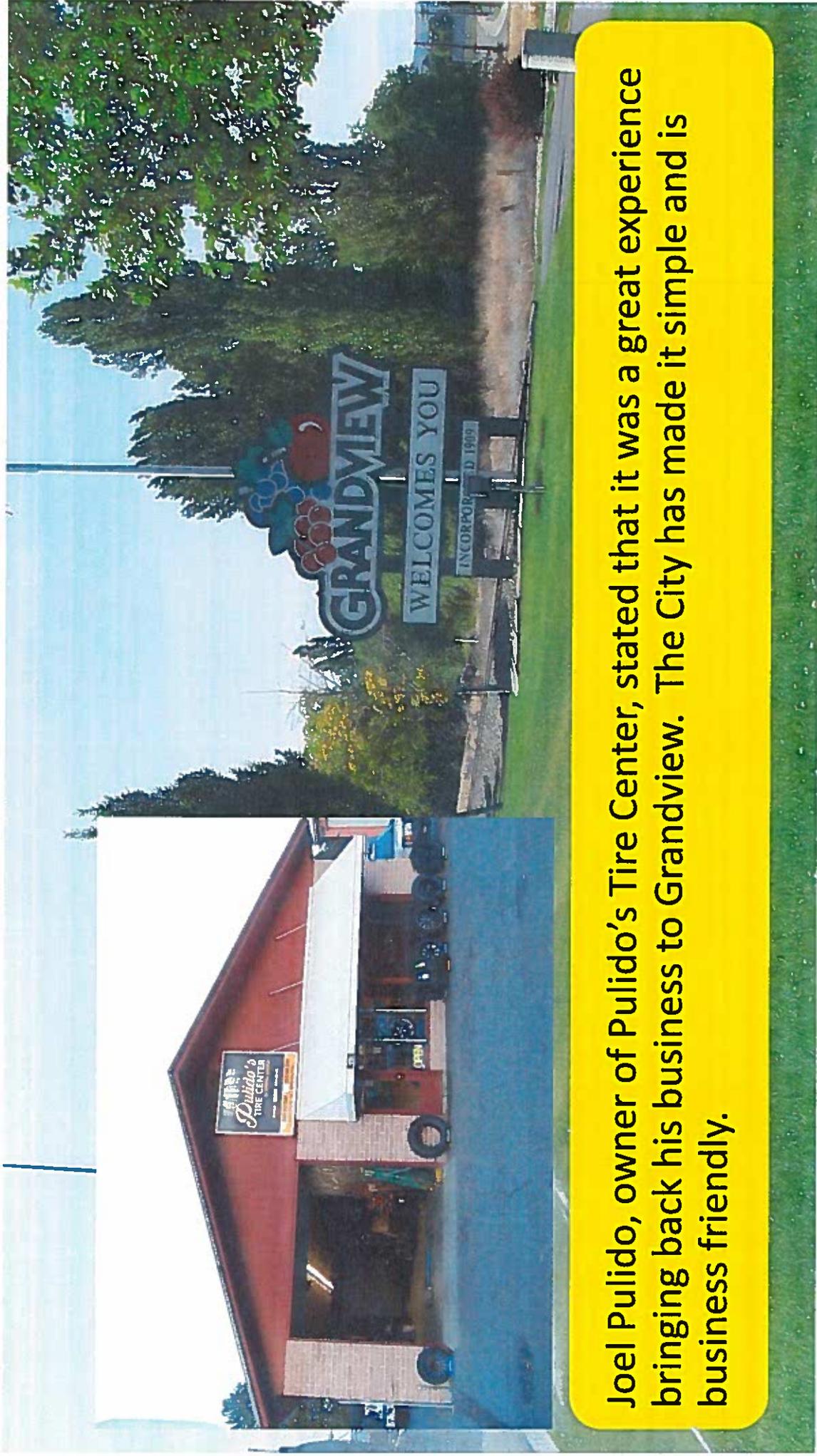




# TESTIMONIALS



Chris Kitzke, owner of CK Home Comfort Systems, stated that he appreciated how Public Works made it so easy to open his business, from getting his lot approve to issuing him his business license.



