

**GRANDVIEW CITY COUNCIL
COMMITTEE-OF-THE-WHOLE MEETING MINUTES
APRIL 23, 2024**

1. CALL TO ORDER

Mayor Ashley Lara 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 Lara and Councilmembers Steve Barrientes, 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 Shane Fisher, City Attorney Quinn Plant, City Treasurer Matt Cordray, Public Works Director Hector Mejia, Library Director Wendy Poteet and City Clerk Anita Palacios. Also present was City Engineer Stephen Hazzard with HLA Engineering and Land Surveying, Inc.

3. PUBLIC COMMENT – None

4. NEW BUSINESS

A. Ordinance amending the 2024 Annual Budget

City Treasurer Cordray explained that staff monitoring and review of fund and department budgets during the first month of 2024 identified numerous budget accounts to be amended. An ordinance was prepared to provide for the amending of the 2024 Annual Budget to accommodate the changes in sources and uses. By Fund the highlights of the budget changes were:

- Current Expense Fund: Increased revenues for Building Permits, Plan Checking Fees and Judgements and Settlements. Increased appropriations for City Hall Repairs & Maintenance, Supplies to Fight Opioid Epidemic, Code Enforcement Medical/Life Insurance, Inspections Medical/Life Insurance and Planning Professional Services. Net effect was an increase in estimated ending fund balance.
- ARPA Fund: Increased revenues for Yakima County ARPA Funds and City of Sunnyside Contributions. Increased appropriations for Youth Center Activities and Grandview/Sunnyside Pathway projects. Net effect was a decrease in estimated ending fund balance.
- Yakima County Law & Justice Tax Fund: Increased revenues for NCHIP Grant. Increased appropriations for Automated Fingerprinting System. Net effect was no change in estimated ending fund balance.
- Cemetery Fund: Increased appropriations for Miscellaneous. Net effect was a decrease in estimated ending fund balance.

- E.M.S. Fund: Increased appropriations for Ambulance purchase. Net effect was a decrease in estimated ending fund balance.

Discussion took place.

On motion by Councilmember Ozuna, second by Councilmember Diaz, the C.O.W. moved an ordinance amending the 2024 Annual Budget as amended to the April 23, 2024 regular Council meeting for consideration.

Vote:

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

B. Resolution authorizing the Mayor to sign a Second Amendment to the Option and Water Tower Lease Agreement between the City of Grandview and Verizon Wireless

Public Works Director Mejia explained that on November 13, 2012, Council approved Resolution No. 2012-53 authorizing the Mayor to sign an Option and Water Tower Lease Agreement between the City of Grandview and Verizon Wireless. On September 10, 2019, Council approved Resolution No. 2019-31 authorizing the Mayor to sign a First Amendment to the Option and Water Tower Lease Agreement between the City and Verizon Wireless to allow for the relocation of an antenna sector and related appurtenances on the water tower and to amend the rent. Verizon Wireless requested a second amendment to the Option and Water Tower Lease Agreement to install additional antennas and related appurtenances on the water tower and amend rent payable to the City. The current monthly rental payment was \$1,600 and by approving the amendment would increase to \$1,700 per month or an annual rental increase by \$1,200 annually. The Public Works Department reviewed the supporting documentation for the additional antenna installation and City Attorney Plant reviewed the second amendment. Both concur with the request.

Discussion took place.

On motion by Councilmember Moore, second by Councilmember Souders, C.O.W. moved a resolution authorizing the Mayor to sign a Second Amendment to the Option and Water Tower Lease Agreement between the City of Grandview and Verizon Wireless to the May 14, 2024 regular Council meeting for consideration.

Vote:

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

- Councilmember Rodriguez – Yes
- Councilmember Souders – Yes

C. Resolution authorizing application submittal to the Yakima Valley Conference of Governments for a Surface Transportation Block Grant to fund the West Second Street Reconstruction

City Engineer Hazzard explained that staff was advised of a potential funding opportunity through the Yakima Valley Conference of Governments (YVCOG) for a Surface Transportation Block Grant (STBG). Staff prepared a STBG application for the reconstruction of West Second Street from Euclid Road west to Hillcrest Road. In order for the application to be eligible for submittal to the YVCOG, the City must provide evidence that the Council was aware STBG funds were being applied for. The application deadline was April 26, 2024.

Discussion took place.

On motion by Councilmember Diaz, second by Councilmember Barrientes, the C.O.W. moved a resolution authorizing application submittal to the Yakima Valley Conference of Governments for a Surface Transportation Block Grant to fund the West Second Street Reconstruction to the April 23, 2024 regular Council meeting for consideration.

Vote:

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

D. Resolution authorizing the Mayor to sign Change Order No. 1 with C&E Trenching, LLC for the Old Inland Empire Highway (Welch) Sanitary Sewer Improvements

Public Works Director Mejia explained that on February 22, 2024, City staff conducted a bid opening for the Old Inland Empire Highway (Welch) Sanitary Sewer Improvements. A total of three (3) bids were received with the low bid of \$1,202,777.64, being offered by C&E Trenching, LLC, of Pasco, WA. This low bid was approximately sixteen (16%) percent above the Engineer's Estimate of \$1,040,477.40. On March 12, 2024, Council accepted the bid from C&E Trenching, LLC, and authorized the Mayor to sign all contract documents with C&E Trenching to construct the OIE (Welch) Sanitary Sewer Improvements. The project scope of work was broken into two schedules; Schedule A & B. Schedule A, in the amount of \$1,053,020.00, was to replace the sewer piping in Grandridge Road and the tie-in at the intersection at West Fifth Street. Schedule B, in the amount of \$149,757.12, was to reline an existing drain pipe on the Lineage site. There was \$1,066,420.81 remaining in SIED funds to complete this project. The bid that was accepted from C&E Trenching, LLC, in the amount of \$1,202,777.64, would put the City over-budget. Staff recommended removal of Schedule B from the contract with C&E Trenching to ensure that the Schedule A work can be completed with the remaining SIED funding.

