

**GRANDVIEW CITY COUNCIL
REGULAR 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.

REGULAR MEETING – 7:00 PM

PAGE

- 1. CALL TO ORDER & ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. APPROVE AGENDA**
- 4. PRESENTATIONS**
 - A. Oath of Office – New Police Officer Josue (Josh) Lopez
- 5. 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.*
- 6. CONSENT AGENDA** – *Items on the Consent Agenda will be voted on together by the Council, unless a Councilmember requests that items be removed from the Consent Agenda and discussed and voted upon separately. An item removed from the Consent Agenda will be placed under Unfinished and New Business.*
 - A. Minutes of the June 11, 2024 Committee-of-the-Whole meeting 1-10
 - B. Minutes of the June 11, 2024 Council meeting 11-14
 - C. Payroll Check Nos. 13928-13944 in the amount of \$101,223.09
 - D. Payroll Electronic Fund Transfers (EFT) Nos. 61352-61356 in the amount of \$95,116.80
 - E. Payroll Direct Deposit 06/01/24-06/15/24 in the amount \$134,890.91
 - F. Claim Check Nos. 129158-129241 in the amount of \$1,876,709.03
- 7. ACTIVE AGENDA** – *Items discussed at the 6:00 pm Committee-of-the-Whole meeting of an urgent or time sensitive nature may be added to the active agenda pursuant to City Council Procedures Manual Section 3.18(c).*
 - A. Public Hearing – 2025-2030 Six-Year Transportation Improvement Program 15-25
 - B. Resolution No. 2024-34 adopting the 2025-2030 Six-Year Transportation Improvement Program 26-35

	<u>PAGE</u>
C. Resolution No. 2024-35 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	36
D. Resolution No. 2024-36 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	37-49
E. Resolution No. 2024-37 authorizing application to the Yakima County Supporting Investments in Economic Development (SIED) Board to fund the Northwest Grandview Infrastructure Improvement Project	50-72
F. Resolution No. 2024-38 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	73-78
G. Resolution No. 2024-39 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	79-81
H. Resolution No. 2024-40 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	82-86
8. UNFINISHED AND NEW BUSINESS	
9. CITY ADMINISTRATOR AND/OR STAFF REPORTS	
10. MAYOR & COUNCILMEMBER REPORTS	
11. 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

**GRANDVIEW CITY COUNCIL
COMMITTEE-OF-THE-WHOLE MEETING MINUTES
JUNE 11, 2024**

1. CALL TO ORDER

Mayor Ashley Lara called the Committee-of-the-Whole (C.O.W.) meeting to order at 6:00 p.m., in the Council Chambers at City Hall.

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

2. ROLL CALL

Present in person: Mayor Lara and Councilmembers Steve Barrientes, David Diaz, Laura Flores, Bill Moore (Mayor Pro Tem), Javier Rodriguez and Joan Souders

Present via teleconference: None

Absent: Councilmember Robert Ozuna

Staff present: City Administrator Shane Fisher, City Attorney Quinn Plant, Public Works Director Hector Mejia and City Clerk Anita Palacios.

3. PUBLIC COMMENT

Alicia Fajardo, Executive Director with Mainstreet Grandview, provided an update on Mainstreet activities, including an Event Outcome Summary for Grandview Days held on April 27, 2024, a copy of which is attached hereto and incorporated herein as part of these minutes. She also commented on ADA parking in the downtown business core.

Ray Shafer, 309 Westridge Drive, Grandview, commented on ADA parking in the downtown business core.

Monica Niemeyer, President of Grandview Chamber, provided an update on Chamber activities. She also commented on ADA parking in the downtown business core.

Cevas Lopez, 633 Andrea Court, Grandview, commented on the need for playground area fencing at City parks for small children.