Joel Pulido, owner of Pulido's Tire Center, stated that it was a great experience bringing back his business to Grandview. The City has made it simple and is business friendly.



Cliff Lewis, owner of Grandview Lumber, stated that he is grateful to the City for helping him secure funds needed to help with his business expansion and, as a business owner and community member, he is also proud to serve this Community.



Since 2004, as a Developer and Builder in the Yakima Valley, I have been extremely pleased with the service, response and attitude of Grandview Public Works. So pleased that it helped with our decision to open our Office/Shop here. The Grandview staff, managers and Building Department are all helpful and quick to complete requests.

Much Appreciated!  
Clint Adamson, Owner-Project Manager



It has been 14 years since we opened our new retail Les Schwab store in Grandview in 2003. When I tell people that we were able to construct a new store and be open within 90 days from property acquisition they are amazed. The reason that we were able to do this was the “can do” attitude of the City of Grandview. The entire staff of the City made sure that we had the resources available to us to get our store opened in the shortest time possible. They all had the same excitement that I had for coming to Grandview to do business.

I have inquired into other markets and have been informed that it could take anywhere from 6 months to 2 years before we could get an approval for a retail business.

Thanks again for making it easy to do business in Grandview.

D. Mack Brown  
Les Schwab Tire

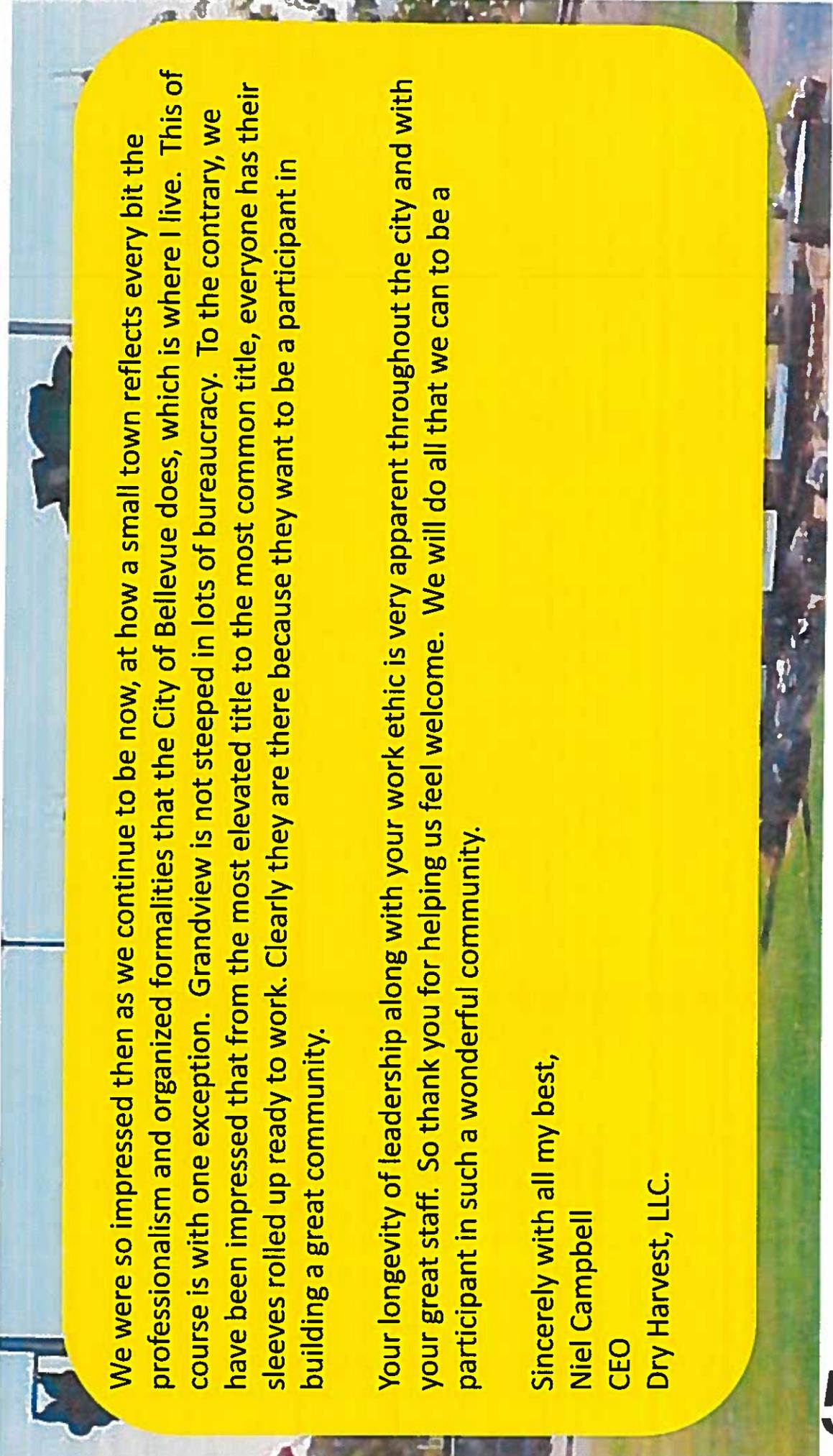


Dear Cus,

We are relatively newcomers to the City of Grandview, WA. When we started our business in Grandview four years ago, we had no idea how the City would interface with us and how critical their role would be to our success. We value how responsive you and your team, particularly you, Cory and Santos have been to our growing and changing needs. For this I want to thank you most sincerely. As our business is a citizen of this fair town, we see the true benefit as it relates to our business growth.

I am also keenly aware that there are many other municipalities that would not have accommodated, served, facilitated our changing needs as you have along with the City of Grandview.

I recall the first week of our arrival, Dr. Ron Grow of the economic development council along with Jim Sewell brought us by the City offices into the council chambers where we met you and your staff.



