

**GRANDVIEW CITY COUNCIL
COMMITTEE-OF-THE-WHOLE MEETING MINUTES
APRIL 11, 2023**

1. CALL TO ORDER

Mayor Gloria Mendoza called the Committee-of-the-Whole (C.O.W.) 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, Laura Flores, Bill Moore (Mayor Pro Tem), Robert Ozuna, Javier Rodriguez and Joan Souders

Present via teleconference: None

Absent: None

Staff present: City Administrator/Public Works Director Cus Arteaga, City Treasurer Matt Cordray, City Attorney Quinn Plant, Police Chief Kal Fuller, Parks & Recreation Director Gretchen Chronis, Library Director Wendy Poteet, Assistant Public Works Director Todd Dorsett, WWTP Superintendent Dave Lorenz and City Clerk Anita Palacios

3. PUBLIC COMMENT

ARPA New Business Grant Recipient – Arasele Prieto with Cute Curvy Chely's Boutique was introduced as a new business grant recipient.

4. NEW BUSINESS

A. Application to Amend Comprehensive Plan submitted by Elite Investment Group, LLC

City Attorney Plant explained that the City of Grandview received an application from Nicole Stickney of AHBL, Inc., and Trini Garibay of Elite Investment Group, LLC, to amend the City of Grandview Comprehensive Plan. The Hearing Examiner recommended the application be approved along with other text amendments proposed by City planning staff. The City Council held a public hearing on the application on March 28, 2023, but did not approve or deny the application. Subsequent to the March 28, 2023, meeting, the applicants have requested the City Council to re-open the public hearing to receive additional information and clarify the record. A decision needs to be made on the application. At the meeting on April 11, 2023, the City Council may do any of the following:

- Vote to hold another public hearing during the April 25 Council meeting per the request from the applicants; or
- Vote to approve the application, in which case Ordinance No. 2023-06 should be adopted; or

- Vote to deny the application, in which case a resolution denying the application should be passed.

Discussion took place.

On motion by Councilmember Diaz, second by Councilmember Rodriguez, the C.O.W. moved a resolution to deny the application to amend the Comprehensive Plan submitted by Elite Investment Group, LLC., to the April 25, 2023 regular meeting for consideration.

Roll Call Vote:

- Councilmember Diaz – Yes
- Councilmember Flores – No
- Councilmember Ozuna – Yes
- Councilmember Moore – Yes
- Councilmember Rodriguez – Yes
- Councilmember Souders – Yes

B. Ordinance amending Grandview Municipal Code Section 10.20.070 Parking prohibited – Penalty

Police Chief Fuller explained that the intersection of Grandridge Road and Nicka Road has received numerous citizen complaints over the course of several years. Various educational efforts have been made with residents in the area. None of the changes have eliminated the complaints. The 301 Nicka area was a paved double lane roadway. The north side of the roadway was developed with curb and sidewalks. The south side of the roadway was undeveloped with no curb or sidewalks. Complaints in this area were focused on traffic at this intersection needing more room in order to feel safe about passing two moving vehicles side by side. When vehicles were parked on the north side of the roadway, it reduces the amount of space available for westbound traffic. If vehicles heading eastbound do not move all the way to the south edge of the roadway it further reduces the amount of space available. He recommended the Municipal Code be changed to designate no parking on the north side of Nicka Road from Grandridge Road extending easterly a distance of 44 feet. The proposed ordinance amendment was presented.

Discussion took place.

On motion by Councilmember Moore, second by Councilmember Diaz, the C.O.W. moved an ordinance amending Grandview Municipal Code Section 10.20.070 Parking prohibited – Penalty to the April 25, 2023 regular meeting for consideration.

Roll Call Vote:

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

C. Resolution accepting the bid for the Wine Country Road Roundabout and Utility Improvements and authorizing the Mayor to sign all contract documents with Culbert Construction, Inc.

