

**GRANDVIEW CITY COUNCIL
REGULAR MEETING MINUTES
APRIL 26, 2022**

1. CALL TO ORDER

Mayor Gloria Mendoza called the regular meeting to order at 7:00 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, Jessie Espinoza, Bill Moore (Mayor Pro Tem), Robert Ozuna, Javier Rodriguez and Joan Souders

Present via teleconference: Councilmember Mike Everett

Absent: None

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

2. PLEDGE OF ALLEGIANCE

Mayor Mendoza led the pledge of allegiance.

3. APPROVE AGENDA

On motion by Councilmember Moore, second by Councilmember Souders, Council approved the April 26, 2022 regular meeting agenda as amended.

4. PRESENTATIONS – None

5. PUBLIC COMMENT – None

6. CONSENT AGENDA

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

- **Payroll Check Nos. 12681-12694 in the amount of \$108,998.45**
- **Payroll Electronic Fund Transfers (EFT) Nos. 60774-60778 in the amount of \$99,594.43**
- **Payroll Direct Deposit 4/1/22-4/15/22 in the amount of \$129,924.39**
- **Claim Check Nos. 124039-124133 in the amount of \$666,459.26**

Roll Call Vote:

- Councilmember Diaz – Yes
- Councilmember Espinoza – Yes
- Councilmember Everett – Yes
- Councilmember Moore – Yes

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

7. **ACTIVE AGENDA**

A. **Closed Record Public Hearing – Grapevine Estates Rezone & Preliminary Plat Subdivision – 97 Lots**

Present on behalf of the applicant was Licensed Civil Engineer Jason Mattox of PBS Engineering and Environmental.

Mayor Mendoza opened the closed record public hearing to consider a Rezone and Preliminary Plat for a 97-lot residential subdivision submitted by RP Development on behalf of SG Management LLC for Parcel No. 230914-23002 located on North Euclid Road, Grandview, Washington, 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 applications for a rezone and preliminary plat submitted by applicant RP Development and property owners SG Land Management LLC requesting a rezone of Parcel No. 230914-23002 located on North Euclid Road from AG Agricultural District to R-1 Low Density Residential District and preliminary plat approval of a 97-lot subdivision to be known as Grapevine Estates.
- On March 15, 2022, the Hearing Examiner conducted an open record public hearing to receive comments on the proposed rezone and preliminary plat applications. A copy of the Hearing Examiner's Recommendation RZ#2022-02 and SUB#2022-01 dated March 29, 2022 was presented.
- Recommended Council accept the Hearing Examiner's recommendation that the City Council (i) rezone Parcel No. 230914-23002 from the AG Agricultural District to the R-1 Low Density Residential District and (ii) approve the 97-lot preliminary plat to be named Grapevine Estates, subject to compliance with the conditions outlined in Recommendation SUB#2022-01.
- Further recommended Council approve Ordinance No. 2022-06 changing the zoning classification of certain lands and amending the zoning map of the City of Grandview as requested by SG Land Management LLC for Parcel No. 230914-23002 located on North Euclid Road, Grandview, Washington.
- Further recommended Council approve Resolution No. 2022-17 approving the Grapevine Estates Subdivision 97-Lot Preliminary Plat.

Council did not request clarification of the record and the public hearing was declared closed.

On motion by Councilmember Ozuna, second by Councilmember Moore, Council accepted the Hearing Examiner's recommendation that the City Council (i) rezone Parcel No. 230914-23002 from the AG Agricultural District to the R-1 Low Density Residential District and (ii) approve the 97-lot preliminary plat to be named Grapevine Estates, subject to compliance with the conditions outlined in Recommendation SUB#2022-01.

Roll Call Vote:

- Councilmember Diaz – Yes
- Councilmember Espinoza – Yes
- Councilmember Everett – No
- Councilmember Moore – Yes
- Councilmember Ozuna – Yes
- Councilmember Rodriguez – Yes
- Councilmember Souders – Yes

B. Ordinance No. 2022-06 changing the zoning classification of certain lands and amending the zoning map of the City of Grandview as requested by SG Land Management LLC for Parcel No. 230914-23002 located on North Euclid Road, Grandview, Washington

On motion by Councilmember Moore, second by Councilmember Ozuna, Council approved Ordinance No. 2022-06 changing the zoning classification of certain lands and amending the zoning map of the City of Grandview as requested by SG Land Management LLC for Parcel No. 230914-23002 located on North Euclid Road, Grandview, Washington.

Roll Call Vote:

- Councilmember Diaz – Yes
- Councilmember Espinoza – Yes
- Councilmember Everett – No
- Councilmember Moore – Yes
- Councilmember Ozuna – Yes
- Councilmember Rodriguez – Yes
- Councilmember Souders – Yes

C. Resolution No. 2022-17 approving the Grapevine Estates Preliminary Plat Residential Subdivision – 97 Lots

On motion by Councilmember Moore, second by Councilmember Diaz, Council approved Resolution No. 2022-17 approving the Grapevine Estates Preliminary Plat Residential Subdivision – 97 Lots.

Roll Call Vote:

- Councilmember Diaz – Yes
- Councilmember Espinoza – Yes
- Councilmember Everett – No
- Councilmember Moore – Yes

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

D. Closed Record Public Hearing – Ronald J. Emick Comprehensive Plan Amendment and Rezone

Present on behalf of the applicant was Ronald J. Emick.

