

**GRANDVIEW CITY COUNCIL
COMMITTEE-OF-THE-WHOLE
MEETING AGENDA
TUESDAY, JUNE 25, 2024**



PLEASE NOTE: The maximum occupancy of the Council Chambers is 49 individuals at one time. Access to exits must be kept clear to ensure everyone in the Chambers can safely exit in the event of an emergency.

This meeting will be held in person and will also be available via teleconference. For meeting information and instructions, please contact City Hall at (509) 882-9200.

COMMITTEE-OF-THE-WHOLE MEETING – 6:00 PM

PAGE

1. CALL TO ORDER

2. ROLL CALL

3. PUBLIC COMMENT – *At this time, the public may address the Council on any topic whether on the agenda or not, except those scheduled for public hearing. The public comment period is not an opportunity for dialogue with the Mayor and Councilmembers, or for posing questions with the expectation of an immediate answer. Many questions require an opportunity for information gathering and deliberation. For this reason, Council will accept comments, but will not directly respond to comments, questions or concerns during public comment. If you would like to address the Council, please step up to the microphone and give your name and address for the record. Your comments will be limited to three minutes.*

4. NEW BUSINESS

- | | | |
|----|--|-------|
| A. | Resolution approving an Interagency Agreement between the Washington State Department of Commerce and the City of Grandview for Growth Management Services for a 2023-2025 Climate Planning Grant | 1-6 |
| B. | Resolution authorizing the Mayor to sign the 2026 Growth Management Act Periodic Update Grant Application with the Washington State Department of Commerce to update the City of Grandview Comprehensive Plan, Critical Areas Ordinance, Subdivision Ordinance, and Zoning Ordinance | 7-11 |
| C. | Notice of intent to apply for funding assistance to the Community Economic Revitalization Board (CERB) for the Northwest Grandview Infrastructure Improvement Project | 12-13 |
| D. | Resolution authorizing submission of an application for a Community Economic Revitalization Board loan in the approximate amount of \$4,647,000 and authorizing the Mayor to enter into an agreement for such funding | 14-26 |
| E. | Resolution authorizing application to the Yakima County Supporting Investments in Economic Development (SIED) Board to fund the Northwest Grandview Infrastructure Improvement Project | 27-50 |
| F. | Resolution authorizing the Mayor to sign the Washington State Department of Transportation Supplemental Agreement Number 1 with HLA Engineering and Land Surveying, Inc., for the Wine Country Road Sidewalk and Pathway Improvements | 51-57 |

	<u>PAGE</u>
G. Resolution approving Amendment No. 1 to Task Order No. 2023-03 with HLA Engineering and Land Surveying, Inc., for the Old Inland Empire Highway (OIE) Sanitary Sewer Improvements	58-61
H. Resolution authorizing the Mayor to sign Change Order No. 1 and Change Order No. 2 with Culbert Construction, Inc., for the Old Inland Empire Highway Improvements	62-68
5. CITY ADMINISTRATOR AND/OR STAFF REPORTS	
6. MAYOR & COUNCILMEMBER REPORTS	
7. ADJOURNMENT	

The City of Grandview Committee-of-the-Whole and Regular Council Meetings scheduled for Tuesday, June 25, 2024 at 6:00 pm and 7:00 pm will be held in person and will also be available via teleconference.

Please join the meeting from your computer, tablet or smartphone.

Join Zoom Meeting

<https://us06web.zoom.us/j/85402994497?pwd=tE6cEU7HCptPRorRsqnBw5n8jDCSk1.1>

To join via phone: +1 253 215 8782

Meeting ID: 854 0299 4497

Passcode: 817977

**CITY OF GRANDVIEW
AGENDA ITEM HISTORY/COMMENTARY
COMMITTEE-OF-THE-WHOLE MEETING**

ITEM TITLE

Resolution approving an Interagency Agreement between the Washington State Department of Commerce and the City of Grandview for Growth Management Services for a 2023-2025 Climate Planning Grant

AGENDA NO.: New Business 4 (A)

AGENDA DATE: June 25, 2024

DEPARTMENT

Byron Gumz, YVCOG Land Use Planning Manager
Anita Palacios, City Clerk (Planning)

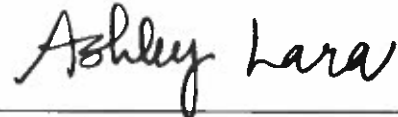
FUNDING CERTIFICATION (City Treasurer)
(If applicable)

DEPARTMENT DIRECTOR REVIEW



CITY ADMINISTRATOR

MAYOR

ITEM HISTORY (Previous council reviews, action related to this item, and other pertinent history)

The City of Grandview is required by RCW 36.70A.130(5) to revise its comprehensive plan and development regulations to include a Climate Element. Said element will ensure the City is in compliance with the Growth Management Act (GMA) as revised by [House Bill 1181](#) (Chapter 228, Laws of 2023).

The Washington State Department of Commerce informed the City of a non-competitive formula grant to assist the City in complying with the Growth Management Act (GMA) as revised by [House Bill 1181](#) (Chapter 228, Laws of 2023), see attached. Staff with the assistance of YVCOG applied for the grant funding to implement HB 1181 this biennium.

ITEM COMMENTARY (Background, discussion, key points, recommendations, etc.) Please identify any or all impacts this proposed action would have on the City budget, personnel resources, and/or residents.

The City was awarded the Climate Planning Grant to implement the Climate Element and the City must approve an Interagency Agreement with the Department of Commerce to receive the grant funding.

ACTION PROPOSED

Move a resolution approving an Interagency Agreement between the Washington State Department of Commerce and the City of Grandview for Growth Management Services for a 2023-2025 Climate Planning Grant to the June 25, 2024 Council meeting for consideration.



STATE OF WASHINGTON

DEPARTMENT OF COMMERCE

1011 Plum Street SE • PO Box 42525 • Olympia, Washington 98504-2525 • (360) 725-4000
www.commerce.wa.gov

August 28, 2023

The Honorable Gloria Mendoza
Mayor of Grandview
207 West Second Street
Grandview, Washington 98930

RE: Climate Planning Grants

Dear Mayor Mendoza:

The City of Grandview is required by RCW 36.70A.130(5) to revise its comprehensive plan and development regulations June 30, 2026, to ensure they comply with the Growth Management Act (GMA) as revised by [House Bill 1181](#) (Chapter 228, Laws of 2023).

We are pleased to inform you that, based on your population size, that \$150,000 has been reserved as a grant to assist in completing your work. This funding is reserved as a non-competitive formula grant. Due to the nature of the funding [Climate Commitment Act, SB 5187, Sec. 130 (21)], Commerce will award approximately \$30 million a biennium to any eligible jurisdiction that submits a complete application. Commerce will prioritize those jurisdictions with periodic updates due in 2025 and all other due dates that follow (in order).

For this reason, we request application materials for jurisdictions intending to implement HB 1181 this biennium to apply for grant funding by **October 31, 2023**. As soon we receive your submitted application, we will begin preparing your contract. The application is available [online](#) [<https://app.smartsheet.com/b/form/a977250f9de848e3a261844529e01c38>].

All planning activities related to complying with HB 1181 incurred by your jurisdiction, beginning July 1, 2023, will be eligible for reimbursement. Therefore, you will not need to delay work on the climate grant until the contract is signed.

Before we disburse the funds, a contract will need to be executed between your organization and the Department of Commerce. In order to begin the contracting process, please complete the grant information form [online](#) and attach a proposed scope of work and budget. Contracts will be prepared as soon as your proposed scope and budget are finalized.

If you have questions or need help with developing your scope of work, please contact Sarah Fox, Climate Program Manager, at (360) 725-3114, sarah.fox@commerce.wa.gov, or Paul Johnson, Management Analyst, (360) 725-3048, paul.johnson@commerce.wa.gov.

Sincerely,

Dave Andersen, AICP
Managing Director, Growth Management Services

cc: Cus Arteaga; Anita Palacios

City of Grandview Climate Element Scope of Work

Climate Guidance (Section Steps, Tasks, and Deliverables)	Description	Start Date - End Date
Step 1	Initialize Project	11/2023 - 03/2024
Task 1.1	Form Climate Policy Advisory Team	
Task 1.2	Establish engagement strategy that supports environmental justice	
Task 1.3	Create Climate Element outline	
Deliverable 1	Submit a memo summarizing completion of this step or submit a copy of completed Climate Element Workbook	03/2024
Step 2	Explore Climate Impacts	02/2024 – 06/2024
Task 2.1	Identify community assets	
Task 2.2	Explore hazards and changes in the climate	
Task 2.3	Pair assets and hazards and describe exposure and consequences	
Task 2.4	Identify priority climate hazards	
Deliverable 2	Submit a memo summarizing completion of this step or submit a copy of completed Climate Element Workbook	06/2024
Step 3	Audit Plans and Policies	07/2024 – 10/2024
Task 3.1	Review existing plans for climate gaps and opportunities	
Task 3.2	Determine next step [Step 4 or Step 5]	
Deliverable 3	Submit a memo summarizing completion of this step or submit a copy of completed Climate Element Workbook	10/2024
Step 4	Assess Vulnerability and Risk	10/2024-01/2025
Task 4.1	Assess sensitivity	
Task 4.2	Assess adaptive capacity	

Task 4.3	Characterize vulnerability	
Task 4.4	Characterize risk	
Task 4.5	Meet with partners, stakeholders, and decision makers to decide course of action	
Deliverable 4	Submit a memo summarizing completion of this step or submit a copy of completed Climate Element Workbook	01/2025

Step 5	Pursue Pathways	02/2025 – 06/2025
Task 5.1	Develop goals	
Task 5.2	Develop policies	
Task 5.3	Identify policy co-benefits	
Deliverable 5	Submit a memo summarizing completion of this step or submit a copy of completed Climate Element Workbook	06/2025

Step 6	Integrate Goal and Policies	07/2025 – 12/2025
Task 6.1	Review and finalize resilience goals and policies	
Task 6.2	Consult with partners, stakeholders, and decision makers	
Deliverable 6	Submit a memo summarizing completion of this step or submit a copy of completed Climate Element Workbook	

Step 7	Adopt climate resilience goals and policies by ordinance	1/2026 - 06/2026
Deliverable 7	Submit a memo summarizing completion of this step or submit a copy of completed Climate Element Workbook	06/2026

City of Grandview Climate Element Budget

Deliverable	Commerce Grant Funds
Step 1 – Initialize Project	\$25,000
Step 2 – Explore Climate Impacts	\$15,000
Step 3 – Audit Plans and Policies	\$15,000
Step 4 – Assess Vulnerability and Risk	\$20,000
Step 5 – Pursue Pathways	\$25,000
Step 6 – Integrate Goals and Policies	\$20,000
Step 7 – Adopt Goals and Policies	\$30,000

RESOLUTION 2024-_____

**A RESOLUTION OF THE CITY OF GRANDVIEW, WASHINGTON,
APPROVING AN INTERAGENCY AGREEMENT BETWEEN THE WASHINGTON STATE
DEPARTMENT OF COMMERCE AND THE CITY OF GRANDVIEW FOR GROWTH
MANAGEMENT SERVICES FOR A 2023-2025 CLIMATE PLANNING GRANT**

WHEREAS, the City of Grandview has the opportunity to partner with the Washington State Department of Commerce to receive Climate Commitment Act Funding to complete the planning for climate change, and

WHEREAS, the City Council has reviewed and considered said proposed agreement and deems it to be in the best interest of the City to accept the award of \$94,400 for Climate Commitment Act Funding,

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRANDVIEW, AS FOLLOWS:

The Interagency Agreement between the Washington State Department of Commerce and the City of Grandview is approved, and the Mayor is authorized and directed to execute said agreement on behalf of the City.

PASSED by the **CITY COUNCIL** and **APPROVED** by the **MAYOR** at its regular meeting on _____, 2024.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

**CITY OF GRANDVIEW
AGENDA ITEM HISTORY/COMMENTARY
COMMITTEE-OF-THE-WHOLE MEETING**

ITEM TITLE

Resolution authorizing the Mayor to sign the 2026 Growth Management Act Periodic Update Grant Application with the Washington State Department of Commerce to update the City of Grandview Comprehensive Plan, Critical Areas Ordinance, Subdivision Ordinance, and Zoning Ordinance

AGENDA NO.: New Business 4 (B)

AGENDA DATE: June 25, 2024

DEPARTMENT

Byron Gumz, YVCOG Land Use Planning Manager
Anita Palacios, City Clerk (Planning)

FUNDING CERTIFICATION (City Treasurer)
(If applicable)

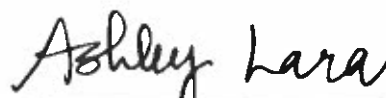
\$125,000 grant from Commerce
(\$62,500 for '24-'25 and \$62,500 for '25-'26)

DEPARTMENT DIRECTOR REVIEW



CITY ADMINISTRATOR

MAYOR

ITEM HISTORY (Previous council reviews, action related to this item, and other pertinent history)

The City of Grandview is a fully planning community under the Washington State Growth Management Act (GMA).

ITEM COMMENTARY (Background, discussion, key points, recommendations, etc.) Please identify any or all impacts this proposed action would have on the City budget, personnel resources, and/or residents.

The GMA requires that the adopted (1) Comprehensive Plan, (2) Critical Areas Ordinance, (3) Subdivision Ordinance, and (4) the Zoning Ordinance be updated periodically to reflect changes in law that have happened over the previous 10 years. The Washington State Department of Commerce is the agency responsible for administering the update process, and is providing Grandview with \$125,000, to be split over two years, to perform the work.

In addition, a recent law passed in 2023 allows Grandview to adopt Yakima County's Critical Areas Ordinance (CAO) instead of updating the existing one. If this is the route Grandview wishes to take, the grant money set aside (\$25,000-\$30,000) for the CAO update would go to the County instead of Grandview.