Discussion took place.

On motion by Councilmember Ozuna, second by Councilmember Barrientes, the C.O.W. moved a resolution authorizing the Mayor to sign Change Order No. 1 with C&E Trenching, LLC for the Old Inland Empire Highway (Welch) Sanitary Sewer Improvements to the May 14, 2024 regular Council meeting for consideration.

Vote:

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

E. Resolution accepting the bid for the Mike Bren Memorial Park Restroom and authorizing the Mayor to sign all contract documents with Kachemak Contractors

Public Works Director Mejia explained that bids for the Mike Bren Memorial Park Restroom were opened on April 12, 2024. A total of three (3) bids were received with Kachemak Contractors of Yakima, Washington, submitting the low bid in the amount of \$102,600.00.

Discussion took place.

On motion by Councilmember Barrientes, second by Councilmember Ozuna, the C.O.W. moved a resolution accepting the bid for the Mike Bren Memorial Park Restroom and authorizing the Mayor to sign all contract documents with Kachemak Contractors to the May 14, 2024 regular Council meeting for consideration.

Vote:

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

F. Resolution authorizing the Mayor to sign Change Order No. 1 with Interwest Construction, Inc., for the Wine Country Road and Higgins Way Improvements

City Engineer Hazzard explained that bids for the Wine Country Road and Higgins Way Improvements were opened on December 13, 2023. A total of six (6) bids were received with Interwest Construction, Inc., of Burlington, Washington, submitting the low bid in the amount of

\$1,232,321.92. On January 9, 2024, Council accepted the bid from Interwest Construction, Inc., and authorized the Mayor to sign all contract documents with Interwest Construction to construct the Wine Country Road and Higgins Way Improvements. Change Order No. 1 with Interwest Construction was to extend the water main through the Williams Gas Pipeline easement and under the commercial driveways for future water main looping and connection and relocate the northernmost commercial driveway on Higgins Way further north to allow for more separation between driveways. The financial impact for this change order was \$165,237.75.

Discussion took place.

On motion by Councilmember Moore, second by Councilmember Souders, the C.O.W. moved a resolution authorizing the Mayor to sign Change Order No. 1 with Interwest Construction, Inc., for the Wine Country Road and Higgins Way Improvements to the April 23, 2024 regular Council meeting for consideration.

Vote:

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

G. Resolution approving Amendment No. 1 to Task Order No. 2023-06 with HLA Engineering and Land Surveying, Inc., for the Wine Country Road and Higgins Way Improvements

City Engineer Hazzard explained that the City received funding from the Yakima County Supporting Investment in Economic Development (SIED) for roadway and utility improvements along Wine Country and Higgins Way to support future/proposed development. The project would reconstruct and improve the shoulder of Wine Country Road and Higgins Way and extend utilities to the same area. Council adopted Resolution No. 2023-36 on June 13, 2023 approving Task Order No. 2023-06 with HLA to provide professional engineering services for the Wine Country Road and Higgins Way Improvements. Amendment No. 1 to Task Order No. 2023-06 provided additional construction engineering efforts, in the form of contract and project administration, due to Change Order work by the Contractor and added ten (10) additional construction engineering working days associated with Change Order No. 1 for the water main extension and driveway relocations along Higgins Way which will allow for future development to the north. Staff recommended Council approve Amendment No. 1 to Task Order No. 2023-06 with HLA Engineering and Land Surveying, Inc., to provide professional engineering services for the Wine Country Road and Higgins Way Improvements with an estimated lump sum fee of \$249,020.00 (\$221,020.00 original fee plus \$28,000 for Amendment No. 1).

Discussion took place.

On motion by Councilmember Diaz, second by Councilmember Rodriguez, the C.O.W. moved a resolution approving Amendment No. 1 to Task Order No. 2023-06 with HLA

Engineering and Land Surveying, Inc., for the Wine Country Road and Higgins Way Improvements to the May 14, 2024 regular Council meeting for consideration.

Vote:

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

Developers Hardeep Malhi and Ramandeep Malhi provided an update on the Grandview Truck Plaza development.

5. CITY ADMINISTRATOR AND/OR STAFF REPORTS

Municipal Code Update – City Administrator Fisher received a quote from Code Publishing in the amount of \$8,950 for a comprehensive review of the Municipal Code to provide:

- Review of the Code for conflicts and inconsistencies
- Review of the Code for conflicts and inconsistencies with the Washington State Statutes
- Analysis prepared and provided for City use
- Practical recommendations to make legislation more enforceable
- Suggestions regarding fines, fees and penalties
- Suggestions on ways to modernize legislation

City Construction Projects – Public Works Director Mejia provided an update on the following City construction projects:

- Country Park Well
- WCR/McCreadie Road Roundabout Flag Raising & Dedication
- Old Inland Empire Highway Improvements
- Wine Country Road and Higgins Way Improvements

6. MAYOR & COUNCILMEMBER REPORTS

YVC Board of Trustees – Councilmember Flores was appointed to the Yakima Valley College Board of Trustees.

7. ADJOURNMENT

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

Mayor Ashley Lara

Anita Palacios, City Clerk