Mayor Mendoza opened the closed record public hearing to consider a Comprehensive Plan Amendment and Rezone submitted by Ronald J. Emick on behalf of Richard and Michelle Eucker for Parcel No. 230914-32014 located on Highland Road, Grandview, Washington, 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 rezone application submitted by applicant Ronald J. Emick and property owners Richard and Michelle Eucker requesting a Comprehensive Plan Amendment and Rezone of Parcel No. 230924-32014 located on Highland Road, Grandview, Washington, changing the Comprehensive Plan from industrial to residential and rezoning from M-1 Light Industrial and R-2 Medium Density Residential. The current use of the property is a vineyard.
- On March 15, 2022, the Hearing Examiner conducted an open record public hearing to receive comments on the proposed rezone. A copy of the Hearing Examiner's Recommendation CPA #2022-01 and RZ #2022-01 dated March 29, 2022 was presented.
- Recommended Council accept the Hearing Examiner's conclusions and recommendation that the City Council approve the requested amendment to the Comprehensive Plan Future Land Use Map designation of Parcel No. 230924-32014 from the Industrial designation to the Residential designation and approve the requested Rezone of the parcel from the M-1 Light Industrial District to the R-2 Medium Density Residential District as outlined in Recommendation CPA #2022-01 and RZ #2022-01.
- Further recommended Council approve Ordinance No. 2022-07 amending the Comprehensive Plan Future Land Use Map Designation, changing the zoning classification of certain lands and amending the zoning map of the City of Grandview as requested by Ronald J. Emick for Parcel No. 230924-32014 located on Highland Road, Grandview, Washington.

Discussion took place.

The public hearing was declared closed.

On motion by Councilmember Everett, second by Councilmember Ozuna, Council accepted the Hearing Examiner's conclusions and recommendation that the City Council approve the requested amendment to the Comprehensive Plan Future Land Use Map designation of Parcel No. 230924-32014 from the Industrial designation to the Residential designation and approve the requested Rezone of the parcel from the M-1 Light Industrial District to the R-2 Medium Density Residential District as outlined in Recommendation CPA #2022-01 and RZ #2022-01 AND approved Ordinance No. 2022-07 amending the Comprehensive Plan Future Land Use Map Designation, changing the zoning classification of certain lands and amending the zoning map of the City of Grandview as requested by Ronald J. Emick for Parcel No. 230924-32014 located on Highland Road, Grandview, Washington.

Roll Call Vote:

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

E. Resolution No. 2022-18 authorizing the Mayor to sign The Drinking Water State Revolving Fund Loan Contract #DWL27055 with the Washington State Department of Health to fund Source Well Improvements

This item was previously discussed at the April 26, 2022 C.O.W. meeting.

On motion by Councilmember Moore, second by Councilmember Diaz, Council approved Resolution authorizing the Mayor to sign The Drinking Water State Revolving Fund Loan Contract #DWL27055 with the Washington State Department of Health to fund Source Well Improvements.

Roll Call Vote:

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

F. Butternut Lift Station Rehabilitation

This item was previously discussed at the April 26, 2022 C.O.W. meeting.

On motion by Councilmember Souders, second by Councilmember Moore, Council authorized staff to prepare a budget amendment for the needed repairs to the Butternut Lift Station.

Roll Call Vote:

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

8. **UNFINISHED AND NEW BUSINESS** – None

9. **CITY ADMINISTRATOR AND/OR STAFF REPORTS** – None

10. **MAYOR & COUNCILMEMBER REPORTS**

Business Investor Meeting – Mayor Mendoza reported that she and the City Administrator met with a business investor on April 17th regarding commercial development in the City.

Easter Egg Hunt – Councilmember Souders reported that the community Easter Egg Hunt was held on April 17th at Country Park.

No Rhyme or Reason Flea Market – Councilmember Diaz questioned whether the flea market could place signs along the streets before and during their event at Country Park. City Administrator Arteaga reported that he would look into that for future events.

Street Painting – Councilmember Diaz questioned when street painting would occur. City Administrator Arteaga reported that annual street painting occurs the first of June weather permitting.

New Pharmacy – Councilmember Ozuna reported that a new pharmacy has located at 106 Ash Street.

Yakima County ARPA Funding – City Administrator Arteaga reported that he was working with the City Engineer to determine possible funding opportunities (i.e., well improvements, wastewater treatment plant improvements, new cemetery improvements) to apply through the Yakima County ARPA application process.

11. **RECESS & RECONVENE OF C.O.W. MEETING**

On motion by Councilmember Everett, second by Councilmember Moore, Council recessed the Council meeting at 7:55 p.m., to reconvene the C.O.W. meeting.

On motion by Councilmember Souders, second by Moore, Council reconvened the Council meeting at 8:15 p.m.

12. EXECUTIVE SESSION – UNION NEGOTIATIONS

Mayor Mendoza adjourned the meeting to an executive session at 8:15 p.m., for approximately 30 minutes to discuss personnel matters per RCW 42.30.110(1)(g) to include City Administrator/Public Works Director employment contract and union negotiations proposals for the following bargaining units: PD Sergeants-Patrol, PD Support and Public Works with the aforementioned Mayor, Councilmembers, City Attorney Menke, City Attorney Plant and City Administrator Arteaga present.

The meeting resumed at 8:40 p.m., with the aforementioned Mayor, Council and staff present.

On motion by Councilmember Everett, second by Councilmember Moore, Council approved Resolution No. 2022-19 approving the Police Department Sergeants – Patrol Agreement between the City Of Grandview and Teamsters Local No. 760 for the period of January 1, 2022 through December 31, 2022.

Roll Call Vote:

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

13. ADJOURNMENT

On motion by Councilmember Moore, second by Councilmember Souders, the Council meeting adjourned at 8:40 p.m.

Mayor Gloria Mendoza

Anita Palacios, City Clerk