We were so impressed then as we continue to be now, at how a small town reflects every bit the professionalism and organized formalities that the City of Bellevue does, which is where I live. This of course is with one exception. Grandview is not steeped in lots of bureaucracy. To the contrary, we have been impressed that from the most elevated title to the most common title, everyone has their sleeves rolled up ready to work. Clearly they are there because they want to be a participant in building a great community.

Your longevity of leadership along with your work ethic is very apparent throughout the city and with your great staff. So thank you for helping us feel welcome. We will do all that we can to be a participant in such a wonderful community.

Sincerely with all my best,

Niel Campbell

CEO

Dry Harvest, LLC.



November 30, 2017

Mr. Cus Arteaga, City Administrator/Public Works Director  
City of Grandview  
207 West Second Street  
Grandview, WA 98930

Dear Cus,

The grand opening of the new campus entry for Yakima Valley College brings to light once more what a pleasure it is to work with you and your staff at the City of Grandview. I have spent 29 years working with municipalities throughout Central Washington and can honestly say that Grandview is at the top of my list for approachability, team spirit, consistency in administration and overall helpfulness. Nowhere else can I place a call to discuss a project and end the call with a meeting scheduled, along with suggestions from you regarding how your team can help make the project a reality and in most cases, enhanced beyond the original project vision.

As I write this letter I find myself reviewing my history working with the City of Grandview. It all started when we worked together on the Public Works Complex and so many more rewarding projects have followed, including:

- The Downtown Improvements including design standards
- The Grandview Community Center
- The Grandview Library
- The Grandview Museum
- The Police Station reroof
- The Police Station renovation/replacement studies
- The YVC Activity Center (Converted from the former Senior Center)
- The YVC Grandview Campus Master Plan
- The YVC Workforce Education Center, Phases I & II



Thank you for being such an activist for the City of Grandview and making project development a mutually beneficial and efficient experience. We look forward to future project collaboration!

Best regards,

*BORArchitecture, pllc*

Sherlyn M. Brockway



# GRANDVIEW SCHOOL DISTRICT

November 30, 2017

Cus Arteaga  
City Administrator  
City of Grandview

Cus,

It's always a pleasure working with the City of Grandview. The staff have always been very friendly and helpful. They are willing to discuss our projects and assist with the documents the City requires for approval of the project.