ACTION PROPOSED

Move a resolution authorizing the Mayor to sign the 2026 Growth Management Act Periodic Update Grant Application with the Washington State Department of Commerce to update the City of Grandview Comprehensive Plan, Critical Areas Ordinance, Subdivision Ordinance, and Zoning Ordinance to a regular Council meeting for consideration.



STATE OF WASHINGTON
DEPARTMENT OF COMMERCE
1011 Plum Street SE • PO Box 42525 • Olympia, Washington 98504-2525 • (360) 725-4000
www.commerce.wa.gov

April 17, 2024

City of Grandview
207 West Second Street
Grandview, WA 98930

RE: 2026 Growth Management Act Periodic Update Grant

Greetings,

We are pleased to inform you that \$125,000 has been reserved for Grandview as a grant to assist in completing your work in reviewing and, as needed, revising your comprehensive plan and development regulations. Please [register here](#) to join us on April 22, 2024 at 1:00 PM for a drop-in session for questions about PUG applications.

This funding is a non-competitive formula grant based on population size. Under RCW 36.70A.130(5)(b) and the Growth Management Act, Grandview must complete review of its comprehensive plan by June 30, 2026.

Funding is appropriated by the legislature following the biennial budget, one-half of your GMA Update Grant funding is currently available, or \$62,500 is available to reimburse related review and update project costs from July 1, 2024 to June 30, 2025. The second half of this total award, or \$62,500 will be available in your grant agreement for the period of July 1, 2025 to June 30, 2026.

Commerce will sign a grant agreement with you in the upcoming month. This letter confirms that all related GMA update project costs incurred by your jurisdiction, beginning July 1, 2024, will be eligible for reimbursement. Therefore, you will not need to delay work on the update grant until the contract is signed.

In addition to this financial assistance, Growth Management Services will continue to provide technical assistance for you during this periodic update process, until your scheduled update deadline and our regional planners are ready to assist you with any questions.

In order to receive this funding, please complete and submit the GMA Update Grant Application materials. You can apply directly via an online form using [this link](#). Please pay close attention to the instructions. You can also find application materials on the Growth Management Services grants webpage located [here](#). Please submit your online application no later than September 30, 2024. We will begin creating your contract and finalizing your Scope of Work as soon as we receive it.

If you have questions regarding this grant program or receiving technical assistance regarding your update, please contact Deannah Watson, at Deannah.Watson@Commerce.wa.gov.

Sincerely,

A handwritten signature in black ink that reads "Dave Andersen".

Dave Andersen, AICP
Managing Director, Growth Management Services

cc: Deannah Watson

Task	Deliverable	Due Date	FY 2025	FY 2026
Develop periodic update work plan	Periodic update work plan	June 13, 2025	\$6,250	
Develop a public participation plan	Public participation plan	June 13, 2025	\$6,250	
Complete critical areas analysis	Critical Areas Checklist	June 13, 2025	\$12,500	
Draft Critical Areas Ordinance amendment	Draft Critical Areas Ordinance	June 12, 2025	\$12,500	
Adopt Critical Areas Ordinance amendment	Adopted Critical Areas Ordinance	June 12, 2026		\$9,375
Complete comprehensive plan analysis	Comprehensive Plan Checklist	June 13, 2025	\$12,500	
Draft comprehensive plan amendment	Draft Comprehensive Plan	June 12, 2026		\$12,500
Adopt comprehensive plan amendment	Adopted Comprehensive Plan	June 12, 2026		\$9,375
Analyze development regulations	Development Regulations Checklist	June 13, 2025	\$12,500	
Draft development regulations ordinance	Draft Development Regulations Ordinance	June 12, 2026		\$12,500
Adopt development regulations ordinance	Adopted Development Regulations Ordinance	June 12, 2026		\$9,375
Find that the periodic update required by RCW 36.70A.130(1) is complete	Resolution Finding the periodic update required by RCW 36.70A.130(1) is complete	June 12, 2026		\$9,375
TOTAL			\$62,500	\$62,500

RESOLUTION 2024-_____

**A RESOLUTION OF THE CITY OF GRANDVIEW, WASHINGTON,
AUTHORIZING THE MAYOR TO SIGN THE 2026 GROWTH MANAGEMENT ACT
PERIODIC UPDATE GRANT APPLICATION WITH THE DEPARTMENT OF COMMERCE
TO UPDATE THE CITY OF GRANDVIEW COMPREHENSIVE PLAN, CRITICAL AREAS
ORDINANCE, SUBDIVISION ORDINANCE, AND ZONING ORDINANCE**

WHEREAS, the City of Grandview is a fully planning community under the Washington State Growth Management Act (GMA), and

WHEREAS, the GMA requires periodic updating of the Comprehensive Plan, Critical Areas Ordinance, Subdivision Ordinance, and Zoning Ordinance every ten (10) years, and

WHEREAS, the current periodic update cycle begins July 1, 2024 and ends June 30, 2026, and

WHEREAS, the Washington State Department of Commerce (Commerce) has earmarked \$125,000 for the City of Grandview to update the Comprehensive Plan, Critical Areas Ordinance, Subdivision Ordinance, and Zoning Ordinance, and

WHEREAS, Commerce requires that the Mayor sign a letter of support indicating the City of Grandview is accepting the \$125,000 in order to meet the requirements of the Growth Management Act,

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRANDVIEW, AS FOLLOWS:

The City Council authorizes submission of an application to the Washington State Department of Commerce for the 2026 Growth Management Act Periodic Update and authorizes the Mayor to sign the letter of support on behalf of the City.

PASSED by the **CITY COUNCIL** and **APPROVED** by the **MAYOR** at its regular meeting on _____, 2024.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

I, Ashley Lara, Mayor of the City of Grandview, authorize the Yakima Valley Conference of Governments to propose the attached scope of work and budget request for the Periodic Update Grant to facilitate the community in the periodic review and update, if necessary, of our comprehensive plan, critical areas ordinance, and development regulations as necessary to meet the requirements of the Growth Management Act.

The Comprehensive Plan, Critical Areas Ordinance, Zoning Ordinance, and Subdivision Ordinance will be reviewed and updated to ensure that they reflect legislative changes that have occurred in state law since the last periodic update. Community outreach is proposed through various means, including surveys, open houses, and community events. Coordination with Yakima County to update our Urban Growth Area, Interlocal Agreements, and Countywide Planning Policies has already begun, along with coordination with the Washington State Department of Fish and Wildlife on updating the Critical Areas Ordinance.

We agree to pursue adoption of the ordinances and/or plans that result from the grant by June 12, 2026.

Date

Ashley Lara, Mayor of Grandview

**CITY OF GRANDVIEW
AGENDA ITEM HISTORY/COMMENTARY
COMMITTEE-OF-THE-WHOLE MEETING**

ITEM TITLE Notice of intent to apply for funding assistance to the Community Economic Revitalization Board (CERB) for the Northwest Grandview Infrastructure Improvement Project and Resolution authorizing submission of an application for a Community Economic Revitalization Board loan in the approximate amount of \$4,647,000 and authorizing the Mayor to enter into an agreement for such funding	AGENDA NO.: New Business 4 (C) & (D) AGENDA DATE: June 25, 2024
DEPARTMENT Administration	FUNDING CERTIFICATION (City Treasurer) (If applicable)

DEPARTMENT DIRECTOR REVIEW

Shane Fisher, City Administrator 

CITY ADMINISTRATOR  **MAYOR** 

ITEM HISTORY (Previous council reviews, action related to this item, and other pertinent history)

The City has determined that there is significant potential for private development, growth, and job creation within Grandview City limits on Wine Country Road, Higgins Way, and Bethany Road.

ITEM COMMENTARY (Background, discussion, key points, recommendations, etc.) Please identify any or all impacts this proposed action would have on the City budget, personnel resources, and/or residents.

The City wishes to submit an application for a Community Economic Revitalization Board loan in the amount of \$4,647,000 to be used to fund public street and infrastructures on Wine Country Road, Higgins Way and Bethany Road.

ACTION PROPOSED

Move a resolution authorizing submission of an application for a Community Economic Revitalization Board loan in the approximate amount of \$4,647,000 and authorizing the Mayor to enter into an agreement for such funding to the June 25, 2024 regular Council meeting for consideration.



CITY OF GRANDVIEW

**PUBLIC MEETING AND NOTICE OF INTENT TO APPLY FOR
FUNDING ASSISTANCE TO THE COMMUNITY ECONOMIC REVITALIZATION
BOARD (CERB) FOR THE NORTHWEST GRANDVIEW INFRASTRUCTURE
IMPROVEMENT PROJECT**

Notice is hereby given that the City Council will hold a discussion regarding the application for Community Economic Revitalization Board (CERB) funding for the Northwest Grandview Infrastructure Improvement project during the regularly scheduled Committee-of-the-Whole meeting on Tuesday, June 25, 2024 at 6:00 pm. The purpose of the meeting is to discuss the application for roadway, water, and sewer improvements to support development near the Wine Country Road and Higgins Way area, which will help guide the Council in the decision process of approving submittal of the application.

The meeting will be held in person in the Council Chambers at City Hall, 207 West Second Street, Grandview, Washington and will also be available via teleconference. Please join the meeting from your computer, tablet or smartphone.

Join Zoom Meeting

<https://us06web.zoom.us/j/85402994497?pwd=tE6cEU7HCptPRorRsqnBw5n8jDCSk1.1>

To join via phone: +1 253 215 8782

Meeting ID: 854 0299 4497

Passcode: 817977

CITY OF GRANDVIEW

Anita G. Palacios, MMC, City Clerk

Publish: Grandview Herald – June 19, 2024
City's Website – June 11, 2024

RESOLUTION NO. 2024-_____

**A RESOLUTION OF THE CITY OF GRANDVIEW, WASHINGTON,
AUTHORIZING SUBMISSION OF AN APPLICATION FOR A COMMUNITY
ECONOMIC REVITALIZATION BOARD LOAN IN THE APPROXIMATE AMOUNT OF
\$4,647,000 AND AUTHORIZING THE MAYOR TO ENTER INTO AN
AGREEMENT FOR SUCH FUNDING**

WHEREAS, Community Economic Revitalization Board (CERB) funds are available to support economic development projects which are ready to implement and for which jobs are to be created or retained; and

WHEREAS, the City of Grandview (City) desires to fund a project consistent with the purposes of the CERB; and

WHEREAS, the CERB Project represents a commitment of private resources toward enhancing the vitality of the area and expansion of economic and employment opportunities of the City, together with increased tax revenues; and

WHEREAS, in the event the application for CERB funding is approved, and accepted by the City, the City will comply with all applicable federal and State requirements in regard to environmental impact of the project; and

WHEREAS, City's CERB project will not result in the transfer/relocation of jobs from one part of the state of Washington to another; and

WHEREAS, the City finds and determines that an application should be submitted to appropriate agencies for consideration of funding the CERB Project for and on behalf of , and that such submission will promote economic development within the City.

NOW THEREFORE, IT IS HEREBY RESOLVED BY THE CITY OF GRANDVIEW, WASHINGTON, as follows:

1. That the Mayor, or his/her designee, is hereby authorized to submit an application to the Community Economic Revitalization Board, for and on behalf of the City, for CERB funding in the approximate amount of \$4,647,000 for the CERB Project; and
2. That the Mayor is hereby further authorized to provide such additional information as may be necessary to secure approval of such application; and
3. That, in the event such application is approved, the Mayor is authorized to enter into an agreement for such funding; and
4. That this Resolution shall be effective upon passage and signatures heron in accordance with law.

PASSED by the **CITY COUNCIL** and **APPROVED** by the **MAYOR** at its regular meeting on _____, 2024.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY



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Washington State Dept. of Commerce
Community Economic Revitalization Board
Community Economic Revitalization Board (CERB)
2023-25 CERB-Committed Private Partner Construction Program
Deadline: 7/15/2024

**City of Grandview
Northwest Grandview Infrastructure Improvements**

Jump to: [Please also provide the following:](#) [Application Tab 1](#) [Application Tab 2](#) [Budget Tables](#) [Attachments](#)

\$ 4,647,000.00 Requested
\$ 2,000,000 Match

Project Contact
Shane Fisher
sfisher@grandview.wa.us
Tel: (509)882-9206

Additional Contacts
shazzard@hlacivil.com

City of Grandview

207 W 2nd St
Grandview, WA 98930
United States

Telephone(509)882-9206
Fax
Web
EIN

City Administrator
Shane Fisher
sfisher@grandview.wa.us

Please also provide the following: [top](#)

1. Statewide Vendor Number (SWV #)
0000003-00

2. Legislative District
15

3. Congressional District
4

4. County
Yakima

Business Information
5. Private Business Name
MalhiInvestment LLC

6. Contact Name

RamanDeep Malhi

7. Title

President

8. Phone

360-201-8071

9. Email

ramanzira@hotmail.com

10. Street Address

8804 W. 5th Avenue

11. Mailing Address

8804 W. 5th Avenue

12. City, State, ZipCode

Kennewick, WA 99336

13. Industry Type

Development

14. Year Business was founded**Application Tab 1 [top](#)**

1. Committed Private Partner (CPP):

Malhi Investment LLC

2. CPP Tax Identification Number (TIN):

-no answer-

3. CPP Unified Business Identifier (UBI):

-no answer-

4. Project Type:

Select the type(s) of public facilities for which you are seeking CERB funding.

- Bridge
- Earth Stabilization
- Electricity/Natural Gas
- Public Building or Structure
- Port Facilities
- Road
- Rail
- Sanitary Sewer
- Stormwater
- Telecommunications
- Water
- Research/testing/training/incubation facility (designated IPZ Only)

Public Project Activities

5. Public Project Activities

Briefly describe the public project. Do not explain the background of the project.

This project will extend needed domestic water, sanitary sewer, and public roadways to approximately 44 acres of land zoned as general commercial and industrial, inside the City of Grandview City Limits.