4. NEW BUSINESS

A. Resolution accepting the East Game Pond Pipeline Replacement as complete

Public Works Director Mejia explained that the existing irrigation pipeline serving the East Game Ponds at the City's WWTP was severely damaged during a wildfire. The City received \$750,000 from their insurance provider for repairs. An additional funding amount of \$300,000 from the Washington Department of Fish and Wildlife was used to pre-purchase materials for the project. The Council awarded the project to Selland Construction of Wenatchee, Washington. Selland Construction, Inc., completed the construction of the East Game Pond Pipeline Replacement. Staff recommended Council accept the project as complete once the requirements in the May 20,

2024 letter from HLA Engineering and Land Surveying, Inc., have been satisfied.

Discussion took place.

On motion by Councilmember Moore, second by Councilmember Barrientes, the C.O.W. moved a resolution accepting the East Game Pond Pipeline Replacement as complete to the June 11, 2024 regular Council meeting for consideration.

Vote:

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

B. Resolution authorizing the City Administrator to issue purchase orders to Total Energy Management and Tolman Electric, Inc., for the Butternut Well Control Upgrades

Public Works Director Mejia explained that HLA Engineering provided an electrical evaluation for the Butternut Well following electrical issues at the control panel. HLA completed a final sheet set and submitted the bid advertisement. The bid opening for the Butternut Well Control Upgrades was conducted on May 8, 2024 and no bids were received by the due date. In accordance with RCW 35.23.352, the City may select a contractor to move forward with the work without an additional call for bids. For reference, RCW 35.23.352 states: *"If no bid is received on the first call the council or commission may readvertise and make a second call, or may enter into a contract without any further call or may purchase the supplies, material or equipment and perform the work or improvement by day labor."* Total Energy Management (TEM) provided a budgetary estimate early in the project for reference, and staff recommended pursuing a contract with them to complete the project without publicly readvertising for bids. The City Administrator would need to issue a purchase order to Total Energy Management in the amount of \$46,861.20 (\$43,390.00 + \$3,471.20 sales tax = \$46,861.20) to build the control panel. The City Administrator would need to issue an additional purchase order to Tolman Electric in the amount of \$14,904.00 (\$13,800.00 + \$1,104.00 sales tax = \$14,904.00) to install the control panel.

Discussion took place.

On motion by Councilmember Souders, second by Councilmember Diaz, the C.O.W. moved a resolution authorizing the City Administrator to issue purchase orders to Total Energy Management and Tolman Electric, Inc., for the Butternut Well Control Upgrades to the June 11, 2024 regular Council meeting for consideration.

Vote:

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

- Councilmember Rodriguez – Yes
- Councilmember Souders – Yes

C. Resolution approving the final plat of Euclid Meadows PUD – Phase 3 located on North Euclid Road

Public Works Director Mejia explained that at the November 9, 2021 meeting, Council adopted Ordinance No. 2021-19 approving the final Planned Unit Development of “Euclid Meadows PUD” and approved the preliminary plat of Euclid Meadows PUD. Following approval of the preliminary plat, the developer proceeded with the public infrastructure improvements for Euclid Meadows PUD subject to the conditions as outlined in the Hearing Examiner’s report and per Grandview Municipal Code Section 16.24 Design Standards and Section 16.28 Improvements. On April 25, 2023, Council adopted Resolution No. 2023-25 approving the final plat of Euclid Meadows PUD – Phase 1. On November 28, 2023, Council adopted Resolution No. 2023-74 approving the final plat of Euclid Meadows PUD – Phase 2. Hayden Homes, LLC completed the construction of the public infrastructure for Phase 3 in accordance with the approved plans and specifications. The final plat map for Euclid Meadows PUD – Phase 3 was presented for review.

Discussion took place.

On motion by Councilmember Barrientes, second by Councilmember Diaz, the C.O.W. moved a resolution approving the final plat of Euclid Meadows PUD – Phase 3 located on North Euclid Road to the June 11, 2024 regular Council meeting for consideration.

