

**GRANDVIEW CITY COUNCIL
COMMITTEE-OF-THE-WHOLE MEETING MINUTES
FEBRUARY 23, 2021**

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.

Governor Proclamation 20-28.15 continued the prohibition on "in-person" meetings through termination of the State of Emergency or until rescinded whichever occurs first. This meeting was available via teleconference.

2. ROLL CALL

Present: Mayor Mendoza and Councilmembers David Diaz, Mike Everett, Diana Jennings, Bill Moore (Mayor Pro Tem), Robert Ozuna, Javier Rodriguez and Joan Souders

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

3. PUBLIC COMMENT – None

4. NEW BUSINESS

A. Resolution authorizing the Mayor to sign Change Order No. 1 with C & R Tractor and Landscaping, Inc., for the Sanitary Sewer Trunk Main Replacement

City Administrator Arteaga explained that the City contracted with C & R Tractor and Landscaping, Inc., as the contractor for the Sanitary Sewer Replacement. The contractor encountered isolated areas of solid rock while excavating near the Segal hop vineyard along Euclid Road. The rock could not be removed by conventional digging methods and special equipment (a rock hammer) was brought in to remove the rock. The contractor was now out of the hop field and additional rock excavation was not expected, as the majority of the new sewer main follows the existing sewer main alignment. Ecology was notified and approved the need for this Change Order. The impact to the schedule to-date was five working days. Additional working days would be added to the contract as necessary should rock excavation cause further delay.

Discussion took place.

On motion by Councilmember Moore, second by Councilmember Rodriguez, the C.O.W. moved a resolution authorizing the Mayor to sign Change Order No. 1 with C & R Tractor and Landscaping, Inc., for the Sanitary Sewer Trunk Main Replacement to the March 9, 2021 regular Council meeting for consideration.

Roll Call Vote:

- Councilmember Diaz – Yes
- Councilmember Everett – Yes
- Councilmember Jennings – Yes

- Councilmember Moore – Yes
- Councilmember Ozuna – Yes
- Councilmember Rodriguez – Yes
- Councilmember Souders – Yes

B. Resolution authorizing the Mayor to sign an Agreement between the City of Grandview and Natural Selection Farms, Inc., for the beneficial use of biosolids

City Administrator Arteaga explained that the City's Wastewater Treatment Plant (WWTP) produces approximately 1,200-1,500 tons of bio-solids each year. The Department of Ecology recommended that bio-solids be utilized for beneficial use. One beneficial use was as a fertilizer for farming practices. Finding enough farm land to accommodate the amount the WWTP produces was very challenging and using Natural Selection Farms, Inc., was the best resource for managing bio-solids. The City contracted with Natural Selection Farms for the beneficial use of biosolids since March 2012 and the current agreement expired December 31, 2020. He presented a new agreement with Natural Selection Farms. The pricing structure was changed to account for the different services provided including hauling, loading, lowboy and land application.

Discussion took place.

On motion by Councilmember Diaz, second by Councilmember Ozuna, the C.O.W. moved a resolution authorizing the Mayor to sign an Agreement between the City of Grandview and Natural Selection Farms, Inc., for the beneficial use of biosolids to the March 9, 2021 regular Council meeting for consideration.

Roll Call Vote:

- Councilmember Diaz – Yes
- Councilmember Everett – Yes
- Councilmember Jennings – Yes
- Councilmember Moore – Yes
- Councilmember Ozuna – Yes
- Councilmember Rodriguez – Yes
- Councilmember Souders – Yes

C. Letter of Intent and Petition for Annexation & Rezone – John & Diana Buettner Parcel No. 230915-23001 Puterbaugh Road, Grandview, WA

City Clerk Palacios explained that the City received a Letter of Intent and Petition for Annexation and Rezone signed by John and Diana Buettner to annex Parcel No. 230915-23001 located on Puterbaugh Road, Grandview, Washington, to the City of Grandview. Parcel No. 230915-32001 was currently zoned agriculture. The petitioners elected to request annexation under the 60% petition method of annexation. The 60% petition method required signatures by owners of not less than 60% of the assessed value of the total property proposed for annexation. The petition contained sufficient signatures of the assessed value. The petitioners requested the parcel be annexed with an M-1 Light Industrial zoning designation as identified on the City's Future Land Use map. The parcel was included in the City's designated Urban Growth Area. State law

required the City Council to determine: (1) if the City would accept, modify or reject the proposed annexation, (2) whether the City would require the simultaneous adoption of a proposed zoning regulation for the subject property, and (3) whether the City would require the assumption of all or any portion of existing City indebtedness by the area to be annexed. Upon acceptance of the Letter of Intent, the Petition would be presented to the Hearing Examiner to conduct a public hearing.

Discussion took place.

On motion by Councilmember Jennings, second by Councilmember Souders, the C.O.W. moved the acceptance of the proposed annexation submitted by John and Diana Buettner for Parcel No. 230915-23001 Puterbaugh Road, Grandview, Washington; required the simultaneous adoption of zoning regulations consistent with the Urban Growth Area Future Land Use Designations – M-1 Light Industrial; and required the assumption of all existing City indebtedness by the properties proposed to be annexed the same as all other property within the City in accordance with past practice to the March 9, 2021 regular Council meeting for consideration.

Roll Call Vote:

- Councilmember Diaz – Yes
- Councilmember Everett – Yes
- Councilmember Jennings – Yes
- Councilmember Moore – Yes
- Councilmember Ozuna – Yes
- Councilmember Rodriguez – Yes
- Councilmember Souders – Yes

D. Resolution renaming the Country Park Amphitheater to the Norm Childress Amphitheater – Councilmember Souders

At the January 26, 2021 C.O.W. meeting, Councilmember Souders recommended naming the Country Park Amphitheater after Mayor Norm Childress.

Discussion took place.

On motion by Councilmember Souders, second by Councilmember Moore, the C.O.W. moved a resolution renaming the Country Park Amphitheater to the Norm Childress Amphitheater to the March 9, 2021 regular Council meeting for consideration.

Roll Call Vote:

- Councilmember Diaz – Yes
- Councilmember Everett – Yes
- Councilmember Jennings – Yes
- Councilmember Moore – Yes
- Councilmember Ozuna – Yes
- Councilmember Rodriguez – Yes
- Councilmember Souders – Yes

**E. Washington State Liquor and Cannabis Board – Cannabis Retail Bans/
Moratoriums**

City Attorney Plant explained that the Washington State Liquor and Cannabis Board (WSLCB) was reaching out to local authorities with cannabis retail bans or moratoriums in their jurisdiction that in addition have unissued licenses that would be issued through the social equity program. According to their letter dated February 5, 2021, the legislature recently passed the Cannabis Social Equity (HB 2870). This bill permits the WSLCB to issue retail licenses to social equity applicants for retail cannabis stores subject to forfeiture, revocation, or cancellation by the WSLCB, or retail licenses that were not previously issued. Currently there were 35 open retail allotments in Washington State designated for the social equity program. The WSLCB would like to work with local authorities in re-opening areas where cannabis has been banned or restricted. The WSLCB hoped to collaborate with local jurisdictions to make the Social Equity Program be as successful as possible.

Discussion took place.

Following discussion, Council consensus was to continue the City's cannabis retail moratorium.

5. OTHER BUSINESS – None

6. ADJOURNMENT

On motion by Councilmember Moore, second by Councilmember Rodriguez, the C.O.W. meeting adjourned at 6:45 p.m.

Mayor Gloria Mendoza

Anita Palacios, City Clerk