Public/Private Project Information

6. Does this Project make use of existing infrastructure and/or promote infill in an already developed area?

Please describe:

No, the public infrastructure project provides an opportunity for development of additional commercially zoned parcels in the City of Grandview at Exit 73 of I-82. The revenue that developments & businesses here would be able to provide is positive economic growth for the City of Grandview which can be further extended to serve existing properties outside the project area.

7. Brief description of the private project:

Capital investment project to be completed by the CPP.

Purchase of undeveloped industrial property for several building projects. The first building will be the Ready to Move Manufactured Home Production Plant and Sales office. The metal building will be built and open to start production in (July to August 2026) Homes will be stored behind the production facility as inventory starts to increase. The next building will be a truck detailing shop that is visible to Higgins Way. The remainder of the eight buildings will be built over the next 1-2 years include:

1. Equipment Rental
2. Furniture Store
3. Consignment Store
4. RV Rental/Sale
5. Auto Rental/Sale
6. Auto Repair
7. Storage Units
8. My Place Motel (2 years)

8. Explain why the CPP requires the proposed public infrastructure improvements described in this application:

Infrastructure is required for the proposed project and the private sector Business Plan. Infrastructure consists of domestic water, sanitary sewer, storm drainage, streets, curb and gutter, sidewalks, and illumination.

Funding

9. Length of loan requested:

Up to 20 years

20

10. Total Match:

20% of TOTAL project cost (ex. \$1,250,000, if the CERB request is \$5 million, total project cost \$6,250,000)

2000000

11. Private Investment:

Total amount the CPP is investing in the private capital project.

20000000

12. Requesting General Obligation Loan or Revenue Based Loan?

Additional information will be required for a revenue based loan. Please see attached policy under the "Library Tab".

- General Obligation
- Revenue Based (must be rate based system)

13. You may request up to a 3 year deferral of principal and interest payments. Interest accrues during the deferral period.

If requesting a deferral, how many years are being requested?

Grandview requests a 2 year deferral on the first loan payment so the private sector development activity being supported in this application has time to begin generating tax revenues for the City prior to making the first deferred loan payment.

Documents Requested *

Job Information
[download template](#)

Other Source Funding
[download template](#)

Required? Attached Documents *

[Job Information](#)

[Other Source Funding](#)

Application Tab 2 [top](#)

Public Facility Project

1. Provide the address for the project site:

Parcel 23091031003 - North Corner of Wine Country Road and Higgins Way Gandview, WA

2. Will this project upgrade an existing facility or build a new one?

Please explain:

The proposed project will include utility extensions of the existing systems to serve the proposed and future development. Upgrades to the existing utilities in not necessary as they are constructed with future development in mind.

3. Does the CERB portion of this project involve telecommunication services required by the committed private partner?

- Yes, please explain:
- No

4. Describe how the public facility project will enhance or encourage other private development in the immediate area in addition to the direct development described in the committed private partner section of this application.

The public facility project will encourage the continuing economic development in the immediate area because the extension of utilities will make it a more attractive location for businesses to open. Development opportunities in these areas have been missed because private sector entities are looking for sites ready for immediate construction. Also, the cost of extending and tying into utilities has been a deterrent to prospective businesses.

5. As applicable to the project: Explain the status of environmental permits and/or issues.

SEPA not started

6. If environmental permits are not required for the project (e.g., shorelines permit, environmental impact statement, etc.), please explain why they are not required.

It is anticipated that the SEPA process will not result in identification of mitigation measures that would

become incorporated into the project.

A shoreline permit is not required as there are no shorelines within or near the project area. An Environmental Impact Statement is not required.

7. In accordance with Governor's Executive Order 21-02, archaeological and cultural resources, CERB conducts the GEO 21-02 and the Tribal Consultation, prior to a contract being executed.

Due to federal funding has a section 106 review been completed? If yes, please attach that documentation to this application in the 'Attachments' tab above.

- Yes
- No

8. Estimated schedule for public project completion

Estimated Completion Date (MM/YYYY). Please note: answers are limited to 10 characters only, please use preferred format listed.

	Preliminary Engineering Report
11/2024	All Required Permits Obtained
02/2025	Design Engineering
	Land/Right-of-Way Acquisition
02/2025	Prepare Bid Documents
04/2025	Award Construction Contract
05/2025	Begin Construction
02/2026	Complete Construction
02/2026	Construction Project Operational
0.00	TOTAL

9. Who will maintain the CERB funded public facility after construction is complete?

The City of Grandview will operate and maintain all improvements.

Committed Private Partner

10. Describe the private business named in the application.

Include a brief history of the business, reasons for moving/expanding, and explain how the public project is necessary to the business recruitment/retention/expansion.

-no answer-

11. Circumstances associating company with public project:

- business being recruited to WA (currently do not have a production presence in Washington)
- business expanding in WA
- business being retained in WA (prevent moving jobs out of state or state job reduction)

12. What private decisions or authorizations remain prior to proceeding with the proposed private development project?

Site development plans need to be prepared and are on hold pending the outcome of this application to secure funding for the municipal work.

13. Provide the primary reasons for the selection of the proposed site over any other adequately served industrial sites in the area.

The private partner enjoys working with the City of Grandview and hopes to continue developing with the

City.

14. If retained jobs are identified, please explain the circumstances with the business that meets the CERB definition of retained jobs.

Retained jobs are defined as jobs that would otherwise be lost to the state if the business were to cease operations or move from Washington.

Yes, please explain:

No

15. Is the business considering any other Washington site for the same development that this application is being submitted to CERB for consideration?

Yes, please explain:

No

16. Describe opportunities that exist within the company for employee advancement.

-no answer-

17. Indicate the construction schedule (if applicable) for the proposed private sector project.

Completion Date (month/year)

Private Facility Construction Begins

Private Facility Construction Completed

Private Facility Operational

TOTAL

Economic Impact on the Community

18. Describe the community's current economic condition. What economic factors will be affected by this project (i.e., current business activity, family issues, new business development)?

Grandview is a mid-sized community with both urban and rural characteristics. The downtown area is developed, but surrounding areas lack adequate infrastructure. There are notable economic disparities. Some neighborhoods thrive with businesses and amenities, while others suffer from underinvestment. The job market is stable but limited, with employment opportunities primarily concentrated in retail, healthcare, and small manufacturing.

19. What is the current assessed valuation of the area that would be served by the CERB infrastructure?

\$358,800

20. One of CERB's goals is to encourage diversification of the employment base in communities. Describe the current employment profile of your community and explain how this project will assist in diversifying the economy.

The proposed project aims to modernize utilities, attracting diverse industries like technology and clean energy. This will diversify the local economy, create immediate and long-term job opportunities, support small business growth, and reduce reliance on retail and service sectors. The project will enhance economic stability, promote workforce development, and drive sustainable community growth.

21. Does this project build on locally-identified industry clusters?

- Yes (please select below)
- No
- Clean Energy
- Agriculture
- Military
- Aerospace
- Life Sciences
- Information & Communications Tech
- Maritime
- Other:

Financial Information

22. Identify funds (general fund, utility fund, etc.) planned for repayment of the CERB loan.

The improvements will generate property taxes for the City. Development of properties adjacent to the proposed project will, over time, generate new tax revenue in excess of operations and maintenance and the annual cost of retiring loan debt.

23. In the context of the local government's overall annual budget, explain the financial need for CERB assistance.

Grandview's modest budget can't cover the high upfront costs of the proposed project. CERB assistance is crucial to bridge the funding gap, avoid overburdening local finances, and drive economic growth without sacrificing essential services.

24. Explain the debt service plan for total public project costs.

Grandview's debt service plan for the proposed project includes:

Funding Sources: CERB and SIED grants and loans, municipal bonds, local tax revenue, and additional state and federal grants.

Repayment Strategy: Using revenue from improved utilities and from the private development to repay loans.

Risk Management: Creating reserves.

Community Transparency: Regular updates and stakeholder involvement.

25. If applicable, please explain the financial need of the grant request.

The City of Grandview consists of 52.16% low to moderate income households. Increases in taxes and utility rates is not an option for such work.

26. If applicable, please explain the financial need of the deferral request.

The City of Grandview request a deferral on the first loan payment so the private sector development activity being supported in this application has time to begin generating tax revenues for the City prior to making the first deferred loan payment.

27. Does the project provide for adequate funding of necessary transportation improvements that could result from projected population and employment growth?

Please explain:

Yes, the proposed project includes provisions for necessary transportation and utility improvements for projected population and employment growth. Including:

Streets: Enhancements to existing roads and construction of new routes to manage increased traffic.

Utilities: Extensions to water and sewer to serve developments.

Planning: Comprehensive planning to ensure utilities and transportation systems work cohesively to support growth and need.

28. Will this project displace existing jobs in any other part of the state?

No

Budget [top](#)

Total Project Cost Breakdown	Estimates
A. Preliminary Engineering Report	\$ 0.00
B. Design/Engineering	\$ 715,000.00
C. Land/Right-of-Way Aquisition	\$ 0.00
D. Other Fees (Please Provide Details)	
E. Financing Costs - Grant/Loan Administration	
F. Contingency (Please include cost for Cultural Resource Survey)	\$ 642,700.00
G. WA State Sales Tax (WSST)	\$ 182,300.00
H. Construction (Please Provide Details)	\$ 4,284,000.00
I. Contracts (Please Provide Details)	\$ 818,000.00
J. Other (Please Provide Details)	\$ 5,000.00
Total	\$ 6,647,000.00

Financials for Underwriting Purposes	Totals
Operating Income	
Operating & Maintenance Expense	
Total Assets	
Total Debt	
Current Assets (cash & cash equivalent)	
Current Liabilities (debt, etc to be paid w/in 1 year)	
Total	\$ 0.00

Budget Narrative

Construction - Total Cost of Construction
Contracts - Construction Engineering
Other - Permitting

Tables [top](#)

Match Funding

Source	Date Approved	Amount
SIED		2,000,000
Source		
Source		
Source		
Source		
Total		2,000,000

Private Investment

Source	Date Approved	Amount
Source		
Source		

Source
 Source
 Source
Total

0

Infrastructure

Infrastructure

Miles

Airport - Passenger
 Airport - Freight
 Highway
 Rail - Passenger
 Rail - Freight
 Commercial Shipping - Deep Water Port

Public Project Permits

Permit	Issuer	Status	Est Completion Date (MM/DD/YY)
Easement Crossing Permit	Williams Gas Pipeline	NotStarted	06/2025
Type of Permit			
Type of Permit			
Type of Permit			
Type of Permit			

Committed Private Partner Permits

Permit	Issuer	Status	Est Completion Date (MM/DD/YY)
Building	City of Grandview	NotStarted	09/2025
Grading	City of Grandview	NotStarted	07/2025
Type of Permit			
Type of Permit			
Type of Permit			
Type of Permit			

Attachments [top](#)

Documents Requested *	Required?	Attached Documents *
CPP Attachment Checklist **REVIEW prior to uploading any documents** download template	<input checked="" type="checkbox"/>	
Attachment A: Financial Documents REQUIRED: 1. C4 forms submitted to SAO.wa.gov AND 2. Long-Term Debt Schedule	<input checked="" type="checkbox"/>	C4 Forms 2024 Budget Debt Schedule
Attachment B: Resolution Authorizing CERB Application AND Evidence of Public Notification (multiple attachments required)	<input checked="" type="checkbox"/>	

- Meeting agenda that resolution was approved, CERB as a line item - Public meeting advertisement

[download template](#)

Attachment C: Bonding Agent Letter ***Only required for applicants not issuing bonds for the project described in this application***



[Bonding Agent Letter](#)

Attachment D: Evidence of Local Support (From the local ADO or Federally Recognized Tribe)



Attachment E: Contingency Agreement AND Business Plan (2 attachments REQUIRED)



[Business Plan](#)

[download template](#)

Attachment F: Greenhouse Gas (GHG) Reduction Certification



[Greenhouse Gas Reduction Cert.](#)

[download template](#)

Attachment G: City & County (ONLY) Self-Certification

[Self Cert.](#)

[download template](#)

Attachment H: Job Certification



[download template](#)

Attachment I: Estimated Local & State Tax Revenue for the Private Sector



[download template](#)

Attachment J: (IF APPLICABLE - REQUIRED: IF there is more than ONE CPP) Additional Committed Private Partner Information

[download template](#)

Attachment K: (IF APPLICABLE - REQUIRED: IF funding is for a rate based system and IF a revenue loan is being requested) Additional Documentation Revenue Loan. Please review policy under library tab, and submit necessary documentation.

Attachment L: CERB EZ-1 Form



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Application ID: 470617

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Community Economic Revitalization Board (CERB)

Contingency Agreement

1. PARTIES

The parties to this Agreement are City of Grandview, whose address is 207 West Second Street, Grandview, WA 98930 and MalhiInvestment, LLC, whose address is 8804 W. 5th Ave., Kennewick, WA 99336.

2. PURPOSE

The purpose of this Agreement is to clarify the intentions of the parties regarding the completion of the Northwest Grandview Infrastructure Improvement project. The proposed project will consist of roadway improvements along Wine Country Road, Higgins Way and Bethany Road and will construct water main looping and sewer extensions in the same area. The proposed project will result in new industrial and commercial development and significant jobs for the City and region.

3. BACKGROUND

Required public improvements to be completed for this project include:

A. *Northwest Grandview Infrastructure Improvements*

The project will construct water, sewer, and road frontage improvements along Wine Country Road, Higgins Way and Bethany Road.

4. AGREEMENT

The PARTIES do hereby agree as follows:

- A. The City of Grandview agrees to construct the required public improvements provided CERB financing is approved, and Developer loan re-payment agreement(s) are executed.
- B. MalhiInvestment, LLC projects approximately 90 jobs may be created in the 1st year, and 110 more jobs may be created by the 3rd year.
- C. MalhiInvestment, LLC anticipates the total private investment in the development project to be \$20,000,000.
- D. MalhiInvestment, LLC agrees to contact the local One-Stop Career Center, Job Service Center or other Community based Organizations for assistance in filling new job positions.
- E. MalhiInvestment, LLC agrees to provide the City of Grandview with employment and investment data as requested by CERB.
- F. The funding for this project anticipates a \$1,000,000 SIED Grant, a \$1,000,000 SIED Loan, and \$4,647,000 of CERB funding.

5. CONTINGENCY

This Agreement is contingent upon receipt of the CERB funds by the City of Grandview and is intended to provide convincing evidence of private development as required by CERB.

City of Grandview

Date

MalhiInvestment, LLC

Date

Mayor

Designated Representative

**CITY OF GRANDVIEW
AGENDA ITEM HISTORY/COMMENTARY
COMMITTEE-OF-THE-WHOLE MEETING**

ITEM TITLE

Resolution authorizing application to the Yakima County Supporting Investments in Economic Development (SIED) Board to fund the Northwest Grandview Infrastructure Improvement Project

AGENDA NO.: New Business 4 (E)

AGENDA DATE: June 25, 2024

DEPARTMENT

Administration

FUNDING CERTIFICATION (City Treasurer)
(If applicable)

DEPARTMENT DIRECTOR REVIEW

Shane Fisher, City Administrator

Ashley Lara

CITY ADMINISTRATOR

Shane Fisher

MAYOR

ITEM HISTORY (Previous council reviews, action related to this item, and other pertinent history)

The City has determined that there is significant potential for private development, growth, and job creation within Grandview City limits on Wine Country Road, Higgins Way, and Bethany Road.

ITEM COMMENTARY (Background, discussion, key points, recommendations, etc.) Please identify any or all impacts this proposed action would have on the City budget, personnel resources, and/or residents.

The City wishes to submit an application to the Yakima County SIED Board for a grant/loan of up to \$2,000,000 to be used to fund public street and infrastructures on Wine Country Road, Higgins Way and Bethany Road. The responsibility of repayment of funds will be the City and a private developer.

ACTION PROPOSED

Move a resolution authorizing application to the Yakima County Supporting Investments in Economic Development (SIED) Board to fund the Northwest Grandview Infrastructure Improvement Project to the June 25, 2024 regular Council meeting for consideration.

RESOLUTION NO. 2024-_____

**A RESOLUTION OF THE CITY OF GRANDVIEW, WASHINGTON,
AUTHORIZING APPLICATION TO THE YAKIMA COUNTY SUPPORTING
INVESTMENTS IN ECONOMIC DEVELOPMENT (SIED) BOARD TO FUND THE
NORTHWEST GRANDVIEW INFRASTRUCTURE IMPROVEMENT PROJECT**

WHEREAS, to improve the economic vitality of the County, the Yakima County Supporting Investments in Economic Development (SIED) Board is authorized to make grants and loans to political subdivisions to fund projects that support tangible or potential investments in public infrastructure; and

WHEREAS, the Grandview City Council has determined that there is significant potential for private development, growth, and job creation within Grandview City limits on Wine Country Road, Higgins Way, and Bethany Road; and

WHEREAS, the City Council wishes to authorize application to the Yakima County SIED Board for grant and loan funds to be used to fund public street and infrastructure improvements as mentioned above; and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRANDVIEW, WASHINGTON, as follows:

The Mayor is authorized to submit and sign all application documents to the Yakima County SIED Board for a grant/loan of up to \$2,000,000, responsibility of repayment of funds will be on the City of Grandview and private developer, to fund public street and infrastructure improvements on Wine Country Road and Higgins Way.

PASSED by the **CITY COUNCIL** and **APPROVED** by the **MAYOR** at a special meeting on _____, 2024.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

Yakima County

**Supporting Investments in
Economic Development**

**Committed Private Business
Application for Funding**

Threshold Requirements

All questions must be fully answered in order to qualify as a complete application. If you need more space for an answer, please attach additional sheets as needed noting the corresponding section, for example "C2."

- Resolution.** A resolution or ordinance of the local governmental jurisdiction authorizing the *SIED* application is required.
- Project Costs.** Engineer cost projections for public project costs are required. *SIED* will not entertain requests for project cost overruns. For the success of your project, ensure project cost estimations are realistic.
- Local Match.** A local match of twenty (20) percent of the *SIED* request is required. Local match may be demonstrated as cash or in-kind contribution.
- Other Funding Sources.** In addition to *SIED*, identify which public sources were considered to fund this project. Indicate what the outcome was.
- Planning.** A statement is required from the planning jurisdiction relating to the type of public facility for which a *SIED* investment is sought.
- Permits.** All public and private permits must be received.
- Private project description.** Job creation and private sector financing must be evident.
- Contingency Agreement.** A complete Contingency Agreement (form included) is required for all projects. The Contingency serves as the first level of convincing evidence that the private sector development will occur.
- Acceptance of Reporting Requirements.** The County is required to report annual information on the use of *SIED* funds. A signed agreement (form included) to report the use of *SIED* funds must accompany the application.
- STAFF ONLY- Application reviewed by Yakima County legal department.** Staff will submit this application prior to the *SIED* Advisory Board review.

Please submit application to:

Yakima County Development Association PO Box 1387, Yakima, WA 98907-1387
(2520 W. Washington Avenue Suite 1, Yakima WA 98903)
Or digitally to: Joe@YCDA.com

REQUEST FOR FUNDING (Funding is awarded 50% Loan and 50% Grant. No more than \$2,000,000 total award from SIED when loan and grant combined.)

Interest rates on loans are established when the County formally approves the project contract by using the County Interfund Loan Rate, as authorized by law. Loans are given for a term of 10 years and annual payments are made in equal amounts on June 1st of each year.

An interlocal agreement will be established between the County and the applicant specifying repayment dates and a loan amortization schedule. Loan payment installments are based on an ordinary annuity, compounded annually.

If an applicant needs additional flexibility on loan repayment schedules they can request a deferral. Interest on loans will continue to accrue from the date the contract is approved by the County, even if the applicant is granted a deferral on their first loan payment.

If an applicant requests a deferral of the first loan payment, the applicant must justify the request.

A SIED loan is a general obligation of the jurisdiction receiving the loan. With acceptance of a SIED loan, the jurisdiction agrees to the terms of the interlocal agreement regardless of the project which prompted the application for SIED funding.

Applicant: <u>City of Grandview</u>	Tax ID #: <u>91-6001437</u>
Contact: <u>Shane Fisher</u>	Title: <u>City Administrator</u>
Phone: <u>509-882-9200</u>	Email: <u>sfisher@grandview.wa.us</u>
Address: <u>207 W. Second Street</u>	City: <u>Grandview</u> Zip Code: <u>98930</u>
Resolution Number Authorizing this Application for SIED Funding: _____	
I hereby certify that the information given in this application to the Supporting Investments in Economic Development Board is true and correct to the best of knowledge and belief.	
Signature of Responsible Official: _____	
Printed Name and Title: <u>Ashley Lara, Mayor</u>	

Indicate the full terms requested for SIED consideration:

- Loan Terms Requested: 10
- A deferral of the first loan payment (up to five years): 2
- Total number of years for repayment: 12
- Please provide justification If requesting a deferral of the first loan payment:

The City of Grandview would like a two year deferral on the first loan payment so the private sector development activity being supported in this application has time to begin generating tax revenues for the City prior to making the first deferred loan payment.

- Please provide justification if a lower interest rate is requested:

Executive Summary

The SIED Advisory Board takes many factors into consideration when making recommendations for funding. This Project Summary highlights the main factors including: local match, funding from other sources, jobs created/retained, wage rates, jobs created/retained per SIED dollar invested, new private investment, and new tax revenues generated.

Project Title: Northwest Grandview Infrastructure Improvements

Date of Application: _____

Project Summary: Describe the public infrastructure project and the private development that will occur. Explain why the private development requires the public infrastructure project:

This project will extend needed domestic water, sanitary sewer, and public roadways to approximately 44 acres of land zoned as general commercial and industrial, inside the City of Grandview City Limits.

The project will construct water, sewer, and roadway frontage improvements along Wine Country Road, Higgins Way, and Bethany Road.

The proposed project will allow the City of Grandview to extend its utility facilities into an area that currently is not served. This will allow for proposed development to occur in this area. The construction of these improvements would be a major element in contributing to the success of developing this area because all of this land could be served by these improvements.

The proposed development consists of a combination of commercial and industrial uses including a hotel, strip malls, truck wash, truck detailing, restaurant, and a manufactured home plant. The development will require water, sanitary sewer, and frontage improvements from existing public infrastructure.

The water main will be extended by approximately 6,900', and will provide domestic and fire flow to the development. The developer is required to extend through their property. To reduce project costs, the water main will be constructed outside of the existing Wine Country Road, Higgins Way, and Bethany Road and will require easements.

Gravity sanitary sewer currently does not exist within the proposed development properties and closest sanitary sewer is currently located in Bethany Road. From that the developer proposes to construct approximately 800' of new 12" sanitary sewer main in Bethany to serve the northern most part of their current property. From the developer constructed sewer in Bethany the proposed project will construct 400' of gravity sewer in Bethany Road to the 450' of forcemain in a proposed easement within the developers property to a proposed City lift station and then an additional 400' of gravity sewer main in the easement. Per City requirements, the development is required to extend the sewer main across their property frontage. Not only will this system serve the proposed development, but could serve approximately 200 additional acres of undeveloped property.

The new roadway access to the development is proposed from Wine Country Road and Higgins Way to the sites. These roadways will not only serve the properties but is part of the planned roadway improvements. The roadway improvements will include sidewalk, illumination and storm drainage improvements on Wine Country Road and Higgins Way and curb and gutter and storm drainage improvements on Bethany Road.

Indicate the Minimum Necessary Total Public Project Infrastructure Costs (no more than \$1,000,000 total award from SIED when loan and grant combined):

SIED Loan Requested: \$ 1,000,000
 SIED Grant Requested: \$ 1,000,000
 Local Match (20% of SIED request): \$ 500,000
 All Other Funding Sources: \$ 4,147,000
 Total Public Project Cost: \$ 6,647,000

Total Private Investment in Plant/Equipment: \$ 20,000,000

Total Jobs Created/Retained: 120

Median Wage: \$ 19.00 Average Wage: \$ 19.24

Fringe Benefits Offered: Dental and Health Insurance

Estimated Assessed Value of the New Plant/Equipment: \$ 20,000,000

Total SIED Request divided by Total Jobs Created/Retained: \$ 16,666.67

Total Private Investment in Plant/Equipment divided by Total SIED Request: \$ 10

Other Benefits of the Public Infrastructure Project:

The public infrastructure project provides an opportunity for development of additional commercially zoned parcels in the City of Grandview at Exit 73 of I-82. The revenue that developments & businesses here would be able to provide is positive economic growth for the City of Grandview which can be further extended to serve existing properties outside the project area.

A. Public Sector Project

A1. List all funding sources for the public project and amount. Identify whether the amount has been provided or is being requested. Provide the status and date the funds were approved or the date that funds are expected to be approved:

SOURCE	STATUS	DATE	AMOUNT
SIED loan requested	Requested		\$ 1,000,000
SIED grant requested	Requested		\$ 1,000,000
Grandview/Private/CERB	In Process		\$ 500,000
CERB	In Process	5/13/24	\$ 4,147,000
			\$
			\$
Total project costs			\$ 6,647,000

Funding to complete the Public Project must be secured within one year of a SIED offer of financial aid

A2. Will this project upgrade an existing public facility or build a new one? Both

Describe the entire public facility project, including the parts that you are not asking SIED to fund.

Utility infrastructure and roadway improvements are required to begin developing this parcel of land. No other public facilities will be necessary at this time.

A3. Specifically, for what element(s) of the public project are SIED funds requested?

SIED funding will be applied toward the water, sewer, and street improvements needed for developing surrounding parcels.

A4. Describe how the public facility project will enhance or encourage other development in the immediate area in addition to the direct development described in this application section C.

The public facility project will encourage the continuing economic development in the immediate area because the extension of utilities will make it a more attractive location for businesses to open. Development opportunities in these areas have been missed because private sector entities are looking for sites ready for immediate construction. Also, the cost of extending and tying into utilities has been a deterrent to prospective businesses. The location of these commercial lots is quite appealing, right off of Interstate-82. A collection of businesses in this area would make it a prime location to stop for highway travelers.

A5. List all permits and environmental reviews required for the **PUBLIC SECTOR PROJECT** and give their current status (applied for, application being prepared, permit issued, etc.)

PERMIT	ISSUER	STATUS	ANTICIPATED COMPLETION DATE
SEPA		To be Completed	7/31/24
Plans and Specs	City of Grandview	To be Completed	1/31/25

Permits to complete the Public Project must be secured within six months of a SIED offer of financial aid

A6. If environmental permits are not required for the project (e.g., Shorelines Permit, Environmental Impact Statement, etc.), **please explain why they are NOT required.**

It is anticipated that the SEPA process will not result in identification of mitigation measures that would become incorporated into the project.

A shoreline permit is not required as there are no shorelines within or near the project area. An Environmental Impact Statement is not required.

A7. Estimated schedule for public project completion. Indicate the month and year when the activities listed have been, or will be, completed.

	ESTIMATED COMPLETION DATE (month/year)
Preliminary Engineering Report	N/A
Environmental Review	September 2024
All Required Permits Obtained	November 2024
Design Engineering	December 2024
Land/Right-of-Way Acquisition	N/A
Prepare Bid Documents	December 2024
Award Construction Contract	January 2025
Begin Construction	February 2025
Project Operational	November 2025

A8. What other jurisdictions, such as counties, cities, port districts, tribes, state/federal agencies are involved in the planning, design, financing, construction or operation of this project?

Port of Grandview _____
 Community Economic Revitalization Board _____

Please explain how completion of the project is coordinated between other involved parties.

The Port of Grandview previously owned the properties that were sold for the proposed development. The Port is coordinating between the City and Developer.

It is anticipated that additional funding will be sought from the Community Economic Revitalization Board including the local match requirement for the SIED funds.

A9. Will the SIED public facility project be totally maintained by the applicant? If not, whom? Please explain.

The City of Grandview will operate and maintain all improvements.

A10. How will this project impact utility rates and public services within the jurisdiction?

There will be no impact on utility rates or public services. This project will have a positive impact for the City as it will expand the City's facilities. The new water facilities will provide enough required fire flow to this area and the existing sewer lift station near Stover Road has enough capacity to serve a much larger area.

B. Financial Information of SIED Applicant

B1. Other public sources of funding for public economic development projects are listed below and must be investigated. In addition to SIED, identify which public sources were considered to fund this project. Indicate what the outcome was.

Federal Grant/Loan Programs:	YES	NO	OUTCOME
Economic Development Administration	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Not Timely
Rural Development	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
FASTACT	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	_____
State Grant/Loan Programs:			
Transportation Improvement Board	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Not Timely
Community Development Block Grant	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Not Timely
Public Works Trust Fund	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Not Timely
Department of Ecology	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Not Eligible
CERB	<input checked="" type="checkbox"/>	<input type="checkbox"/>	App. Due 5/13
RTPO/MPO	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Not Timely
Other	<input type="checkbox"/>	<input type="checkbox"/>	_____
Other Funding Options:			
Revenue Bonds	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
General Obligation Bonds	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
LID	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
ULID	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	_____

B1 continued: Provide a narrative of the investigation of the above referenced funding sources and the outcomes:

The City of Grandview believes that SIED funds are the most efficient resource for this project because of the need for immediate funding availability. As the SIED request will not cover the entire project, a CERB application will be prepared for the May 13th application deadline to cover the remaining costs.

B2. In the context of the local government's overall annual budget, explain the need for SIED assistance. If the applicant has budget reserves, please explain why these funds are not available for the project.

The City of Grandview budget is constrained by the rising costs associated with law and justice, other municipal service demands and loan repayments for existing loans. The City's existing budget for utilities and transportation improvements is limited and primarily focused on maintaining existing infrastructure. Without the requested SIED assistance, this infrastructure project will not be constructed and development will not occur.

B3. Identify funds (General Fund, Utility Fund, Property taxes, etc.) that are eligible to repay a SIED loan:

The City of Grandview Transportation, Water, and Sewer Funds are eligible to repay the SIED loan.

Will a revenue stream be generated that could repay a SIED loan outside of the system's normal operations and maintenance costs? If yes, please explain:

The improvements will generate property taxes for the City. Development of properties adjacent to the proposed project will, over time, generate new tax revenue in excess of operations and maintenance and the annual cost of retiring SIED loan debt. However, timing of development on a majority of the adjacent properties is unknown. As a result, timing of the additional revenue stream is also unknown.

B4. If the local jurisdiction is not financially contributing to the project, please explain why.

All efforts to complete this application and coordinate with the developer are being paid for by the City. The City will be responsible for all loan repayment not provided by the developer.

C. Private Sector Project Complete Section C and a Contingency Agreement for each private sector entity.

In order to show that a specific private investment is ready to occur, but will do so only if SIED assistance is made available to the applicant, SIED requires a signed Contingency Agreement(s) between the applicant and the private sector representative(s). If a developer is involved, there must also be a signed Contingency Agreement between the developer and the proposed tenant.

Private Sector Business: <u>MalhiInvestment LLC</u>		
Contact: <u>RamanDeep Malhi</u>	Title: <u>Member/President</u>	
Phone: <u>360-201-8071</u>	Email: <u>ramanzira@hotmail.com</u>	
Address: <u>8804 W. 5th Ave.</u>	City: <u>Kennewick</u>	Zip Code: <u>99336</u>

C1. Describe the private development that will be supported by the public infrastructure/facility project.

Purchase of undeveloped industrial property for several building projects. The first building will be the Ready to Move Manufactured Home Production Plant and Sales office. The metal building will be built and open to start production in (July to August 2026) Homes will be stored behind the production facility as inventory starts to increase. The next building will be a truck detailing shop that is visible to Higgins Way. The remainder of the eight buildings will be built over the next 1-2 years include:

1. Equipment Rental
2. Furniture Store
3. Consignment Store
4. RV Rental/Sale
5. Auto Rental/Sale
6. Auto Repair
7. Storage Units
8. My Place Motel (2 years)

C2. Explain why the private development requires the proposed public infrastructure improvements described in this application.

Infrastructure is required for the proposed project and the private sector Business Plan. Infrastructure consists of domestic water, sanitary sewer, storm drainage, streets, curb and gutter, sidewalks, and illumination.

C3. Indicate the construction schedule (if applicable) for the proposed private sector project.

	(month/year)
Private Facility Construction Begins	August 2025
Private Facility Construction Completed	August 2026
Private Facility Operational	August 2026

C4. List all permits required for the **PRIVATE SECTOR PROJECT** and give their current status (applied for, application being prepared, permit issued, etc.)

PERMIT/ENVIROMENTAL REVIEW	ISSUER	STATUS	ANTICIPATED COMPLETION DATE
Phase 1	Port of Grandview	Completed	Completed
SEPA	Port of Grandview	Completed	Completed
Building Permit	City of Grandview	Pending	Pending

Permits to complete the Private Project must be secured within one year of a SIED offer of financial aid

C5. What private authorizations remain prior to proceeding with the proposed private development project?
Easements, Restrictions, Covenants, Site Plan Development

C6. Explain how the private sector is financing their capital investment in this project.
Cash reserves and financing

C6 continued: When will private sector financing be in place?

Beginning of 2025

Please list financial references that can verify financing sources and capacity for this project.

Columbia Bank-Richland

C7. List the number of projected jobs to be retained and/or created by the firm as a direct result of the public infrastructure project supporting the private development. Retained jobs are defined as jobs that will be lost to the county if the public project is not completed.

Jobs must be expressed in Full Time Equivalents (FTEs) and wage data should exclude fringe benefits. Management positions should be indicated as an annual salary.

Job Description	# Of Jobs Retained (In FTEs)	# Of Jobs Created Year 1 (In FTEs)	# Of Jobs Created by Year 3 (In FTEs)	Current or initial Hourly Wages	Local Occupational Hourly Wages
Mgmt./Admin*		2	3	\$22.00	
Technical/Prof.		2	3	\$22.00	
Office/Clerical		7	8	\$19.00	
Production		60-65	72-77	\$19.00	
Sales		8	10	\$19.00	
Skilled Crafts	Fork Lift	4	5	\$19.00	
Others	Fleet	7-8	9-10	\$19.00-\$20.00	
Totals		90-96	114-120		

- a) How many of these positions are for seasonal work? Give response in FTE: 0
 b) What kind of fringe benefits does the company offer to regular full time employees?

Pending

C8. How were job projections developed? Explain how the projections are realistic.

The job projections are based on current manufacturing plant strategies, demand, supply, market, and current economic situations.

C9. Will this project move existing jobs from another part of the county? If yes, please describe why the project cannot happen where the jobs are currently located.

No, this project will create jobs.

C10. Will the private sector project offer expanded employment opportunities to disadvantaged or unemployed workers? How will the firm work to hire people from Yakima County?

Yes, the Private sector business will utilize the services of the local Work Source office and the Work Source Development Council to fill positions with qualified applicants as they become available.

Attachments

1. **Resolution:** A resolution or ordinance of the local governmental jurisdiction authorizing the *SIED* application.
2. **Plan listing the project:** Attach a copy of the section of the comprehensive plan or capital facilities plan that lists the public project.
3. **Site map of the area:** Identify the location of the site, public infrastructure and private development project (existing and/or proposed). Specifically identify where *SIED* funds are proposed to be used. *Materials must be reproducible in black and white and in 8 1/2 x 11 format.*
4. **Engineering estimates supporting project costs:** Identify whether estimates are from preliminary engineering or design engineering work. *SIED will not entertain requests for additional funding if projections are insufficient*
5. **Contingency agreement:** A complete Contingency agreement (form included) is required for all projects. The agreement serves as the first level of convincing evidence that the private sector development will occur.
6. **Business plan or year-end financial statements of the Private Sector Business:** Attach supporting information such as a business plan or year-end financial statements (financial statements may be unaudited). The entire *SIED* application is considered a public record; however, financial and commercial information provided by the private business is exempt from disclosure to the extent permitted by RCW 42.56.270 paragraph (4).
7. **Letters of support:** If applicable, please include any letters of support for this project from partners or others entities in the community.

SAMPLE CONTINGENCY AGREEMENT

1. PARTIES.

The parties to this Agreement are *THE APPLICANT* and *THE PRIVATE BUSINESS*.

ATTENTION: If a developer is involved in the project, the tenant must also be a party to this agreement or there must be an additional agreement between the developer and the tenant.

2. PURPOSE.

The purpose of this Agreement is to clarify the intentions of the parties regarding the completion of *THE PUBLIC FACILITIES PROJECT*. This section should also contain an explanation of the need for the public improvements.

3. BACKGROUND.

The purpose of this section is to provide a description of the public improvements, which can be referenced, thereafter, as "required public improvements."

4. AGREEMENT.

This section must contain the following:

- a) A statement that the applicant agrees to construct the required public improvements providing that SIED financing is approved.
- b) A statement by the business of the projected number of permanent, full-time jobs created and/or retained as a result of the public facilities project. (Attention: Job estimates identified here must equal those in Question C5.)
- c) A statement by the business of the estimated private capital investment.
- d) An agreement by the business to contact the local One-Stop Career Center, Job Service Center, or appropriate Community Based Organization for assistance in filling new positions.
- e) An agreement by the business to provide the applicant with employment and investment data as requested by SIED.
- f) If applicable, this section must also contain a list of any public and/or private contributions to the public facilities project, such as cash contribution or donated land.

5. CONTINGENCY.

This Agreement is contingent upon receipt of SIED funds by *THE APPLICANT* and is intended to meet the first level of convincing evidence of private development as required by SIED.

All parties must sign the Agreement.

Supporting Investments in Economic Development Reporting Form

Applicant: City of Grandview

Project Title: Northwest Grandview Infrastructure Improvements

Public Infrastructure Project: Sewer, water, and road

Plan Containing the Project: Comprehensive Plan

Total Spent on the Project: _____

Amount of SIED Funds (loan and grant) spent on the project _____

Estimated Number of Businesses Created or Retained by Project: _____

Estimated Number of Jobs Created or Retained by Project: _____

Instructions to Preparer:

1. List the public facility project.
2. Indicate where the project is listed (e.g., officially adopted county economic development plan, economic development section of the county's comprehensive plan, etc.).
3. List an amount of total expenditures related to the project.
4. List an amount of expenditures paid for by SIED funding.
5. The applicant must provide an actual or estimated number of businesses jobs that will be created, attracted, expanded or retained.
6. Documentation supporting this report must be made available upon request for audit purposes and public requests.

If awarded SIED funds, I hereby agree to annually report to the SIED Board the use of those funds according to the instructions above.

Signature of Responsible Official: _____

Printed Name and Title: Ashley Lara, Mayor

should be reviewed by the appropriate City staff or consultants to identify site-specific environmental problems.

- Policy 2.4 Adequate on-site disposal of surface water runoff shall be provided by all types of development.
- Policy 2.5 Where there is a high probability of erosion, grading should be kept to a minimum and disturbed vegetation should be restored as soon as is feasible. In all cases, appropriate measures to control erosion and sedimentation shall be required.
- Policy 2.6 The City shall consider the impacts of new development on water quality as part of its review process and will require any appropriate mitigating measures. Impacts that may affect the quality of drinking water shall be a priority concern in such reviews.

GOAL 3: *To actively manage land use change and protect the City's character by developing City facilities and services in a way that directs and controls land use patterns and intensities.*

- Policy 3.1 Ensure that new development does not outpace the City's ability to provide and maintain adequate public facilities and services, by allowing new development to occur only when and where adequate facilities exist or will be provided.
- Policy 3.2 New urban development shall be encouraged to locate first within the City limits, and second within the urban growth area where municipal services and public facilities are already present.
- Policy 3.3 Development within the unincorporated portion of the urban growth area shall be encouraged to occur only on a limited scale to prevent inefficient use and distribution of public facilities and services. Urban development outside of the urban growth boundary shall be discouraged.
- Policy 3.4 To facilitate planned growth, the City encourages combining and assisting in service areas such as fire protection, public transit, water/sewer, criminal justice and administration, where such combinations implement efficient, cost-effective delivery of such services.
- Policy 3.5 Future land uses will be coordinated with the Transportation and Capital Facilities Elements of the Comprehensive Plan.

GOAL 4: *To pursue well-managed, orderly expansion of the urban area in a manner that is within the sustainable limits of the land.*

- Policy 4.1 The future distribution, extent, and location of generalized land uses will be established by the Future Land Use Map contained within this plan.
- Policy 4.2 Provide residential areas that offer a variety of housing densities, types, sizes, costs and locations to meet future demand.
- Policy 4.3 Ensure that new residential development makes efficient use of the existing transportation network and provides adequate access to all lots.

Need / Recommended Project	Estimated Timing	Estimated Cost	Potential Funding Source(s)
Bike/Pedestrian Path Development	2018-2020	\$450,000	Local Funds, CDBG, RCO
Country Park Chip Seal/Parking Lot	2016	\$23,000	Local Funds, CDBG, RCO
Benches for Swim Pool at Westside Park	2015	\$6,000	Local Funds, CDBG, RCO
Swim Pool Underwater Light Replacement at Westside Park	2015	\$3,000	Local Funds, CDBG, RCO
Courtyard at Community Center	2016-2017	\$8,000	Local Funds, CDBG, RCO

1. STP = FAST Act Surface Transportation Program, 2. TIB = Washington State Transportation Improvement Board, 3. = Public Works Trust Fund, 4. DWSRF = Washington State Drinking Water State Revolving Fund, 5. CDBG = U.S. Department of Housing and Urban Development Community Development Block Grant, 6. RCO = Washington State Recreation and Conservation Office.

XVII. GOALS AND POLICIES

This section presents the capital facilities goals and policies for the City of Grandview.