Vote:

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

5. CITY ADMINISTRATOR AND/OR STAFF REPORTS

2024 Council Retreat – City Administrator Fisher provided an update on the 2024 Council Retreat.

Municipal Code Update – City Administrator Fisher advised that he received a revised quote from Code Publishing for a comprehensive review of the Grandview Municipal Code (GMC). Since the City would be updating the Comprehensive Plan elements included in GMC Titles 14, 16, 17 and 18 as part of the Growth Management Act periodic update, those sections would be removed from the initial quote. The revised quote was \$5,150.

6. MAYOR & COUNCILMEMBER REPORTS – None

7. ADJOURNMENT

On motion by Councilmember Moore, second by Councilmember Souders, the C.O.W. meeting adjourned at 6:25 p.m.

Mayor Ashley Lara

Anita Palacios, City Clerk

EVENT OUTCOME SUMMARY

Grandview Days

Saturday, April 27, 2024 10am - 3pm



Grandview Days themed “Where Community Takes Center Stage,” hosted by Main Street Grandview Association. The event took place on the blocks on 100 & 200 Division Street and blocks of W. 2nd Street and E. 2nd Street. Including 52 vendors joining us from Yakima and Benton County. Non-profit organizations and small businesses shared information to promote their businesses during the event as vendors. DJ Frank Alegria filled the streets with music, emceed during the event announcing upcoming events, promoting downtown businesses specials, vendors of the day and talented community members on stage. We also encouraged spectators to visit the Grandview Library for their book sale and Grandview Museum.

We had 6 volunteers assist us during the event for set-up, kid zone supervision, runners and clean-up . A volunteer tallied approximately 300 + people in attendance for Grandview Days.

Event included:

- Family games, jumpers, craft art, and bubbles
- 52 Vendors; Non-Profits, Small Business Informational Booth, Small Businesses
- 12 talented community members

Small Business Outcome:

- Downtown businesses benefited by event by having increased customers in their storefronts.
- Downtown small businesses promoted their business by offering specials for Grandview Days to encourage new customers.

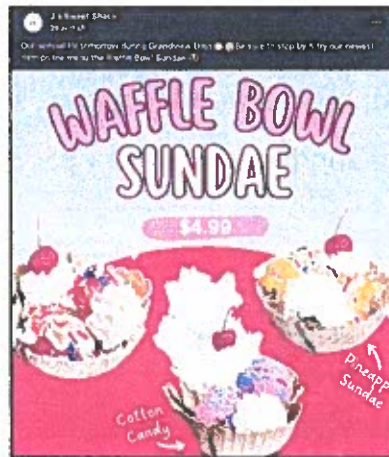
Donations:

- Trunifo Event Center donated the background decorations for the Grandview Days Stage- \$500 dollar value
- Mariscosmaster donated 10 meal vouchers for event volunteers valued at \$150.
- J's Churros and Chicken donated 10 meal vouchers to event volunteers. Valued at \$150

Marketing Media Plan:

- Grandview News Paper
- Sunnyside Sun Social Media
- 2 Event Banners displayed on entrance of Grandview
- Grandview Mainstreet Association Facebook
- Grandview Mainstreet Association Instagram
- Grandview Mainstreet Website
- City of Grandview Facebook Page
- 150 flyers distributed to local businesses, schools and communities.
- Emails to small businesses in Grandview, local schools, and community partners.
- Encouraged current vendors to share flyers to family and friends.
- 2 advertising sandwich boards displayed on 4/27/24.

Small Business Specials shared on social media:



Community Talent:

Main Street Grandview Association se sent sur excite(e)
Publié par Alicia Fajardo · 26 avril

🥁 Drum Roll Please!

Come out and support our talented Grandview community tomorrow at **GRANDVIEW DAYS** ●

We can't wait to see you!