During the High School Stadium construction the City staff was very helpful, provided guidance of City requirements, and expeditiously processed the paperwork for the project. They continued to be attentive to our project and district requests during the entire project.

CHAMPIONS 2000

The School District has installed Portable classrooms over the past couple of years. Some of the portables had restrooms that required water and sewer connections. The City employees are always quick to respond to questions and code requirements, as well as suggestions on how to accomplish the requirements. The fire department has been very helpful in acquiring the proper fire inspection and occupancy approvals.

As we start our journey to building a new high school, the Wenaha Group, the district construction management firm, has made comments on how expeditiously the City of Grandview processes documents as we maneuver through the city/state requirements for a construction project as large as the high school.

Also, given our past experience we are excited for the joint project to improve Student Safety in front of the Middle School.

Sincerely,

Henry Strom  
Superintendent

Brad Shreeve  
Assistant Superintendent for finance and Operations

STATE "AA" BOYS BASKETBALL  
CHAMPIONS 2000



December 1, 2017

City of Grandview  
207 West Second Street  
Grandview, WA 98930

RE: YVC Working with the City of Grandview

Dear Mr. Arteaga,

Yakima Valley College (YVC) and the City of Grandview have had a long and prosperous relationship. The willingness of the city to support the college has allowed YVC to sustain and grow higher education in the lower valley allowing many place-bound students to receive an education. The city administration remains selflessly involved in supporting YVC success. Our city college partnerships always result in a win – win for our communities.

I have personally worked with the city for over ten years and am continually impressed at the can do attitude that permeates the employees of the City of Grandview. From the city administrators, public works to fire and police, we know the city is there to serve and protect.

Some examples of our amazing working relationships are:

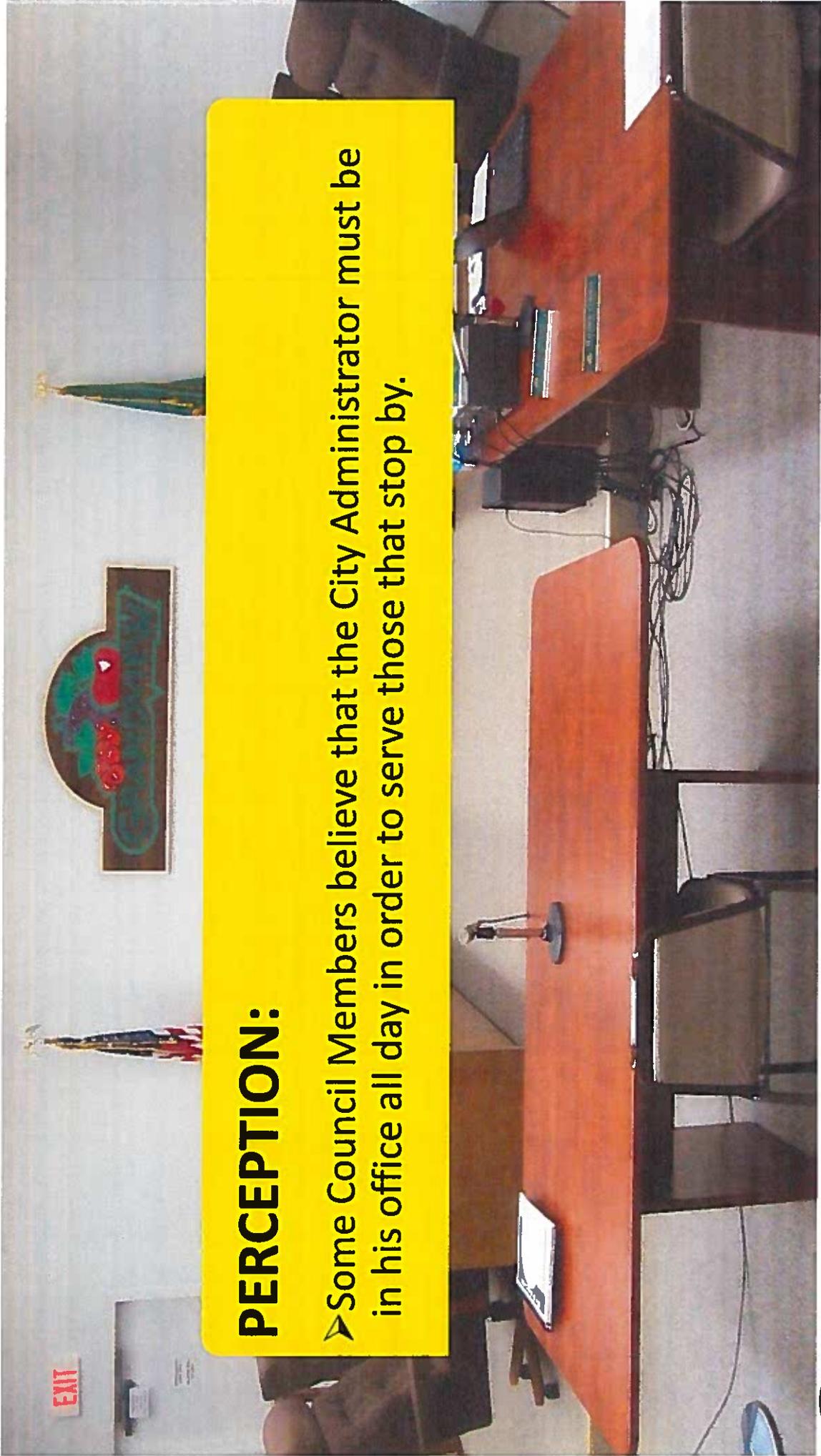
- The college is located in the heart of Grandview because of a donation of land for the first YVC building from the city.
- The YVC students needed a student center so the city facilitated the acquisition of the senior center to become a student center.
- The college lacked a library so the city collaborated with the college to develop a joint public academic library on the Grandview campus.
- It had been a long time dream of the college to have a grand entrance to the Grandview campus. With the help of the city that dream became a reality.