GOAL 1: *To actively manage land use change and protect the City's character by developing City facilities and services in a way that directs and controls land use patterns and intensities.*

Policy 1.1 Ensure that new development does not outpace the City's ability to provide and maintain adequate public facilities and services, by allowing new development to occur only when and where adequate facilities exist or will be provided.

Policy 1.2 Development within the unincorporated portion of the urban growth area shall be encouraged to occur only on a limited scale to prevent inefficient use and distribution of public facilities and services, and to discourage rural development from becoming urban in nature outside of the urban growth boundary.

Policy 1.3 Planning for future capital facilities will be coordinated with the Land Use and Transportation Elements of the Comprehensive Plan.

GOAL 2: *Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service standards below locally established minimum standards.*

Policy 2.1 New urban development shall be encouraged to locate first, within the City limits and second, within the urban growth area where municipal services and public facilities are already present.

Policy 2.2 Development shall be allowed only when and where all public facilities are adequate, and only when and where such development can be adequately served by essential public services without reducing the levels of service elsewhere.

GOAL 3: *To facilitate planned growth through combined services.*

Finance Plan

Grandview's Six Year Transportation Improvement Program (TIP) shows City of Grandview roadway projects and their associated financing. The current Six Year TIP for 2016-2021 is shown in Table, page 4-22. Potential funding sources for each improvement project are identified in Table 2-16 of the Capital Facilities Element.

VIII. GOALS AND POLICIES

GOAL 1: *To ensure that transportation facilities and services needed to support development are available concurrent with the impacts of such development, which protects investments in existing transportation facilities and services, maximizes the use of these facilities and services, and promotes orderly compact growth.*

Policy 1.1 To maintain the City's character, Grandview adopts a level of service standard C for its arterial roadway facilities and services. Adoption of a level of service for transit will not occur until such time that a Public Transit Benefit Area (PTBA) is implemented and transit level of service definitions have been adopted.

Policy 1.2 The City shall not issue development permits where the project requires transportation improvements that exceed the City's ability to provide these in accordance with the adopted level of service standards. However, these necessary improvements in transportation facilities and services, or development of strategies to accommodate the impacts of development may be provided by the developer.

Policy 1.3 The City shall produce a financially feasible plan in the Capital Facilities Element demonstrating its ability to achieve and maintain adopted levels of service.

Policy 1.4 The design and improvements to Grandview's transportation system should accommodate not only existing conditions, but projected growth based on realistic evaluation of the impact of national, state, regional, and local planning policies.

Policy 1.5 New development shall be allowed only when and where all transportation facilities are adequate at the time of development, or unless a financial commitment is in place to complete the necessary improvements or strategies which will accommodate the impacts within six years; and only when and where such development can be adequately served by essential transportation facilities without reducing level of service elsewhere.

Policy 1.6 The City should actively solicit action by the State and Yakima County to program and construct those improvements to State and County arterial systems which are needed to maintain the adopted level of service for arterials within Grandview.

Policy 1.7 The City shall require developers to construct streets directly serving new development, and pay a fair-share fee for specific off-site improvements needed to mitigate the impacts of development. The City shall also explore with developers ways that new development can encourage van pooling, carpooling, public transit use and other alternatives and strategies to reduce single-occupant vehicle travel.

Policy 1.8 Coordinate land use and public works planning activities with an ongoing program of long-range financial planning, to conserve fiscal resources available to implement the Transportation Improvement Program (TIP).

Policy 1.9 Encourage the maintenance and safety improvements of Grandview’s existing roads as a priority over the creation of new roads, wherever such use is consistent with other objectives.

GOAL 2: *To develop, maintain, and operate a balanced, safe, and efficient multimodal transportation system to serve all persons, special needs populations and activities in the community.*

Policy 2.1 Develop a future transportation system which encourages flexible, adaptive and multiple uses of transportation facilities and services.

Policy 2.2 Implement measures that will relieve pressures on the existing transportation infrastructure by approaches that include, but are not limited to:

- a. Multimodal transportation alternatives
- b. Land use coordination
- c. Prioritized improvements

Policy 2.3 Integrate, coordinate and link the connections and transfer points between all modes of transportation.

Policy 2.4 Work with the Washington State Department of Transportation, Yakima County, and other local jurisdictions in adequately siting park-and-ride lots in the Grandview area.

Policy 2.5 Minimize potential conflicts between bicycle and automobile traffic by providing signage at intersections of bike trails with roadways.

Policy 2.6 Encourage the location of bicycle racks at appropriate destination points, such as outside of downtown commercial businesses, parks, and schools.

Policy 2.7 Provide and promote the development of pedestrian and bicycle paths to schools, parks, and activity centers, as well as linkages between these paths.

Policy 2.8 The City shall include the need to accommodate bicycles safely in its management and design of the City street network, including designating bicycle routes throughout the City.

GOAL 3: *To recognize pedestrian movement as a basic means of circulation and to assure adequate accommodation of pedestrian and handicapped persons needs in all transportation policies and facilities.*

Policy 3.1 The City shall require developers to include sidewalks in new plats.

Policy 3.2 Grandview will promote the creation of a pedestrian-oriented downtown commercial area by:

- a. Creating an environment where development of pedestrian facilities is encouraged and automobile use is optional.
- b. Modifying the placement of new buildings in ways that encourage pedestrian activities by making streets more attractive routes for walking.
- c. Encouraging side and rear yard parking areas by restricting parking lots in front of commercial businesses.

they are compatible with surrounding land uses.

Policy 1.5: New development shall be allowed only when and where utilities are adequate, and only when and where such development can be adequately served by essential public utilities, or provided by the developer, without significantly degrading level of service elsewhere.

Policy 1.6: Promote the joint use of transportation rights-of-way and utility corridors wherever possible.

Policy 1.7: To facilitate coordination of public and private trenching activities, notify affected utilities of construction, as well as maintenance and upgrades to existing roads, in a timely and effective manner.

Policy 1.8: Consider utility permits concurrent with proposals requesting service. Where possible, approve utility permits when the project to be served is approved.

Policy 1.9: Coordinate with adjacent jurisdictions to ensure consistency with each jurisdiction's utilities element and regional utility plans, and develop a coordinated process for siting regional utility facilities in a timely manner.

GOAL 2: *Minimize impacts associated with the siting, development, and operation of utility services and facilities on adjacent properties and the natural environment.*

Policy 2.1: Site utility facilities away from critical areas, or site them in a manner that is compatible with critical areas.

Policy 2.2: Electric power substations and similar facilities should be sited, designed and buffered as needed to fit in with their surroundings. When sited within or adjacent to residential areas, special attention should be given to minimizing noise, light and glare impacts.

Policy 2.3: Cooperatively work with other agencies, surrounding municipalities and Yakima County during the siting and development of facilities of regional significance.

GOAL 3: *Develop an efficient utility system that supports the community vision (both public and private).*

Policy 3.1: Develop adequate rights-of-way and infrastructure improvements for future development through the planning process, including, but not limited to, public and private utilities.

Policy 3.2: Development within the unincorporated portion of the UGA should be encouraged to occur only on a limited scale to prevent the inefficient use and distribution of public facilities and services.

Policy 3.3: Utility extensions should be designed to provide service to the maximum area possible with the least length of extension.

Supporting Investments in Economic Diversity (SIED) Board

Contingency Agreement

1. PARTIES

The parties to this Agreement are City of Grandview, whose address is 207 West Second Street, Grandview, WA 98930 and MalhiInvestment, LLC, whose address is 8804 W. 5th Ave., Kennewick, WA 99336.

PURPOSE

In order to allow development to occur near the intersection of Wine Country Road (WCR), Higgins Way, and Bethany Road, the Northwest Grandview Infrastructure Improvement project. The proposed project will consist of roadway improvements along Wine Country Road, Higgins Way and Bethany Road and will construct water main looping and sewer extensions in the same area. The proposed project will result in new industrial and commercial development and significant jobs for the City and region.

BACKGROUND

Required public improvements to be completed for this project include:

A. *Northwest Grandview Infrastructure Improvements*

The project will construct water, sewer, and road frontage improvements along Wine Country Road, Higgins Way and Bethany Road.

AGREEMENT

The PARTIES do hereby agree as follows:

- A. The City of Grandview agrees to construct the required public improvements provided SIED financing is approved, and Developer loan re-payment agreement(s) are executed.
- B. MalhiInvestment, LLC projects approximately 90 jobs may be created in the 1st year, and 110 more jobs may be created by the 3rd year.
- C. MalhiInvestment, LLC anticipates the total private investment in the development project to be \$20,000,000.
- D. MalhiInvestment, LLC agrees to contact the local One-Stop Career Center, Job Service Center or other Community based Organizations for assistance in filling new job positions.
- E. MalhiInvestment, LLC agrees to provide the City of Grandview with employment and investment data as requested by SIED.
- F. The funding for this project anticipates a \$1,000,000 SIED Grant, a \$1,000,000 SIED Loan, and a 20% matching requirement of \$500,000. The \$500,000 match will be provided by matching funds from CERB.

CONTINGENCY

This Agreement is contingent upon receipt of the full SIED funding request by the City of Grandview.

City of Grandview

Date

MalhiInvestment, LLC

Date

Mayor

Designated Representative

**CITY OF GRANDVIEW
AGENDA ITEM HISTORY/COMMENTARY
COMMITTEE-OF-THE-WHOLE MEETING**

ITEM TITLE Resolution authorizing the Mayor to sign the Washington State Department of Transportation Supplemental Agreement Number 1 with HLA Engineering and Land Surveying, Inc., for the Wine Country Road Sidewalk and Pathway Improvements	AGENDA NO.: New Business 4 (F) AGENDA DATE: June 25, 2024
DEPARTMENT Public Works Department	FUNDING CERTIFICATION (City Treasurer) (If applicable) N/A

DEPARTMENT HEAD REVIEW
 Hector Mejia, Public Works Director  Ashley Lara

CITY ADMINISTRATOR  **MAYOR** 

ITEM HISTORY (Previous council reviews, action related to this item, and other pertinent history)
 In 2023, the City was able to secure approximately \$182,990 for the Wine Country Road Sidewalk and Pathway Improvements from the Washington State Department of Transportation (WSDOT).

ITEM COMMENTARY (Background, discussion, key points, recommendations, etc.) Please identify any or all impacts this proposed action would have on the City budget, personnel resources, and/or residents.

The City will need to approve the Washington State Department of Transportation Supplemental Agreement No. 1 with HLA Engineering and Land Surveying, Inc., to provide construction engineering services on this project. The total agreement fee is \$55,530.

ACTION PROPOSED
 Move a resolution authorizing the Mayor to sign the Washington State Department of Transportation Supplemental Agreement Number 1 with HLA Engineering and Land Surveying, Inc., for the Wine Country Road Sidewalk and Pathway Improvements to the June 25, 2024 regular Council meeting for consideration.

RESOLUTION NO. 2024-____

**A RESOLUTION OF THE CITY OF GRANDVIEW, WASHINGTON,
AUTHORIZING THE MAYOR TO SIGN THE WASHINGTON STATE DEPARTMENT
OF TRANSPORTATION SUPPLEMENTAL AGREEMENT NUMBER 1 WITH HLA
ENGINEERING AND LAND SURVEYING, INC., FOR THE WINE COUNTRY ROAD
SIDEWALK AND PATHWAY IMPROVEMENTS**

WHEREAS, the Washington State Department of Transportation awarded funds to the City for the Wine Country Road Sidewalk and Pathway Improvements; and,

WHEREAS, the City must execute the Washington State Department of Transportation Supplemental Agreement Number 1 with HLA Engineering and Land Surveying, Inc., for the addition of construction engineering services,

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRANDVIEW, AS FOLLOWS:

The Mayor is hereby authorized to sign the Washington State Department of Transportation Supplemental Agreement Number 1 with HLA Engineering and Land Surveying, Inc., for the Wine Country Road Sidewalk and Pathway Improvements in the amount of \$55,530 in the form as is attached hereto and incorporated herein by reference.

PASSED by the **CITY COUNCIL** and **APPROVED** by the **MAYOR** at its regular meeting on _____, 2024.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY



**Washington State
Department of Transportation**

Supplemental Agreement Number <u>1</u>		Organization and Address	
Original Agreement Number 23175C		HLA Engineering and Land Surveying Inc. 2803 River Road Yakima, WA 98902 Phone: 509-966-7000	
Project Number TAPUS-8056(006)	Execution Date	Completion Date 12/31/2025	
Project Title Wine Country Road Sidewalk and Pathway	New Maximum Amount Payable \$55,530		
Description of Work Construction Engineering services for the City of Grandview's Wine Country Road Sidewalk and Pathway.			

The Local Agency of City of Grandview, Washington
desires to supplement the agreement entered in to with HLA Engineering and Land Surveying, Inc.
and executed on 12/12/2023 and identified as Agreement No. LA 10764

All provisions in the basic agreement remain in effect except as expressly modified by this supplement.

The changes to the agreement are described as follows:

I

Section 1, SCOPE OF WORK, is hereby changed to read:
Addition of Construction Engineering services. See Exhibit A for a detailed scope of work.

II

Section IV, TIME FOR BEGINNING AND COMPLETION, is amended to change the number of calendar days for completion of the work to read: December 31, 2025

III

Section V, PAYMENT, shall be amended as follows:

This supplement adds \$28,695 to the previous agreement amount of \$26,835 for a new maximum amount payable of \$55,530. See attached Exhibits B and C for budget information.

as set forth in the attached Exhibits A, B, and C, and by this reference made a part of this supplement. If you concur with this supplement and agree to the changes as stated above, please sign in the Appropriate spaces below and return to this office for final action.

By: HLA Engineering and Land Surveying, Inc. By: City of Grandview



Consultant Signature

Approving Authority Signature

Date

HLA Engineering and Land Surveying, Inc. (HLA)

2.0 Construction Engineering

- 2.1 Following Council award authorization, prepare Notice of Award to the Contractor, assemble construction contract documents, and coordinate contract execution with the AGENCY and Contractor.
- 2.2 Review Contractor's submission of certificate of insurance and contract bond.
- 2.3 Coordinate and facilitate preconstruction meeting with the AGENCY, Contractor, private utilities, and affected agencies.
- 2.4 Prepare and transmit Notice to Proceed to Contractor.
- 2.5 Furnish a field survey crew to provide geometric control, including construction staking.
- 2.6 During all contract work, furnish a qualified resident engineer (Inspector) to be on site and provide surveillance of construction for compliance with plans and specifications. The Contract Time for this project is ten (10) working days based on standard 40-hour work weeks. If the Contractor is authorized by the AGENCY to work extra hours or extend Contract Time, then the AGENCY will provide a consultant contract supplement to compensate for additional work required by the consultant.
- 2.7 Maintain record of materials (ROM) for duration of PROJECT.
- 2.8 Respond to Contractor Request for Information (RFI).
- 2.9 Interpret plans and specifications when necessary.
- 2.10 Prepare daily progress reports.
- 2.11 Prepare weekly statements of working days.
- 2.12 Create and maintain accurate construction documentation for the life of the PROJECT.
- 2.13 Ensure the AGENCY has all necessary files for audits.
- 2.14 Consult and advise the AGENCY during construction and make final review and report of the completed work with AGENCY representatives.
- 2.15 Review acceptance sampling and testing for construction materials.
- 2.16 Review Contractor's submission of samples and shop drawings.
- 2.17 Attend construction meetings anticipated once per week during the duration of improvements.
- 2.18 Perform measurement and computation of pay items.
- 2.19 Prepare and provide monthly progress estimates to the AGENCY and recommend progress payments for the Contractor.

- 2.20 Prepare proposed contract change orders and/or force account computations as required.
- 2.21 Conduct final walkthrough inspection with the Contractor, AGENCY, and HLA. Prepare and transmit punchlist to Contractor.
- 2.22 Prepare and furnish record drawings and field notes of completed work in accordance with PROJECT field records provided by the resident engineer.
- 2.23 Prepare administrative documents to the appropriate agencies which have jurisdiction over funding, design, and construction of this PROJECT.
- 2.24 Monitor the Contractor's compliance with federal and state labor standards.
- 2.25 Assist the AGENCY with funding reimbursement requests and supporting documentation.
- 2.26 Coordinate testing schedule with material testing firm.
- 2.27 Monitor the Contractor's compliance with Disadvantaged Business Enterprise (DBE) goals and reporting requirements.
- 2.28 Prepare and submit recommendation of PROJECT acceptance.
- 2.29 Prepare and submit Notice of Completion of Public Works Contract (NOC). Monitor lien releases from state agencies.
- 2.30 Notify AGENCY when retainage may be released.
- 2.31 Ensure PROJECT is completed as designed and contract specifications are adhered to during construction.

Assumptions

N/A

Exhibit B

City of Grandview: Wine Country Road Pathway, Sidewalk, and Park and Ride Improvements

Project Role	Principal in Charge Sr. Principal Eng.	Project Manager Principal PE	Project Engineer Project Engineer II	Resident Engineer Resident Engineer	Project Engineer Lic. Prof. Land Surv.	Project Surveyor CN Supervisor	CN Supervisor CN Supervisor	Project Admin Administrative/Clerical	Surveyor Surveyor	Contract Admin Contract Admin III	Labor Hours	DBE	Total Labor Dollars
Salary Rate - Top of Range	\$ 281.93	\$ 172.29	\$ 120.08	\$ 138.36	\$ 228.72	\$ 187.96	\$ 187.96	\$ 98.99	\$ 101.81	\$ 130.53			
Salary Rate - Bottom of Range	\$ 208.84	\$ 117.47	\$ 83.54	\$ 67.87	\$ 143.58	\$ 143.58	\$ 43.07	\$ 54.82	\$ 54.82	\$ 57.43			
Salary Rate Used	\$ 281.93	\$ 172.29	\$ 120.08	\$ 138.36	\$ 228.72	\$ 187.96	\$ 187.96	\$ 98.99	\$ 101.81	\$ 130.53			
1 Construction Staking	0	0	0	0	4	0	0	0	12	0	16	0	\$ 2,140.60
1.1 Project Staking					4				12		16		\$ 2,140.60
2 Construction Management	2	10	9	104	0	33	5	0	0	28	180	5	\$ 26,029.93
2.1 Project Management, Invoicing, and Controls	2	4	4			2					12		\$ 2,109.26
2.2 Construction Inspection		2	2	100		20					124		\$ 18,179.94
2.3 Construction Administration			2				5			20	27		\$ 3,333.71
2.4 Material Sampling and Testing		2		2							4		\$ 621.30
2.5 Project Closeout		2	1	2						8	13		\$ 1,785.62
Task Total Hours	2.00	10.00	9.00	104.00	4.00	22.00	5.00	0.00	12.00	28.00	196.00		
Task Total Fee	\$ 563.86	\$ 1,722.90	\$ 1,080.72	\$ 14,389.44	\$ 918.68	\$ 4,135.12	\$ 482.95	\$ 0.00	\$ 1,221.72	\$ 3,664.84	\$ 0.00	\$ 0.00	\$ 28,171.00
Mileage (782 @ \$0.67)													\$ 524.00
													\$ 28,695.00



EXHIBIT C

Actuals Not To Exceed Table (ANTE) - 2024

City of Grandview Wine Country Road Pathway, Sidewalk, and Park and Ride

HLA Engineering and Land Surveying, Inc.
 2803 River Road
 Yakima, WA 98902

Job Classifications	Direct Labor Hourly Billing High Rate NTE	Direct Labor Hourly Billing Low Rate NTE	Direct Labor Hourly Billing Used Rate NTE	Overhead NTE		126.05%	Fixed Fee - NTE		35.00%	All Inclusive Billing Rate -NTE		
				High Rate	Low Rate		High Rate	Low Rate		High Rate	Low Rate	Used Rate
Senior Licensed Principal Engineer	\$108.00	\$80.00	\$108.00	\$136.13	\$100.84	\$136.13	\$37.80	\$28.00	\$37.80	\$281.93	\$208.84	\$281.93
Licensed Principal Engineer	\$85.00	\$65.00	\$85.00	\$107.14	\$81.93	\$107.14	\$29.75	\$22.75	\$29.75	\$221.89	\$169.68	\$221.89
Licensed Land Surveyor	\$88.00	\$55.00	\$88.00	\$110.92	\$69.33	\$110.92	\$30.80	\$19.25	\$30.80	\$229.72	\$143.58	\$229.72
Licensed Professional Engineer	\$66.00	\$45.00	\$66.00	\$83.19	\$56.72	\$83.19	\$23.10	\$15.75	\$23.10	\$172.29	\$117.47	\$172.29
Other Licensed Professional	\$93.00	\$65.00	\$93.00	\$117.23	\$81.93	\$117.23	\$32.55	\$22.75	\$32.55	\$242.78	\$169.68	\$242.78
Project Engineer (III-I)	\$46.00	\$32.00	\$46.00	\$57.98	\$40.34	\$57.98	\$16.10	\$11.20	\$16.10	\$120.08	\$83.54	\$120.08
Supervisors - Construction, Planning	\$72.00	\$55.00	\$72.00	\$90.76	\$69.33	\$90.76	\$25.20	\$19.25	\$25.20	\$187.96	\$143.58	\$187.96
Contract Administrator (III-I)	\$50.00	\$22.00	\$50.00	\$63.03	\$27.73	\$63.03	\$17.50	\$7.70	\$17.50	\$130.53	\$57.43	\$130.53
Resident Engineer (Senior, II-I)	\$53.00	\$26.00	\$53.00	\$66.81	\$32.77	\$66.81	\$18.55	\$9.10	\$18.55	\$138.36	\$67.87	\$138.36
Planner (Senior, II-I)	\$42.00	\$25.00	\$42.00	\$52.94	\$31.51	\$52.94	\$14.70	\$8.75	\$14.70	\$109.64	\$65.26	\$109.64
CAD Technician (II-I)	\$32.00	\$22.00	\$32.00	\$40.34	\$27.73	\$40.34	\$11.20	\$7.70	\$11.20	\$83.54	\$57.43	\$83.54
Surveyor (Party Chief, II-I)	\$39.00	\$21.00	\$39.00	\$49.16	\$26.47	\$49.16	\$13.65	\$7.35	\$13.65	\$101.81	\$54.82	\$101.81
Engineering Technician (III-I)	\$29.00	\$18.00	\$29.00	\$36.55	\$22.69	\$36.55	\$10.15	\$6.30	\$10.15	\$75.70	\$46.99	\$75.70
Administrative/ Clerical (III-I)	\$37.00	\$16.50	\$37.00	\$46.64	\$20.80	\$46.64	\$12.95	\$5.78	\$12.95	\$96.59	\$43.07	\$96.59

**CITY OF GRANDVIEW
AGENDA ITEM HISTORY/COMMENTARY
COMMITTEE-OF-THE-WHOLE MEETING**

ITEM TITLE

Resolution approving Amendment No. 1 to Task Order No. 2023-03 with HLA Engineering and Land Surveying, Inc., for the Old Inland Empire Highway (OIE) Sanitary Sewer Improvements

AGENDA NO.: New Business 4 (G)

AGENDA DATE: June 25, 2024

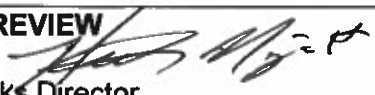
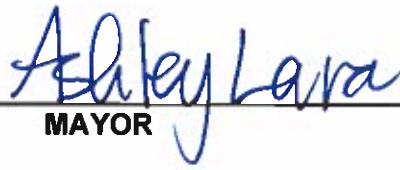
DEPARTMENT

Public Works Department

FUNDING CERTIFICATION (City Treasurer)
(If applicable)

DEPARTMENT HEAD REVIEW

Hector Mejia, Public Works Director

CITY ADMINISTRATOR

MAYOR



ITEM HISTORY (Previous council reviews, action related to this item, and other pertinent history)

Task Order No. 2023-03 with HLA Engineering and Land Surveying, Inc., to provide professional engineering services for the Old Inland Empire Highway (OIE) Sanitary Sewer Improvements was originally approved by City Council by Resolution No. 2023-24 on April 25, 2023.

ITEM COMMENTARY (Background, discussion, key points, recommendations, etc.) Please identify any or all impacts this proposed action would have on the City budget, personnel resources, and/or residents.

Amendment No. 1 to Task Order No. 2023-03 provides for additional construction engineering efforts, in the form of contract and project administration, which were necessary due to Change Order work completed by the Contractor. Amendment No. 1 adds 17 additional construction engineering working days associated with Change Order No. 1 for the additional sanitary sewer improvements at the intersection of Grandridge Road and West Fifth Street. Additionally, unforeseen site conditions encountered during construction, including advanced deterioration of existing pipes and material buildup required additional time and efforts from the Contractor, and consequently, additional time and efforts from HLA.

Attached is Amendment No. 1 to Task Order No. 2022-03 with HLA Engineering and Land Surveying, Inc., for the Old Inland Empire Highway (OIE) Sanitary Sewer Improvements with an estimated lump sum fee of \$114,000 (\$74,000 original fee plus \$40,000 for Amendment No. 1).

ACTION PROPOSED

Move a resolution approving Amendment No. 1 to Task Order No. 2023-03 with HLA Engineering and Land Surveying, Inc., for the Old Inland Empire Highway (OIE) Sanitary Sewer Improvements to the June 25, 2024 regular Council meeting for consideration.

RESOLUTION NO. 2024-_____

**A RESOLUTION OF THE CITY OF GRANDVIEW, WASHINGTON,
APPROVING AMENDMENT NO. 1 TO TASK ORDER NO. 2023-03 WITH
HLA ENGINEERING AND LAND SURVEYING, INC., FOR THE OLD INLAND
EMPIRE HIGHWAY (OIE) SANITARY SEWER IMPROVEMENTS**

WHEREAS, the City of Grandview has entered into a General Services Agreement with HLA Engineering and Land Surveying, Inc., (HLA) for work pursuant to task orders; and,

WHEREAS, the City Council adopted Resolution No. 2023-24 on April 25, 2023 approving Task Order No. 2023-03 with HLA to provide professional engineering services for the Old Inland Empire Highway (OIE) Sanitary Sewer Improvements; and

WHEREAS, Amendment No. 1 to Task Order No. 2023-03 provides additional construction engineering efforts, in the form of contract and project administration, which were necessary due to Change Order work completed by the Contractor and unforeseen site conditions encountered during construction,

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRANDVIEW, AS FOLLOWS:

The Mayor is hereby authorized to sign Amendment No. 1 to Task Order No. 2023-03 with HLA Engineering and Land Surveying, Inc., to provide professional engineering services for the Old Inland Empire Highway (OIE) Sanitary Sewer Improvements with an estimated lump sum fee of \$114,000 (\$74,000 original fee plus \$40,000 for Amendment No. 1) in the form as is attached hereto and incorporated herein by reference.

PASSED by the **CITY COUNCIL** and **APPROVED** by the **MAYOR** at a special meeting on _____, 2024.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

AMENDMENT NO. 1
TASK ORDER NO. 2023-03

REGARDING GENERAL AGREEMENT BETWEEN CITY OF GRANDVIEW

AND

HLA ENGINEERING AND LAND SURVEYING, INC. (HLA)

PROJECT DESCRIPTION:

Old Inland Empire Highway (OIE) Sanitary Sewer Improvements
HLA Project No. 23094E

The City of Grandview (CITY) desires to replace the existing deteriorated and undersized sewer main in OIE, from Grandridge Road to approximately 950 feet east of Division Street. This work will be coordinated with the CITY's existing OIE Roadway Improvements project scheduled for construction in 2023. It is anticipated these improvements are to be a portion of a larger sewer main replacement project in coordination with Welch's plant expansion.