City Administrator Arteaga explained that In 2021, the City was awarded a grant from the Washington State Transportation Improvement Board for the construction of a new roundabout at the Exit 75/McCreadie Road and Wine Country Road intersection. The construction was scheduled for spring of 2023. Bids for the Wine Country Road Roundabout and Utility Improvements were opened on March 31, 2023. A total of four (4) bids were received with Culbert Construction, Inc., of Pasco, Washington, submitting the low bid in the amount of \$1,664,843.50.

Discussion took place.

On motion by Councilmember Ozuna, second by Councilmember Souders, the C.O.W. moved a resolution accepting the bid for the Wine Country Road Roundabout and Utility Improvements and authorizing the Mayor to sign all contract documents with Culbert Construction, Inc., to the April 11, 2023 regular meeting for consideration.

Roll Call Vote:

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

D. Resolution accepting the bid for the Headworks Bypass Improvements and authorizing the Mayor to sign all contract documents with Industrial Construction of WA

City Administrator Arteaga explained that the City Engineers and staff have been working on the required upgrades to the Wastewater Treatment Plant for approximately eight to ten years. The improvements would address capacity issues, meeting growth projections and addressing compliance requirements. The headworks bypass improvements was one of the needed maintenance items and funds have been budgeted for this project during the last two years. Bids for the Headworks Bypass Improvements were opened on March 29, 2023. A total of two (2) bids were received with Industrial Construction of WA, of West Richland, Washington, submitting the low bid in the amount of \$127,273.45.

Discussion took place.

On motion by Councilmember Moore, second by Councilmember Diaz, the C.O.W. moved a resolution accepting the bid for the Headworks Bypass Improvements and authorizing the Mayor to sign all contract documents with Industrial Construction of WA to the April 11, 2023 regular meeting for consideration.

Roll Call Vote:

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

E. Stover Road Railroad Crossing – Request for Statement of Qualifications for Engineering Services

City Administrator Arteaga explained that in 2022, Washington Central/BNSF Railroad notified the City that the lights and gates located on East Stover Road and Exit 73 were obsolete and in need of replacement. The Railroad maintains the current equipment and the City was responsible for purchasing the new replacement equipment. The City partnered with the Railroad and had HLA assist with locating a funding source to help off-set the cost for replacing the outdated equipment. In 2023, the City was able to secure approximately \$1,000,000 for this project from the Washington State Department of Transportation (WSDOT). One of the requirements of WSDOT was to advertise for construction engineering which was done during the month of March. The City received two proposals from HLA Engineering and Land Surveying Inc., located in Yakima, Washington and TKDA located in Seattle Washington. City Clerk Anita Palacios, Assistant Public Works Director Todd Dorsett and City Administrator/Public Works Director Cus Arteaga reviewed and scored the two applications which included experience, support staffing, experience working with the Railroad and experience working with the City of Grandview. The total scoring was as follows: HLA – 209 total points and TKDA – 174 total points. Staff has worked with HLA on numerous projects and have always been able to work within the approved budgets and time schedules. Staff recommended Council accept the engineering proposal from HLA for the Stover Road Railroad Crossing.

Discussion took place.

On motion by Councilmember Diaz, second by Councilmember Souders, the C.O.W. moved to select HLA Engineering and Land Surveying, Inc., as the most qualified municipal engineering firm for the Stover Road Railroad Crossing, and direct staff to negotiate a professional service/consultant agreement with HLA in accordance with the WSDOT requirements and present the agreement for Council consideration at the April 25, 2023 regular meeting.

Roll Call Vote:

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

F. Ordinance amending the 2023 Annual Budget and proposed ARPA budget amendments

City Treasurer Cordray explained that staff monitoring and review of fund and department budgets identified numerous budget accounts to be amended. An ordinance was prepared to provide for the amending of the 2023 Annual Budget to accommodate the changes in sources and uses. By Fund the highlights of the budget changes were:

- Current Expense Fund: Increase revenue for Utility Tax – Electricity, Yakima County ARPA Grant, WASPC Training Grant and Investment Interest. Increase appropriations for Election Services, Police Patrol and Dispatch Salaries and Benefits, Patrol Training, Flock Cameras and Museum Supplies. Net effect was a decrease in estimated ending fund balance.
- American Rescue Plan Act Fund: Increase appropriations for Phone System, Police Fitness Facility, Marketing Materials and Travel to RECON. Decrease appropriations for Council Chambers Sound System, PD Retention Incentive and Ambulance match from Yakima County ARPA funds. Net effect was an increase in estimated ending fund balance.
- Yakima Co. Law & Justice Tax Fund: Increase appropriations for Police Salaries and Benefits. Net effect was a decrease in estimated ending fund balance.
- Sewer Fund: Increase revenues for Wastewater Treatment Plant Energy Upgrade Incentive. Increase appropriations for Professional Services – Amendment to Facility Plan. Net effect was an increase in estimated ending fund balance.

He further explained that the ARPA group met on April 6, 2023 and reviewed a few ARPA projects submitted by Department Heads, as follows:

- Police Department Fitness Facility – \$40,000 – Additional costs to complete PD Fitness Facility
- Youth Center Activities – \$10,000 – Summer Reading Program at Library
- Pool Splash Pad – (\$100,000) – Splash pad to be funded from Capital Improvements
- Park Playground Equipment – \$100,000 – New park playground equipment

Discussion took place.

On motion by Councilmember Diaz, second by Councilmember Moore, the C.O.W. moved an ordinance amending the 2023 Annual Budget and proposed ARPA budget amendments to the April 25, 2023 regular meeting for consideration.

Roll Call Vote:

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

G. Resolution authorizing the Mayor to sign a Lease with Inspire Development Centers for the Alice Grant Learning Center

City Clerk Palacios explained that on May 6, 2002, the City entered into a 10-year Lease Agreement with the Washington State Migrant Council for the Alice Grant Learning Center. City staff and representatives of Inspire Development Centers (formerly the Washington State Migrant Council) have renegotiated an additional 10-year lease for the Alice Grant Learning Center. The lease includes rent adjustments every 24 months.

Discussion took place.

On motion by Councilmember Moore, second by Councilmember Souders, the C.O.W. moved a resolution authorizing the Mayor to sign a Lease with Inspire Development Centers for the Alice Grant Learning Center to the April 25, 2023 regular meeting for consideration.

Roll Call Vote:

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

H. Resolution authorizing the Mayor to enter into a Professional Services Agreement between the City of Grandview and Prothman for City Administrator Recruitment Services

Mayor Mendoza explained that last year, the City Administrator announced that he would be retiring at the end of this year (December 2023). In January 2023, he provided a recruitment schedule for Council to consider. During the month of March 2023, three recruitment agencies were contacted requesting proposals from them to help with the recruitment process. Only one proposal was received from Prothman located in the Seattle area. This firm was used by many government agencies for recruitment purposes and were very experienced in this area. The estimate was included in the proposal for an all-inclusive fee of \$17,500.

Discussion took place.

On motion by Councilmember Moore, second by Councilmember Diaz, the C.O.W. moved a resolution authorizing the Mayor to enter into a Professional Services Agreement between the City of Grandview and Prothman for City Administrator Recruitment Services to the April 11, 2023 regular meeting for consideration.

Roll Call Vote:

- Councilmember Diaz – Yes
- Councilmember Flores – Yes
- Councilmember Moore – Yes
- Councilmember Ozuna – Yes

- Councilmember Rodriguez – Yes
- Councilmember Souders – Yes

6. **OTHER BUSINESS** – None

7. **ADJOURNMENT**

On motion by Councilmember Moore, second by Councilmember Rodriguez, the C.O.W. meeting adjourned at 6:55 p.m.

Mayor Gloria Mendoza

Anita Palacios, City Clerk