These are just a few of many examples of the valuable relationship between the City of Grandview and YVC. Together we have made the lower valley a better place.

Sincerely,



**Teresa Rich, PhD**  
**Vice President for Administrative Services**  
**Yakima Valley College**  
**509.574.4667**



**PERCEPTION:**

➤ Some Council Members believe that the City Administrator must be in his office all day in order to serve those that stop by.

What do you think about when you see these pictures?



Gary Christensen



Jesus Zuniga

## EXISTING CHALLENGES AND/OR INFORMATION REQUESTED:

- The City doesn't own any buildings nor does it have land to offer.
- We must have information as to whom an investor can contact.
- We are asked for information as to what property and/or buildings are available.
- We are asked for information regarding potential startup grants.
- We are asked for information regarding potential lending agencies that can help with a new startup business.
- We are asked for information for potential energy refunds and/or incentive programs.

## **EXAMPLE OF A CHALLENGE FROM A NEW BUSINESS REQUEST**

**I have been working with a potential new business who is looking for five to six acres to construct a new a dealership like Mid-Valley Chrysler which could provide a great benefit to the general fund because of the new sales tax base.**

- **I have sent him to the Port, but no land is available to help him.**
- **I sent him to the owner of the property next to the lumber yard, but the price is too high.**
- **I sent him to a local farmer. He is still in the negotiation process, but not for land within the City Limits.**

## REALITY:

- Economic development isn't a Monday through Friday (8 to 5) job, because I am also talking to people on weekends and evenings.
- Potential new businesses want their information request to be kept confidential.
- We must build trust and credibility with the people we serve in order to continue to help expand our economic base.
- We must personally support all local businesses by shopping locally.
- Economic development requires a lot of meet and greet plus lots of coffee and lunch efforts.
- A good economic development person must know his customers and should be flexible enough to meet potential customers at their convenience and at locations of their interest.

