

**GRANDVIEW CITY COUNCIL  
COMMITTEE-OF-THE-WHOLE MEETING MINUTES  
APRIL 27, 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.

The meeting was held in person and was also available via teleconference.

**2. ROLL CALL**

Present in person: Mayor Mendoza and Councilmembers David Diaz, Bill Moore (Mayor Pro Tem), Robert Ozuna, Javier Rodriguez and Joan Souders (arrived at 6:05 p.m.)

Present via teleconference: Councilmembers Mike Everett and Diana Jennings (arrived at 6:30 p.m.)

Staff present: City Administrator/Public Works Director Cus Arteaga, City Attorney Quinn Plant, City Treasurer Matt Cordray, Fire Chief Pat Mason, Parks & Recreation Director Grethen Chronis, Assistant Public Works Director Todd Dorsett and City Clerk Anita Palacios

**3. PUBLIC COMMENT – None**

**4. NEW BUSINESS**

**A. New Community Website Preview**

Councilmember Ozuna introduced Bryce Carpenter with Ovis Digital Marketing. Mr. Carpenter developed the City's new website and provided a preview. The new website would go live tomorrow. Council requested that an ad be purchased in the Grandview Herald advertising the new website.

**B. Resolution accepting the public infrastructure improvements and street right-of-way of the Plaza Way commercial development**

City Administrator Arteaga explained that in the late 1980's, the Port of Grandview developed the commercial property located on Euclid Road across from FruitSmart. The street now known as Plaza Way was currently owned by Mr. William (Wes) Hallett and was zoned M-1 Light Industrial. Mr. Hallett requested the City accept ownership of the infrastructure within the property to include the water main, sewer main, streetlights, sewer lift station and street. Mr. Hallett has received some very positive requests for potential new businesses and one of the requirements was for the City to own and operate the infrastructure. Mr. Hallett has met the improvements recommended to include improving the lift station, installing new streetlights, repairing all broken curbs and applying an asphalt surface treatment to the street. The improvements were paid and there were no outstanding liens on any of the rights-of-way and/or equipment.

Discussion took place.

**On motion by Councilmember Everett, second by Councilmember Diaz, the C.O.W. moved a resolution accepting the public infrastructure improvements and street right-of-way of the Plaza Way commercial development to the May 11, 2021 regular Council meeting for consideration.**

Roll Call Vote:

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

**C. Ambulance Utility – proposed changes to the language of the ordinance**

Fire Chief Mason explained that at the March 23, 2021 meeting, Council passed Ordinance No. 2021-03 adopting a new Title 7 of the Grandview Municipal Code establishing an Ambulance Utility. At the Committee-of-the-Whole meeting prior to the regular Council meeting, a public hearing was held in regards to the establishment of the Ambulance Utility. One of the participants of the hearing shared some concerns and verbiage pertaining to Section 7.04.080(B)(6) which had to do with a billing process established for renters falling under Section 8 of the Housing Act of 1937. Their desire was to add language to the Ordinance that would open this section up to apply to not only Section 8 renters, but anybody that falls into a similar type program whether it be federal or state housing program. In addition, the proposed language would also be applicable whether the assistance was project-based or by individual rental assistance such as a housing choice voucher. At that time, Council decided to move forward with adopting the Ordinance and indicated they would look into possible revisions. It was determined that staff would review the request and bring information back to Council in approximately one month for consideration. Staff reviewed the proposed changes and was submitting the following information for Council consideration:

- Section 7.04.080(B)(6) – adding verbiage to include federal or state housing programs, whether the assistance was project-based or by individual rental assistance such as a housing choice voucher;
- Section 7.04.080(B)(6)(b) – updating language in regards to the owner/landlord being responsible for keeping the City Treasurer updated on the tenants information in line with Section 7.04.080(B)(6);
- Section 7.04.080(B)(6)(c)(i)(C) – updating language in regards to the landlord/owner being responsible for making sure any delinquent charges occur in line with Section 7.04.080(B)(6);
- Section 7.04.080(B)(6)(c)(i)(C)(ii) – updating language on process to collect delinquent assessments.

The Utility Billing Clerk also provided information regarding the number of apartment complexes (15) and units (290) that could possibly offer Section 8/subsidized housing.

Discussion took place.

**On motion by Councilmember Everett, second by Councilmember Moore, the C.O.W. directed staff to prepare an ordinance amending Section 7.04.080(B)(6) to add verbiage to include federal or state housing programs, whether the assistance is project-based or by individual rental assistance such as a housing choice voucher for consideration at the May 11, 2021 regular Council meeting.**

Roll Call Vote:

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

5. **OTHER BUSINESS** – None

6. **ADJOURNMENT**

**The C.O.W. meeting adjourned at 6:55 p.m.**

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Mayor Gloria Mendoza

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Anita Palacios, City Clerk