#heartofgrandviewwa #grandviewdays2024
#communityevent #communitytalent

GRANDVIEW DAYS

SATURDAY APRIL 27
10:00 AM - 3:00 PM

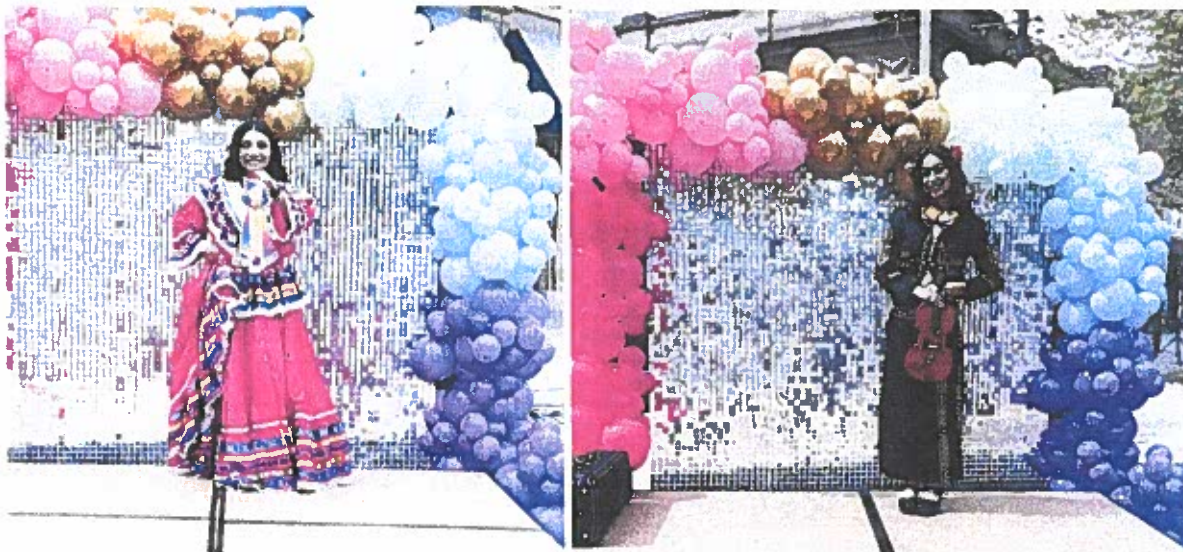
Where Community Pride Takes Center Stage

11:00AM Valeria Lopez - Ballet Folklorico region from Jalisco
11:20 AM Natasha - Playing Mariachi song on violin
12:00 PM Corpus Christi - Baile Folclórico Mexicano
12:40 PM Manolo Ramirez - Solving Different Rubik's Cubes
1:00 PM Grandview Grid Kids Cheer - Cheer Dance
1:20 PM Amri Perez - Wrestling Demonstration
1:40 PM Shaunti - Karate
2:00 PM Aryanni Diaz - Singing

Community TALENT

Grandview
MAIN STREET

Event Pictures:







**GRANDVIEW CITY COUNCIL
REGULAR MEETING MINUTES
JUNE 11, 2024**

1. CALL TO ORDER

Mayor Ashley Lara called the regular meeting to order at 7:00 p.m. in the Council Chambers at City Hall.

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

Present in person: Mayor Lara and Councilmembers Steve Barrientes, David Diaz, Laura Flores, Bill Moore (Mayor Pro Tem), Javier Rodriguez and Joan Souders

Present via teleconference: None

Absent: Councilmember Robert Ozuna

On motion by Councilmember Souders, second by Councilmember Moore, Council excused Councilmember Ozuna from the meeting.

Vote:

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

Staff present: City Administrator Shane Fisher, City Attorney Quinn Plant, Public Works Director Hector Mejia and City Clerk Anita Palacios

2. PLEDGE OF ALLEGIANCE

Ela Love Atwood-Martinez led the pledge of allegiance.

3. APPROVE AGENDA

On motion by Councilmember Moore, second by Councilmember Rodriguez, Council approved the June 11, 2024 regular meeting agenda as presented.