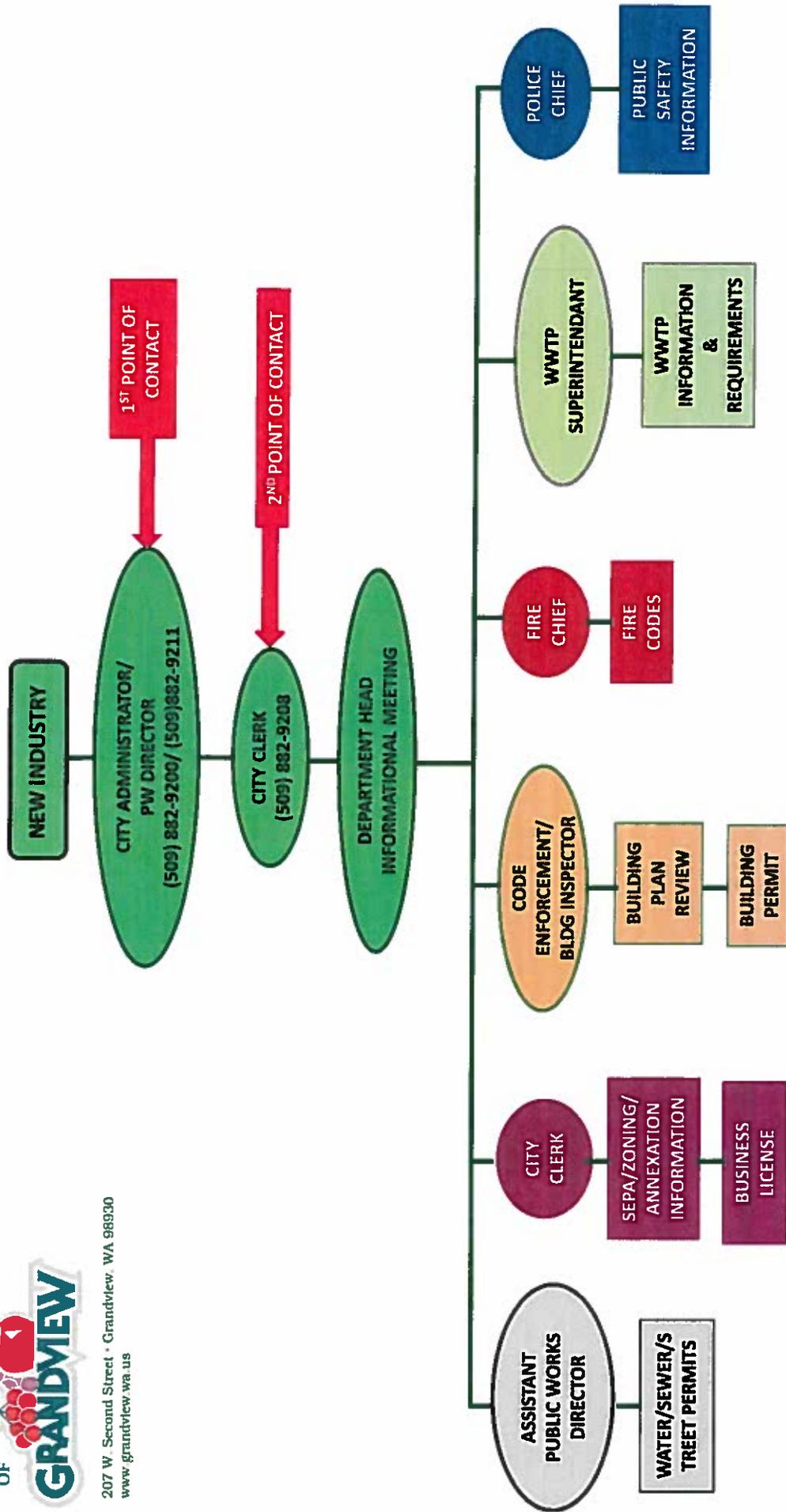


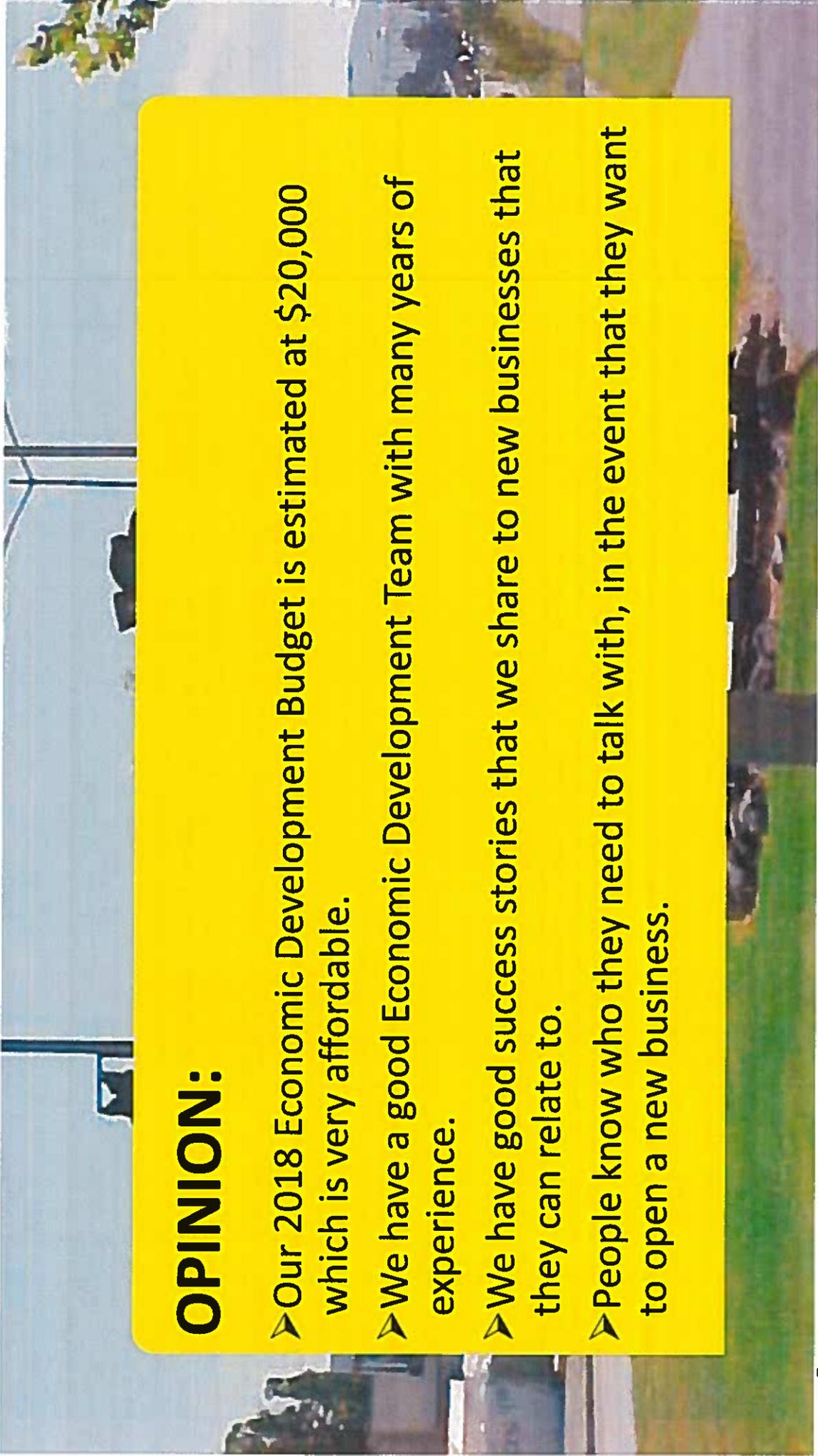
**GRANDVIEW'S  
ECONOMIC DEVELOPMENT  
TEAM**





207 W. Second Street • Grandview, WA 98930  
 www.grandview.wa.us





## **OPINION:**

- Our 2018 Economic Development Budget is estimated at \$20,000 which is very affordable.
- We have a good Economic Development Team with many years of experience.
- We have good success stories that we share to new businesses that they can relate to.
- People know who they need to talk with, in the event that they want to open a new business.

QUESTIONS:

