

**GRANDVIEW CITY COUNCIL  
REGULAR MEETING MINUTES  
DECEMBER 14, 2021**

**1. CALL TO ORDER**

Mayor Gloria Mendoza called the regular meeting to order at 7:05 p.m. in the Council Chambers at City Hall.

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

Present in person: Mayor Mendoza and Councilmembers David Diaz, Bill Moore (Mayor Pro Tem), Robert Ozuna and Joan Souders

Present via teleconference: Councilmembers Mike Everett, Diana Jennings and Javier Rodriguez

Absent: None

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

**2. PLEDGE OF ALLEGIANCE**

Mayor Pro Tem Moore led the pledge of allegiance.

**3. PRESENTATIONS – None**

**4. PUBLIC COMMENT – None**

**5. CONSENT AGENDA**

**On motion by Councilmember Jennings, second by Councilmember Rodriguez, Council approved the Consent Agenda consisting of the following:**

- A. Minutes of the November 23, 2021 Special Meeting**
- B. Minutes of the November 23, 2021 Committee-of-the-Whole meeting**
- C. Minutes of the November 23, 2021 Council meeting**
- D. Minutes of the December 7, 2021 Special Meeting**
- E. Payroll Check Nos. 12490-12517 in the amount of \$38,434.34**
- F. Payroll Electronic Fund Transfers (EFT) Nos. 60680-60686 in the amount of \$135,823.36**
- G. Payroll Direct Deposit 11/16/21-11/30/21 in the amount of \$169,018.79**
- H. Claim Check Nos. 123185-123293 in the amount of \$265,614.22**

Roll Call Vote:

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

- Councilmember Rodriguez – Yes
- Councilmember Souders – Yes

**6. ACTIVE AGENDA**

**A. Closed Record Public Hearing – Pro-Made Construction Annexation & Rezone – Wilson Hwy, North 4<sup>th</sup> Street and North 5<sup>th</sup> Street and Resolution No. 2021-52 authorizing the petition to annex properties known as the Pro-Made Construction Annexation that is contiguous to the City of Grandview and providing for transmittal of said petition to the Yakima County Boundary Review Board for a 45-day review prior to taking final action**

Mayor Mendoza opened the closed record public hearing to consider a Petition for Annexation and Rezone submitted by Pro-Made Construction LLC., to annex 17 parcels located on Wilson Hwy, North 4<sup>th</sup> Street and North 5<sup>th</sup> Street, Grandview, Washington to the City of Grandview, by reading the public hearing procedure

There was no one in the audience who objected to her participation as Mayor or any of the Councilmembers' participation in these proceedings. None of the Councilmembers had an interest in this issue nor did any stand to gain or lose any financial benefit as a result of the outcome of this hearing and all indicated they could hear and consider the issue in a fair and objective manner.

The purpose of the hearing was for the Council to review the record and consider the pertinent facts relating to this issue. No new public testimony was allowed.

City Clerk Palacios provided the following review of the record:

The City received a Letter of Intent and Petition for Annexation and Rezone signed by Pro-Made Construction LLC., to annex the following 17 parcels located on Wilson Hwy, North 4<sup>th</sup> Street and North 5<sup>th</sup> Street, Grandview, Washington, to the City of Grandview:

<b>Parcel No.</b>	<b>Property Owner</b>	<b>Address</b>	<b>Assessed Value</b>	<b>60%</b>
230914-24006	Felicitas & Maria S. Lara*	720 Wilson Hwy	\$ 238,400	\$ 238,400
230914-24010	Donald E. & Terry Golladay	Wilson Hwy	\$ 6,300	
230914-31003	Pro Made Construction Inc.*	650 Wilson Hwy	\$ 402,960	\$ 402,960
230914-31004	Patricia Schlotfeldt*	507 N. 5 <sup>th</sup>	\$ 136,100	\$ 136,100
230914-34006	Frank J. & Patricia C. Coleman*	450 Wilson Hwy	\$ 159,600	\$ 159,600
230914-34009	Tom Honeycutt	430 Wilson Hwy	\$ 97,200	
230914-34401	Estuardo Velasquez*	315 N. 4 <sup>th</sup>	\$ 128,900	\$ 128,900
230914-34402	Juanita I. & Salvador Avalos*	401 N. 4 <sup>th</sup>	\$ 99,500	\$ 99,500
230914-34403	Roberto & Mayra E. Frias*	405 N. 4 <sup>th</sup>	\$ 133,800	\$ 133,800
230914-34404	Lorenzo & Marlene Cisneros	407 N. 4 <sup>th</sup>	\$ 132,200	
230914-34405	Jose B. & Margarita Ramirez Prieto*	411 N. 4 <sup>th</sup>	\$ 160,000	\$ 160,000
230914-34406	Guadalupe & Antonia Chadis	501 N. 4 <sup>th</sup>	\$ 67,700	

230914-34407	Jose Luis & Francisa Mendez	505 N. 4 <sup>th</sup>	\$ 162,700	
230914-34421	David Barajas Maria Ruiz*	307 N. 4 <sup>th</sup>	\$ 170,800	\$ 170,800
230914-34422	Joel Martinez-Franco*	305 N. 4 <sup>th</sup>	\$ 169,700	\$ 169,700
230914-34423	Maria S. Sherrill*	301 N. 4 <sup>th</sup>	\$ 85,400	\$ 85,400
230914-34424	Matthew Sears	410 Wilson Hwy	\$ 123,800	
			<b>\$ 2,475,060</b>	<b>\$ 1,885,160</b>

(\*) denotes property owners who signed annexation petition

The 17 parcels included in the annexation consist of 54 acres. The 11 petitioners elected to request annexation under the 60% petition method of annexation. The 60% petition method requires 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 parcels be annexed with an R-1 Low Density Residential District zoning designation as identified on the City's Future Land Use map. The parcels are included in the City's designated Urban Growth Area as residential.

At the September 14, 2021 City Council meeting, Council approved Resolution No. 2021-39 accepting a request from Pro-Made Construction for annexation of Parcel Nos. Resolution No. 2021-39 accepting a request from Pro Made Construction LLC for annexation of Parcel Nos. 230914-24006, 230914-24010, 230914-31003, 230914-31004, 230914-34006, 230914-34009, 230914-34401, 230914-34402, 230914-34403, 230914-34404, 230914-34405, 230914-34406, 230914-34407, 230914-34421, 230914-34422, 230914-34423, 230914-34424 located on Wilson Hwy, North 4<sup>th</sup> Street, and North 5<sup>th</sup> Street, Grandview, Yakima County, Washington to the City of Grandview and directed staff to present the Petition for Annexation to the Hearing Examiner for a public hearing.

On October 28, 2021, a public hearing was held before the Hearing Examiner to receive comments on the proposed annexation and rezone. A copy of the Hearing Examiner's Recommendation was presented.

Following the closed record public hearing, staff recommended Council accept the Hearing Examiner's conclusions and recommendation that the Petition for Annexation of the 54-acre area submitted by Pro Made Construction LLC., be approved with R-1 Low Density Residential District zoning.

Staff further recommended Council approve Resolution No. 2021-52 authorizing the petition to annex properties known as the Pro-Made Construction Annexation that is contiguous to the City of Grandview and providing for transmittal of said petition to the Yakima County Boundary Review Board for a 45-day review prior to taking final action.

Council requested clarification of the record as follows (transcribed verbatim):

Diaz – Madam Mayor.

Mendoza – Yes.

Diaz – I know that this is already kind of going on, but just I've heard some concerns from some of the folks that live in that Wilson area and the traffic will be increasing, there's no sidewalks there, so, probably the City would be the one responsible for a lot of that later on down the road.

Arteaga – The developer, the developer.

Diaz – Outside Wilson Highway.

Arteaga – Each developer, the developer for this property will be responsible for improving half a road of Wilson Highway to include curb, gutter, sidewalk.

Diaz – On Wilson.

Arteaga – On Wilson Highway on the west side. The developer that we're working with on the east side will then widen that section, curb, gutter and sidewalk on that side so when these two developments are complete, you will have a wider street, sidewalk on both sides, curb, gutter, illumination. It will improve that roadway. The other concern was the speed and as it is annexed into the City, the City then has the ability to reduce the speed to 25 which we have talked about that all the way to the interstate and then the north side of the interstate would then be county.

Plant – This is just an annexation and rezone right?

Arteaga – I'm just answering his question.

Plant – Okay, okay. You had mentioned traffic. This is just annexing property. There is no development being contemplated.

Everett – Would you speak up? I can't hear you very well.

Souders – Oh, sorry, sorry, sorry.

Plant – I just wanted to clarify the record, Councilmember Diaz had indicated he heard there would be an increase in traffic, but the application that's before you is to annex and rezone property. There's no development contemplated at all. There will be nothing built on the property under this proposal that's before you right now. It's just being annexed to the City. That's all that's happening.

Diaz – But, I mean, it's foreseeable that eventually, that's the intent, I mean.

Plant – Yeah, eventually there may, something else may come before you, but right now all that's coming is an annexation.

Diaz – No, I understand that.

Mendoza – Okay. Any other clarification on the rezone and annexation before you. Okay, now that we have reviewed the record concerning this issue, this subject is open for decision. Council may: (A) approve as recommended, (B) approve with conditions, (C) modify with or without the applicant's concurrence provided that the modifications do not: enlarge the area or scope of the project, increase the density or proposed building size, significantly increase adverse

environmental impacts as determined by the responsible official, deny re-application and re-submittal is permitted, deny with prejudice re-application or re-submittal is not allowed for one year, remand for further proceedings and/or evidentiary hearing in accordance with Section 14.09.070.

The public hearing was declared closed.

**On motion by Councilmember Moore, second by Councilmember Souders, Council accepted the Hearing Examiner's conclusions and recommendation that the Petition for Annexation of the 54-acre area submitted by Pro-Made Construction LLC., be approved with R-1 Low Density Residential District zoning and approved Resolution No. 2021-52 authorizing the petition to annex properties known as the Pro-Made Construction Annexation that is contiguous to the City of Grandview and providing for transmittal of said petition to the Yakima County Boundary Review Board for a 45-day review prior to taking final action.**

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 No. 2021-53 approving a Site Use Agreement between People For People and the City of Grandview Community Center**

This item was previously discussed at the November 23, 2021 C.O.W. meeting.

**On motion by Councilmember Everett, second by Councilmember Jennings, Council approved Resolution No. 2021-53 approving a Site Use Agreement between People For People and the City of Grandview Community Center.**

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. Resolution No. 2021-54 authorizing the Mayor to sign Change Order No. 1 with Alba's Excavating for the Sludge Drying Bed Improvements – Phase 1**

This item was previously discussed at the November 23, 2021 C.O.W. meeting.

**On motion by Councilmember Diaz, second by Councilmember Ozuna, Council approved Resolution No. 2021-54 authorizing the Mayor to sign Change Order No. 1 with Alba's Excavating for the Sludge Drying Bed Improvements – Phase 1.**

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 No. 2021-55 accepting the bid and authorizing the Grandview Herald as the Official City Newspaper for the year 2022**

This item was previously discussed at the November 23, 2021 C.O.W. meeting.

**On motion by Councilmember Rodriguez, second by Councilmember Ozuna, Council approved Resolution No. 2021-55 accepting the bid and authorizing the Grandview Herald as the Official City Newspaper for the year 2022.**

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. Resolution No. 2021-56 authorizing the Mayor to sign the Washington State Transportation Improvement Board Fuel Tax Grant Agreement Project Number 8-4-183(004)-1 for the Wine Country Road and McCreadie Road Roundabout**

**Resolution No. 2021- 57 approving Task Order No. 2021-06 with HLA Engineering and Land Surveying, Inc., for the Wine Country Road and McCreadie Road Roundabout**

**Resolution No. 2021- 58 approving Task Order No. 2019-06 Amendment No. 2 with HLA Engineering and Land Surveying, Inc., for the Sanitary Sewer Trunk Main Replacement**

**Resolution No. 2021-59 authorizing the Mayor to sign the Equipment Use Agreement between West Benton Regional Fire Authority, City of Grandview and City of Sunnyside**

**Ordinance No. 2021-27 amending the 2021 Annual Budget**

These items were previously discussed at the December 14, 2021 C.O.W. meeting.

**On motion by Councilmember Moore, second by Councilmember Souders, Council approved the following:**

- **Resolution No. 2021-56 authorizing the Mayor to sign the Washington State Transportation Improvement Board Fuel Tax Grant Agreement Project Number 8-4-183(004)-1 for the Wine Country Road and McCreddie Road Roundabout;**
- **Resolution No. 2021- 57 approving Task Order No. 2021-06 with HLA Engineering and Land Surveying, Inc., for the Wine Country Road and McCreddie Road Roundabout;**
- **Resolution No. 2021- 58 approving Task Order No. 2019-06 Amendment No. 2 with HLA Engineering and Land Surveying, Inc., for the Sanitary Sewer Trunk Main Replacement;**
- **Resolution No. 2021-59 authorizing the Mayor to sign the Equipment Use Agreement between West Benton Regional Fire Authority, City of Grandview and City of Sunnyside; and**
- **Ordinance No. 2021-27 amending the 2021 Annual Budget.**

Roll Call Vote:

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

**7. UNFINISHED AND NEW BUSINESS**

**A. December 28, 2021 C.O.W. and Council Meeting Cancellation**

**On motion by Councilmember Moore, second by Councilmember Jennings, Council cancelled the December 28, 2021 Committee-of-the-Whole and Council meetings due to a lack of agenda items and the Christmas holiday.**

Roll Call Vote:

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

## **8. CITY ADMINISTRATOR AND/OR STAFF REPORTS**

Water System Plan – City Administrator Arteaga reported that staff was in the process of updating the City’s existing Water System Plan (WSP) in accordance with State requirements. A draft would be due to the Department of Health (DOH) by March 2, 2022.

Streetlights – City Administrator Arteaga reported that he met with Pacific Power regarding the faulty LED streetlights. Pacific Power was working to hire a contractor to replace the streetlights.

Japanese Beetle – City Administrator Arteaga reported that the Mayor and staff would be meeting with the Washington State Department of Agriculture (WSDA) to discuss WSDA’s proposed quarantine for Japanese beetle by creating a quarantine area around a 49-square mile grid centered on Grandview. The proposed quarantine area would be designed to prevent the spread of Japanese beetle from infested sites within Yakima and Benton counties discovered through a trapping survey this summer. The proposed quarantine would regulate certain items and impose restrictions on movement out of the quarantine area.

Union Negotiations – City Administrator Arteaga reported that union negotiations were ongoing with a second meeting with the bargaining groups scheduled for next week.

Residential Developments – City Administrator Arteaga reported that staff was working with the developers on the Eldorado Estates residential subdivision, Pappy’s Landing residential subdivision and the Grandview Business Center commercial development.

Park & Ride Improvements – City Administrator Arteaga reported that he was researching potential grant opportunities to install a new sidewalk in front of the park and ride located on West Wine Country Road to improve pedestrian safety.

## **9. MAYOR & COUNCILMEMBER REPORTS**

Council Chambers Sound System – Councilmember Moore reported that he and City Administrator Arteaga met with a sound system technician regarding improving the sound quality for Zoom participants. Once a proposal and cost estimate were received, it would be presented to Council for consideration.

## **10. ADJOURNMENT**

**On motion by Councilmember Moore, second by Councilmember Souders, the Council meeting adjourned at 7:40 p.m.**

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Mayor Gloria Mendoza

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Anita Palacios, City Clerk