Vote:

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

4. PRESENTATIONS

A. GHS Congressional Art Competition Winners – Destiny Lepe & Ivonne Oropeza

Mayor Lara presented Certificates of Extraordinary Achievement to the Grandview High School Congressional Art Competition winners:

- Destiny Lepe – 1st place
- Ivonne Oropeza – 3rd place

B. GHS DECA Presentation

Mayor Lara advised that the GHS DECA Advisor and Officers requested that their presentation be rescheduled for a later date.

C. 2024 Proclamation – Pride Month

Mayor Lara proclaimed June 2024 as Pride Month in the City of Grandview and encouraged all residents to join in celebrating the diversity and contributions of our LGBTQ+ community and to work towards a future of inclusiveness, equality, and respect for all.

D. 2024 Proclamation – Juneteenth

Mayor Lara proclaimed June 19, 2024 as Juneteenth in the City of Grandview, and urged all citizens to become aware of the significance of this celebration in American History and in the heritage of our nation, state, and city.

5. PUBLIC COMMENT

Ray Shafer, 309 Westridge Drive, Grandview, commented regarding pride month.

Fabiola Atwood-Martinez, 111 Nicka Road, Grandview, commented regarding pride month.

6. CONSENT AGENDA

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

- A. Minutes of the May 28, 2024 Committee-of-the-Whole meeting**
- B. Minutes of the May 28, 2024 Council meeting**
- C. Payroll Check Nos. 13900-13927 in the amount of \$26,788.77**
- D. Payroll Electronic Fund Transfers (EFT) Nos. 61341-61347 in the amount of \$114,922.36**
- E. Payroll Direct Deposit 05/16/24-05/31/24 in the amount \$161,042.39**
- F. Claim Check Nos. 129059-129157 in the amount of \$1,843,855.19**

Vote:

- Councilmember Barrientes – Yes
- Councilmember Diaz – Yes

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

7. **ACTIVE AGENDA**

A. **Resolution No. 2024-31 accepting the East Game Pond Pipeline Replacement as complete**

This item was previously discussed at the June 11, 2024 C.O.W. meeting.

On motion by Councilmember Moore, second by Councilmember Rodriguez, Council approved Resolution No. 2024-31 accepting the East Game Pond Pipeline Replacement as complete.

Vote:

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

B. **Resolution No. 2024-32 authorizing the City Administrator to issue purchase orders to Total Energy Management and Tolman Electric, Inc., for the Butternut Well Control Upgrades**

This item was previously discussed at the June 11, 2024 C.O.W. meeting.

On motion by Councilmember Rodriguez, second by Councilmember Diaz, Council approved Resolution No. 2024-32 authorizing the City Administrator to issue purchase orders to Total Energy Management and Tolman Electric, Inc., for the Butternut Well Control Upgrades.

Vote:

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

C. **Resolution No. 2024-33 approving the final plat of Euclid Meadows PUD – Phase 3 located on North Euclid Road**

This item was previously discussed at the June 11, 2024 C.O.W. meeting.

On motion by Councilmember Diaz, second by Councilmember Moore, Council approved Resolution No. 2024-33 approving the final plat of Euclid Meadows PUD – Phase 3 located on North Euclid Road.

Vote:

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

8. UNFINISHED AND NEW BUSINESS – None

9. CITY ADMINISTRATOR AND/OR STAFF REPORTS

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

- Mike Bren Memorial Park Restrooms
- Old Inland Empire (OIE) Highway Improvements
- Wine Country Road Overlay from Euclid to Grandridge

10. MAYOR & COUNCILMEMBER REPORTS

Mike Bren Memorial Park – Councilmember Souders reported that Heartlinks Hospice held an event at the Mike Bren Memorial Park.

11. ADJOURNMENT

On motion by Councilmember Moore, second by Councilmember Rodriguez, the Council meeting adjourned at 7:15 p.m.