REASON FOR AMENDMENT NO. 1:

The original Task Order 2023-03, executed by the CITY on April 25, 2023, included time of performance and fee for service for all phases of work, including construction engineering. However, following field investigations of the existing sanitary sewer system, conflicts with an existing telephone vault and discrepancies in pipe connections were discovered, leading to a design revision. The north connection from New SSMH #1 to the existing manhole was omitted, requiring the addition of three (3) new manhole structures under Change Order No. 1.

Additional construction engineering efforts, in the form of contract and project administration, were necessary due to Change Order work completed by the Contractor. Amendment No. 1 adds seventeen (17) additional construction engineering working days associated with Change Order No. 1 for the additional sanitary sewer improvements at the intersection of Grandridge Road and W. 5th Street

Additionally, unforeseen site conditions encountered during construction, including advanced deterioration of existing pipes and material buildup required additional time and efforts from the Contractor, and consequently, additional time and efforts from HLA.

TIME OF PERFORMANCE:

The Time of Performance included in Task Order No. 2023-03 shall be amended as follows:

2.0 Construction Engineering

HLA will provide construction engineering services in the form of project and contract administration for seventeen (17) additional construction days due to Change Order No. 1.

FEE FOR SERVICE:

The Fee for Service included in Task Order No. 2023-03 shall be amended as follows:

2.0 Construction Engineering

All work for construction engineering services shall be completed on an hourly basis, at normal hourly billing rates, for the estimated maximum fee of \$74,000.00, plus the additional amount of \$40,000.00 for added services due to Change Order No. 1, for a total fee of \$114,000.00.

Proposed: Michael T. Battle
HLA Engineering and Land Surveying, Inc.
Michael T. Battle, PE, President

4/5/2024
Date

Approved: _____
City of Grandview
Ashley Lara, Mayor

Date

**CITY OF GRANDVIEW
AGENDA ITEM HISTORY/COMMENTARY
COMMITTEE-OF-THE-WHOLE MEETING**

ITEM TITLE Resolution authorizing the Mayor to sign Change Order No. 1 and Change Order No. 2 with Culbert Construction, Inc., for the Old Inland Empire Highway Improvements	AGENDA NO.: New Business 4 (H) AGENDA DATE: April 23, 2024
DEPARTMENT Public Works Department	FUNDING CERTIFICATION (City Treasurer) (If applicable)

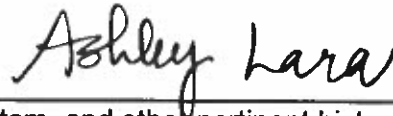
DEPARTMENT HEAD REVIEW

Hector Mejia, Public Works Director



CITY ADMINISTRATOR

MAYOR

ITEM HISTORY (Previous council reviews, action related to this item, and other pertinent history)

Bids for the Old Inland Empire Highway Improvements were opened on August 31, 2023. A total of seven (7) bids were received with Culbert Construction, Inc., of Pasco, Washington, submitting the low bid in the amount of \$3,587,608.43.

On September 12, 2023, City Council accepted the bid from Culbert Construction, Inc., and authorized the Mayor to sign all contract documents with Culbert Construction, Inc., to construct the Old Inland Empire Highway Improvements.

ITEM COMMENTARY (Background, discussion, key points, recommendations, etc.) Please identify any or all impacts this proposed action would have on the city budget, personnel resources, and/or residents.

Change Order No. 1 compensates the contractor for additional sanitary sewer improvements at the intersection of Grandridge Road and West Fifth Street, extending the completion time by 23 days. The work was executed through a force account due to the unjustifiable proposed cost of \$243,804.50 (excluding tax) and the contractor's request for an additional 40 contract days. Change Order No. 1 totals \$265,661.07.

Change Order No. 2 compensates the contractor for replacing a water meter vault on the project. While excavating past the vault to install storm facilities, it was discovered that the walls of the structure were poured in place, with a significant portion extending into the excavation limits of the storm sewer. Change Order No. 2 totals \$15,080.64.

ACTION PROPOSED

Move a resolution authorizing the Mayor to sign Change Order No. 1 and Change Order No. 2 with Culbert Construction, Inc., for the Old Inland Empire Highway Improvements to the June 25, 2024 regular Council meeting for consideration.

Anita Palacios

From: Angie Ringer <aringer@hlcivil.com>
Sent: Wednesday, June 19, 2024 4:40 PM
To: Hector Mejia
Cc: Shane Fisher; Anita Palacios; Lillian Veliz; Matt Cordray; Michael Uhlman; Marla Meza; Taylor Denny
Subject: STPUS-8052(003) - 13134C - GV OIE Hwy Imp. - Change Order 1 & 2 for City Approval
Attachments: 2024-05-06 - STPUS-8052(003) - 13134C - Grandview OIE - Change Order 01 - for City Approval.pdf; 2024-05-06 - STPUS-8052(003) - 13134C - Grandview OIE - Change Order 02 - for City Approval.pdf

Importance: High

Follow Up Flag: Flag for follow up
Flag Status: Flagged

CAUTION: External Email

Good morning, Hector,

Attached, please find Change Order No. 1 and Change Order No. 2 for the City of Grandview's Old Inland Empire Highway Improvements Project. Concurrence has been received from Yakima County as Certification Agency for this project. These change orders did not impact DBE work on the project, therefore, WSDOT concurrence was not required.

We recommend these change orders to be approved by the City of Grandview Council at their next regularly schedule meeting. Upon approval, please return signed copies of both change orders to our office for inclusion in your construction file and transmittal to Culbert Construction, Inc.

If you would like to coordinate with the Project Engineer, Michael D. Uhlman, PE, for presentation to City Council, please don't hesitate to let us know.

If you have any questions, please contact our office.

Thank you,



Angie Ringer, Contract Administration Lead

HLA Engineering and Land Surveying, Inc.

2803 River Road, Yakima, WA 98902

Office: (509) 966-7000 | Cell: (509) 949-0069

aringer@hlcivil.com | www.hlcivil.com

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RESOLUTION NO. 2024-_____

**A RESOLUTION OF THE CITY OF GRANDVIEW, WASHINGTON,
AUTHORIZING THE MAYOR TO SIGN CHANGE ORDER NO. 1 AND
CHANGE ORDER NO. 2 WITH CULBERT CONSTRUCTION, INC., FOR
THE OLD INLAND EMPIRE HIGHWAY IMPROVEMENTS**

WHEREAS, the City of Grandview has contracted with Culbert Construction, Inc., as the contractor for the Old Inland Empire Highway Improvements; and,

WHEREAS, Change Order No. 1 compensates the contractor in the amount of \$265,661.07 for additional sanitary sewer improvements at the intersection of Grandridge Road and West Fifth Street, extending the completion time by 23 days, and,

WHEREAS, Change Order No. 2 compensates the contractor in the amount of \$15,080.64 for replacing a water meter vault on the project,

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRANDVIEW, AS FOLLOWS:

The Mayor is hereby authorized to sign Change Order No. 1 in the amount of \$265,661.07 and Change Order No. 2 in the amount of \$15,080.64 with Culbert Construction, Inc., in the forms as are attached hereto and incorporated herein by reference.

PASSED by the **CITY COUNCIL** and **APPROVED** by the **MAYOR** at its regular meeting on _____, 2024.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY



CHANGE ORDER NO. 1



DATE: May 6, 2024
 PROJECT OWNER: City of Grandview
 PROJECT NAME: Old Inland Empire Highway Improvements
 FED. AID PROJECT NO.: STPUS-8052(003)
 HLA PROJECT NO.: 13134C
 CONTRACTOR: Culbert Construction, Inc.

THE FOLLOWING CHANGES ARE HEREBY MADE TO THE CONTRACT DOCUMENT:

Original Contract Price (Including Applicable Sales Tax):	\$	3,587,608.43
Current Contract Price Adjusted by Previous Change Order(s) Including Applicable Sales Tax:	\$	3,587,608.43
Change in Contract Price Due to this Change Order (Including Applicable Sales Tax):	\$	265,661.07
Adjusted Contract Price Including this Change Order (Including Applicable Sales Tax):	\$	3,853,269.50

Original Contract Working Days:	140
Current Contract Working Days Adjusted by Non-Working Days and/or Previous Change Order(s):	140
Change in Contract Working Days due to this Change Order:	+23
Revised Contract Completion Date:	163

Dan DeRousie

Digitally signed by Dan DeRousie
 DN: cn=Dan DeRousie, o=Culbert
 Construction, Inc., ou,
 email=dan@culbertconstruction.com, c=US
 Date: 2024.06.18 08:36:02 -0700'

CONTRACTOR: _____

Date: June 18, 2024

ENGINEER: 

Date: 6/19/2024

OWNER: _____

Date: _____



CHANGE ORDER NO. 1



DATE: May 6, 2024
 PROJECT OWNER: City of Grandview
 PROJECT NAME: Old Inland Empire Highway Improvements
 FED. AID PROJECT NO.: STPUS-8052(003)
 HLA PROJECT NO.: 13134C
 CONTRACTOR: Culbert Construction, Inc.

ITEM NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	CHANGE AMOUNT
CHANGE ORDER NO. 1					
63	Grandridge Intersection Sanitary Sewer Improvements	FA	1	\$ 210,132.20	\$ 210,132.20
64	Unanticipated Additional Sewer Work Discovered During Construction	FA	1	\$ 30,905.27	\$ 30,905.27
65	Additional Daily Traffic Control	DAY	23	\$ 215.00	\$ 4,945.00
CHANGE ORDER NO. 1 SUBTOTAL:					\$ 245,982.47
CHANGE ORDER NO. 1 SALES TAX:					\$ 19,678.60
CHANGE ORDER NO. 1 TOTAL:					\$ 265,661.07

CHANGE ORDER DESCRIPTION:

Change Order No. 1 compensates the contractor for additional sanitary sewer improvements at the intersection of Grandridge Road and W. 5th Street, extending the completion time by 23 days. The work was executed through a force account due to the unjustifiable proposed cost of \$243,804.50 (excluding tax) and the contractor's request for an additional 40 contract days.

Encountering conflict with an existing telephone vault and discovering discrepancies in pipe connections, the original design was revised. The north connection from New SSMH #1 to the existing manhole was omitted, necessitating the addition of three new manhole structures: New SSMH #10, #11, and #12. New SSMH #10, a 72-inch manhole with 4 inverts (E, W, NE, and NW), connects via its northwest stub to New SSMH #11, a 48-inch doghouse manhole linked to the existing 12-inch sewer line on the north side of W. 5th Street. The northeast stub from New SSMH #10 connects to New SSMH #12, a new 48-inch manhole intercepting the existing 12-inch sewer line running north-south on Grandridge Road. All manholes are coated with a sewer-rated spray-on liner (Raven 405). The west stub remains plugged for future connection to the 'Welch' related sewer project, slated to commence construction in mid-May. These new manholes facilitate both temporary and permanent connections to the existing sanitary sewer system, minimizing future impacts on the traveling public and preserving the sewer improvements made at the intersection.

Payment for this work was meticulously tracked and quantified using the force account provisions of the contract, as directed by the Engineer.

Additionally, the change order addresses unforeseen site conditions encountered during construction, including advanced deterioration of existing pipes and material buildup. This necessitated additional time and efforts by the contractor, quantified through the force account provisions of the contract.



CHANGE ORDER NO. 2



DATE: May 6, 2024
 PROJECT OWNER: City of Grandview
 PROJECT NAME: Old Inland Empire Highway Improvements
 FED. AID PROJECT NO.: STPUS-8052(003)
 HLA PROJECT NO.: 13134C
 CONTRACTOR: Culbert Construction, Inc.

THE FOLLOWING CHANGES ARE HEREBY MADE TO THE CONTRACT DOCUMENT:

Original Contract Price (Including Applicable Sales Tax):	\$	3,587,608.43
Current Contract Price Adjusted by Previous Change Order(s) Including Applicable Sales Tax:	\$	3,853,269.50
Change in Contract Price Due to this Change Order (Including Applicable Sales Tax):	\$	15,080.64
Adjusted Contract Price Including this Change Order (Including Applicable Sales Tax):	\$	3,868,350.14

Original Contract Working Days:	140
Current Contract Working Days Adjusted by Non-Working Days and/or Previous Change Order(s):	163
Change in Contract Working Days due to this Change Order:	+2
Revised Contract Working Days:	165

Dan DeRousie

Digitally signed by Dan DeRousie
 DN: cn=Dan DeRousie, o=Culbert Construction, Inc., ou, email=dan@culbertconstruction.com, c=US
 Date: 2024.05.16 12:22:14 -07'00'

CONTRACTOR: _____

Date: May 16, 2024

ENGINEER:  _____

Date: 6/19/24

OWNER: _____

Date: _____



CHANGE ORDER NO. 2



DATE: May 6, 2024
 PROJECT OWNER: City of Grandview
 PROJECT NAME: Old Inland Empire Highway Improvements
 FED. AID PROJECT NO.: STPUS-8052(003)
 HLA PROJECT NO.: 13134C
 CONTRACTOR: Culbert Construction, Inc.

ITEM NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	CHANGE AMOUNT
CHANGE ORDER NO. 2					
66	CO2-A - Additional Water Meter Work	FA	1	\$ 14,650.64	\$ 14,650.64
67	CO2-A - Additional Daily Traffic Control	DAY	2	\$ 215.00	\$ 430.00
CHANGE ORDER NO. 2 TOTAL:					\$ 15,080.64

CHANGE ORDER DESCRIPTION:

Change Order 2 compensates the contractor for replacing a water meter vault on the project. While excavating past the vault to install storm facilities, it was discovered that the walls of the structure were poured in place, with a significant portion extending into the excavation limits of the storm sewer. Crews attempted to excavate around this area by hand, but the structure exhibited signs of advanced deterioration. It was deemed unfeasible to backfill around the structure and compact materials without further compromising its integrity. Consequently, the existing structure was removed, and a replacement was installed at the same location. Two (2) additional contract working days are being granted in association with this work.