

**GRANDVIEW CITY COUNCIL
COMMITTEE-OF-THE-WHOLE MEETING MINUTES
MARCH 12, 2019**

1. CALL TO ORDER

Mayor Gloria Mendoza 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 Mendoza and Councilmembers Gay Brewer, Mike Everett, Diana Jennings, Dennis McDonald, Bill Moore and Joan Souders.

Absent was Councilmember Javier Rodriguez.

Staff present were: City Administrator/Public Works Director Cus Arteaga, City Attorney Quinn Plant, City Treasurer Matt Cordray and City Clerk Anita Palacios.

3. PUBLIC COMMENT – None

4. NEW BUSINESS

A. Wine Country Road Grind and Overlay

City Administrator Arteaga explained that the \$20 Transportation Benefit District (TBD) was formed to provide street maintenance to the City's road system. The funds collected were to support a chip-seal maintenance program, asphalt grind/overlay project and/or new construction. The TBD raised approximately \$160,000 per year and in 2019, the Council appropriated \$80,000 for the annual chip-seal maintenance program. The proposed 2019 chip-seal maintenance program included the following streets: Butternut Road; Hill Drive; Eberle Road; and West Fifth Street from Larson west to City limits. The proposed program was estimated at \$80,000 and included crack sealing, pothole repair and a chip-seal treatment. He recommended Council amend the 2019 chip-seal program to include an asphalt grind/overlay of Wine Country Road (WCR) from I-82 north to East Stover Road (approximately 800-feet). This section of roadway was failing and he considered this as a method of preserving this section of WCR. WSDOT was scheduled to complete an asphalt grind/overlay of the Exit 73 off ramp. He anticipated the City taking advantage of the asphalt quantities and completing that section of WCR at a better price if the City could utilize the same contractor. He recommended Council authorize staff to replace the 2019 chip-seal maintenance streets identified above with an asphalt grind/overlay of Wine Country Road from I-82 north to East Stover Road; and allow staff to amend the 2019 TBD budget approximately \$40,000 to complete the preservation of WCR.

Discussion took place.

On motion by Councilmember Moore, second by Councilmember Souders, the C.O.W. moved the authorization of staff to prepare bid specifications and advertise the asphalt grind/overlay of Wine Country Road from I-82 north to East Stover Road to the March 12, 2019 regular Council meeting for consideration.

Councilmember Everett voted in opposition.

B. Sanitary Sewer Trunk Main Replacement Update – HLA Engineering

Terry Alapeteri and Roy Lewis with HLA Engineering provided an update on the sanitary sewer trunk main replacement project.

City Engineer Lewis advised that during the Summer of 2018, HLA observed the flushing and videoing of the existing 21-inch concrete sewer trunk main. Daily observations were documented by HLA and copies of the videos were provided by Iron Horse Vector Services. Several segments of the trunk main were inaccessible due to heavy debris, disconnected pipe joints, and/or gaskets hanging in the path of the camera. Pipe corrosion/deterioration varied in severity. In general, it was similar in condition to the failed pipe that was replaced or repaired. All of the manholes were badly corroded. In the Fall of 2018, the City authorized HLA and Iron Horse Vector Services to expand the flushing and videoing efforts to three primary sewer collection lines up-stream of the sewage collection vault in Dykstra Park. The “M” Line to the northwest was constructed of PVC pipe. The pipe was in good condition. However, the manholes exhibited deterioration similar to the sewer trunk main. The “H” Line to the northeast was constructed of concrete pipe. The invert of this collection line was filled with large debris and impassable in many locations. The condition of this pipe was very poor. The “F” Line to the east was also constructed of concrete pipe. It primarily intercepts and conveys domestic sewage which was less destructive than the low pH industrial sewage. These concrete pipes were in fair condition. In October 2018, HLA staked the location of the proposed replacement trunk main. HLA walked the proposed alignment with City Public Works personnel. Suggested alignment revisions were noted and the plan revisions initiated.

The trunk main project schedule was as follows:

- Finalize design plans – 04/30/19
- Obtain easements – 06/30/19
- DOE plan approval – 07/19/19
- Advertise for bids – 08/01/19
- Open bids – 08/29/19
- Award contract – 09/10/19
- Start construction – 11/04/19 (after fruit processing)
- Complete construction – 08/21/20 (200 working days)

Discussion took place. No action was taken.

C. Resolution authorizing the Mayor to sign the Community Development Block Grant (CDBG) Program General Purpose Grant Contract No.18-62210-024 with the Washington State Department of Commerce for the Sanitary Sewer Trunk Main Replacement

City Administrator Arteaga explained that the City applied for and successfully received a Community Development Block Grant (CDBG) in the amount of \$750,000 for the Sanitary Sewer Trunk Main Replacement. He presented the CDBG General Purpose Grant contract documents from the Department of Commerce for the Sanitary Sewer Trunk Main Replacement for Council consideration. The scope of work and budget stated the goals/expected results to be

accomplished and listed the schedule and budget for the specific construction activities to be conducted.

Discussion took place.

On motion by Councilmember Everett, second by Councilmember Souders, the C.O.W. moved a resolution authorizing the Mayor to sign the Community Development Block Grant (CDBG) Program General Purpose Grant Contract No.18-62210-024 with the Washington State Department of Commerce for the Sanitary Sewer Trunk Main Replacement to the March 12, 2019 regular Council meeting for consideration.

D. Resolution authorizing the Mayor to sign an Option and Structure Lease Agreement between the City of Grandview and New Cingular Wireless PCS, LLC

City Administrator Arteaga explained that New Cingular Wireless requested to lease a portion of the water tower located at King Street and Velma Avenue known as Tower Park for antenna and equipment space in connection with its federally licensed communications business. The monthly lease payment to the City would be \$1,500 per month.

Discussion took place.

On motion by Councilmember Souders, second by Councilmember Moore, the C.O.W. moved a resolution authorizing the Mayor to sign an Option and Structure Lease Agreement between the City of Grandview and New Cingular Wireless PCS, LLC to the March 26, 2019 regular Council meeting for consideration.

5. RECESS & RECONVENE OF C.O.W. MEETING

On motion by Councilmember McDonald, second by Councilmember Moore, the Council recessed the Committee-of-the-Whole meeting at 7:00 p.m., to reconvene following the regular Council meeting.

On motion by Councilmember Everett, second by Councilmember Souders, the Council reconvened the Committee-of-the-Whole meeting to discuss the following items at 7:40 p.m.

E. Ordinance amending Section 2.04.010 of the Grandview Municipal Code to Provide that Committee-of-the-Whole and Business Meetings are Regular Meetings of the Grandview City Council

City Attorney Plant explained that in 2010, the City Council by ordinance designated the 7:00 p.m. regular business meeting as the "regular meetings of the council," Grandview Municipal Code (GMC) 2.04.010. In 2016, the Council amended the Council Procedure Manual. The Council Procedure Manual now provided for Committee-of-the-Whole (C.O.W.) meetings on the second and fourth Tuesdays of each month at 6:00 p.m., directly before regularly scheduled Council meetings. The proposed ordinance would amend the GMC to align with the Council Procedure Manual. The GMC as amended would provide that the City's regular meetings include (1) the

6:00 p.m. C.O.W. meeting and (2) the 7:00 p.m. business meeting. There would be much efficiency to be gained by designating both meetings as regular business meetings of the City. The Open Public Meetings Act (OPMA), Ch. 42.30 RCW, provides for essentially two types of Council meetings. There are "regular meetings," the date and time of which is set by "ordinance, resolution, bylaws, or by whatever other rule is required for the conduct of business by that body." RCW 42.30.070. There were also "special meetings," which were essentially any meeting other than a "regular meeting."

The Council historically has treated the 6:00 p.m. C.O.W. as a "special council" meeting. This was because the GMC declared the 7:00 p.m. business meeting, but not the C.O.W. meeting, to be the "regular meeting." The OPMA imposes strict limits on what may occur at special council meetings. An agency must post an agenda of items that would be considered at a special council meeting 24 hours in advance of the meeting, RCW 42.30.080(b). The City Council may not take action on any items that are not on the agenda, RCW 42.30.080(3). As we know from experience, there were times when the Council completes the C.O.W. agenda well before 7:00 p.m. There were frequently items that were not on the C.O.W. agenda that could nevertheless be addressed during the C.O.W. meeting, and thereby would not need to be addressed at the 7:00 business meeting. If the C.O.W. meeting was treated as a special meeting, however, the City Council would be prohibited from amending the C.O.W. agenda or otherwise taking action on items that were not on the agenda.

By amending the GMC to provide that the "regular" meeting of the Council includes both (1) the 6:00 p.m. C.O.W. meeting and (2) the 7:00 p.m. business meeting, the Council would have considerably more flexibility in amending the C.O.W. agenda to address items that might otherwise not be considered until the 7:00 p.m. business meeting.

Discussion took place.

On motion by Councilmember Everett, second by Councilmember Souders, the C.O.W. directed staff to draft an amendment to the Council Procedures Manual to clarify regular meetings for consideration at the March 26, 2019 C.O.W. meeting.

F. Snow Removal Comments – Councilmember Diana Jennings

Councilmember Jennings presented her email of March 1, 2019 concerning comments made by Councilmember Brewer regarding the City's snow removal efforts.

Discussion took place.

Following discussion, Councilmember Brewer clarified his comments.

City Administrator Arteaga shared his concern that Council should be careful when expressing opinions during an open record meeting.

No action was taken.

6. OTHER BUSINESS – None

7. **ADJOURNMENT**

The C.O.W. meeting adjourned at 8:10 p.m.

Mayor Gloria Mendoza

Anita Palacios, City Clerk