Mayor Ashley Lara

Anita Palacios, City Clerk



**NOTICE OF PUBLIC HEARING
2025-2030 SIX-YEAR TRANSPORTATION IMPROVEMENT PROGRAM**

NOTICE IS HEREBY GIVEN that the City Council of the City of Grandview, Washington, will conduct a public hearing on **TUESDAY, JUNE 25, 2024 at 7:00 p.m.**, in the City Hall Council Chambers, 207 West 2nd Street, Grandview, Washington 98930, to receive comments on the 2024-2029 Six-Year Transportation Improvement Program.

The public hearing will be held in person in the Council Chambers at City Hall, 207 West Second Street, Grandview, WA, and will also be available via teleconference as follows:

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

All persons are invited to appear and to provide comments on this action. Please contact the City Clerk, at the above address or by telephone 509-882-9200 between 8 a.m. and 5 p.m., no less than five (5) days prior to the hearing if you have special facility needs. If you are unable to attend the public hearing, written comments will be received until 5:00 p.m. the day of the hearing at the above address and will be entered into the record.

Written comments may also be submitted to anitap@grandview.wa.us or mailed to the City of Grandview, Attn: City Clerk, 207 West Second Street, Grandview, WA 98930 and must be received by Tuesday, June 25, 2024 at 5:00 p.m.

CITY OF GRANDVIEW

Anita G. Palacios, MMC
City Clerk

Publish: Grandview Herald – June 12 & 19, 2024

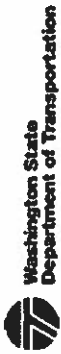
**CITY OF GRANDVIEW
CITY COUNCIL**

PUBLIC HEARING PROCEDURE

THE FOLLOWING PROCEDURE IS USED BY THE GRANDVIEW CITY COUNCIL TO MEET APPEARANCE OF FAIRNESS REQUIREMENTS:

MAYOR

1. The public hearing for the purpose of receiving comments on the **2025-2030 Six-Year Transportation Improvement Program Amendment** is now open.
2. Before hearing from the public, City Engineer Stephen Hazzard will present the staff report.
3. Public comments will now be received. When you address the Council, begin by stating your name and address for the record.
4. Comments received by mail will now be entered in the record. The City Clerk will read any received.
5. The public testimony portion of this hearing is now closed. No further comments will be received.



Six Year Transportation Improvement Program From 2025 to 2030

Agency: Grandview
 County: Yakima
 MPO/RTPO: YVCOG

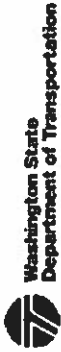
Y Inside

N Outside

Functional Class	05	Priority Number	1	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Terminal F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
				1 / 8059(003) Stover Road Railroad Crossing Improvements Stover Road Wallace Way to Wine Country Road Replace outdated railroad crossing equipment, railroad crossing surfacing, and pedestrian crossing and resurface roadway.	WA-14259					22	C G P S T W	0.040	CE	Yes

Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
S	RW	2025	HISIP	50,000		0	0	50,000
S	CN	2025	HISIP	880,600		0	0	880,600
Totals				930,600		0	0	930,600

Phase	Expenditure Schedule				
	1st	2nd	3rd	4th	5th & 6th
RW	50,000	0	0	0	0
CN	880,600	0	0	0	0
Totals	930,600	0	0	0	0



Six Year Transportation Improvement Program From 2025 to 2030

Agency: Grandview
County: Yakima
MPOR/TPO: YVCOG

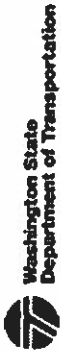
Y Inside

N Outside

Functional Class	17	Priority Number	2	A. PIN/Project No. B. STIP ID C. Project Title D. Road Name or Number E. Begin & End Terminal F. Project Description	G. Structure ID WA-12113	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
				2nd Street Improvements Hillcrest Road to Euclid Road Reconstruct roadway including excavation, crushed surfacing, hot mix asphalt, curb and gutter, sidewalks, storm drainage, street lighting, pavement markings, and utility improvements.						04	CPSTW	0.260	CE	No

Funding		Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE			2025	STBG(US)	215,500		0	12,600	228,100
P	CN			2026	STBG(US)	1,512,260		0	100,000	1,612,260
				Totals		1,727,760		0	112,600	1,840,360

Expenditure Schedule		Phase	1st	2nd	3rd	4th	5th & 6th
PE			228,100	0	0	0	0
CN			0	1,612,260	0	0	0
Totals			228,100	1,612,260	0	0	0



Six Year Transportation Improvement Program From 2025 to 2030

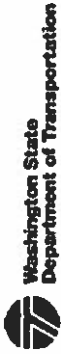
Agency: Grandview
 County: Yakima
 IMPORTPO: YVCOG

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Functional Class	19	Priority Number	3	A. PIN/Project No. B. STIP ID C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description G. Structure ID	WVA-03875 Larson Street Improvements South Fifth Street to Queen Street Roadway reconstruction including excavation, roadway widening, storm drainage improvements, hot mix asphalt, curb and gutter, and water system improvements.	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	04	Utility Codes	C P T	Total Length	0.150 CE	Environmental Type	No	RW Required	No
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Funding		Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	ALL	2026			0	0		0	750,000	750,000
Totals					0	0		0	750,000	750,000

Expenditure Schedule		1st	2nd	3rd	4th	5th & 6th
Phase	ALL	0	750,000	0	0	0
Totals		0	750,000	0	0	0



Six Year Transportation Improvement Program From 2025 to 2030

Agency: Grandview
 County: Yakima
 MPO/RTPO: YVCOG

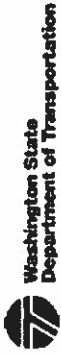
N Outside

Y Inside

Functional Class	19	Priority Number	4	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Terminal F. Project Description Stassen Way Improvements Hillcrest Street to Velma Avenue Roadway reconstruction including excavation, roadway widening, storm drainage improvements, curb and gutter, hot mix asphalt, and water system improvements.	B. STIP ID G. Structure ID WA-03876	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	04	Utility Codes	Total Length	0.130 CE	Environmental Type	No	RW Required	No
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Funding		Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	ALL	2027			0	0		0	608,000	608,000
Totals					0	0		0	608,000	608,000

Expenditure Schedule		1st	2nd	3rd	4th	5th & 6th
Phase	ALL	0	0	608,000	0	0
Totals		0	0	608,000	0	0



Six Year Transportation Improvement Program From 2025 to 2030

Agency: Grandview
 County: Yalima
 MPO/RTPO: YVCOG

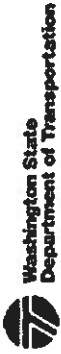
Y Inside

N Outside

Functional Class	19	Priority Number	5	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Resolution No.	Amendment	Adopted	Hearing	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
				Highland Road Improvements Elm Street to East City Limits Roadway reconstruction including excavation, roadway widening, curb and gutter, hot mix asphalt, storm drainage improvements, and water and sewer system improvements.	WA-03878					04	P T	1.000	CE	No

Funding		Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	ALL			2028		0		0	4,250,000	4,250,000
Totals						0		0	4,250,000	4,250,000

Expenditure Schedule		Phase	1st	2nd	3rd	4th	5th & 6th
ALL			0	0	0	4,250,000	0
Totals			0	0	0	4,250,000	0



Six Year Transportation Improvement Program From 2025 to 2030

Agency: Grandview
 County: Yakima
 REPORT/PO: YVCOG

Y Inside

N Outside

Functional Class	17	Priority Number	6	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
				Forsell Road Resurfacing Puterbaugh Road to Wallace Way Grnd and overlay asphalt surface, and pavement markings.	WA-10058					05	C P S T W	0.760	CE	No

Funding		Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	ALL			2026	Totals	0	TIB	607,500	67,500	675,000
						0		607,500	67,500	675,000

Expenditure Schedule		Phase	1st	2nd	3rd	4th	5th & 6th	Totals
P	ALL		0	675,000	0	0	0	0
			0	675,000	0	0	0	0



Six Year Transportation Improvement Program From 2025 to 2030

Agency: Grandview
 County: Yakima
 MPO/RTPO: YVCOG

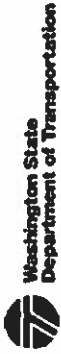
Y Inside

N Outside

Functional Class	00	Priority Number	7	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
				Willoughby Road Improvements Willoughby Rd 0.06 mi from cul-de-sac to Canal crossing (Elm St) Reconstruct roadway, add new 12" water main, illumination, and new parking lot and roads to the new cemetery.	WA-15825					04	P W	0.410		No

Funding		Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	ALL			2027		0		0	1,800,000	1,800,000
Totals						0		0	1,800,000	1,800,000

Expenditure Schedule		1st	2nd	3rd	4th	5th & 6th
Phase	ALL	0	0	1,800,000	0	0
Totals		0	0	1,800,000	0	0



Six Year Transportation Improvement Program From 2025 to 2030

Agency: Grandview
 County: Yakima
 MPO/RTPO: YVCOG

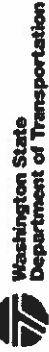
Y Inside

N Outside

Functional Class	04	Priority Number	8	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Terminal F. Project Description	B. STIP ID G. Structure ID	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
				Grandridge Road Improvements Wine Country Rd to W 5th St Resurface full width of roadway, install new loops, and pavement markings.	WA-15627		04	SW			No

Funding		Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
		P	ALL	2029	Totals	0	TIB	382,500	42,500	425,000
						0		382,500	42,500	425,000

Expenditure Schedule		Phase	1st	2nd	3rd	4th	5th & 6th	Totals
		ALL	0	0	0	0	0	0
		Totals	0	0	0	0	0	0
								425,000



Six Year Transportation Improvement Program From 2025 to 2030

Agency: Grandview
 County: Yalima
 MPORTPO: YVCOG

Y Inside

N Outside

Functional Class	00	Priority Number	9	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Terminal F. Project Description	B. STIP ID G. Structure ID WA-15826	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	03	Utility Codes	Total Length	0.280	Environmental Type	RW Required	No
				Nicka Road Improvements Conestoga Dr to Grandridge Rd Widen roadway to allow for proper lane widths.													

Funding									
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds	Total Funds
P	ALL	2030		0		0	600,000	600,000	600,000
Totals				0		0	600,000	600,000	600,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
ALL	0	0	0	0	600,000
Totals	0	0	0	0	600,000

Grand Totals for Grandview		
Federal Funds	State Funds	Local Funds
2,658,360	990,000	6,230,600
		Total Funds
		11,878,960

RESOLUTION NO. 2024-34

**A RESOLUTION OF THE CITY OF GRANDVIEW, WASHINGTON,
ADOPTING THE 2025-2030 SIX-YEAR TRANSPORTATION
IMPROVEMENT PROGRAM**

WHEREAS, the City of Grandview by statute must maintain a Six-Year Transportation Improvement Program for the improvement and maintenance of City streets; and,

WHEREAS, the 2025-2030 Six-Year Transportation Improvement Program has been revised and reflects the needs of the City for street maintenance and improvements; and,

WHEREAS, the Grandview City Council held a public hearing on the 2025-2030 Six-Year Transportation Improvement Program at its June 25, 2024 regular meeting,

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

The 2025-2030 Six-Year Transportation Improvement Program as attached hereto and incorporated herein by reference is hereby approved and adopted.

PASSED by the **CITY COUNCIL** and **APPROVED** by the **MAYOR** at its regular meeting on June 25, 2024.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY



Six Year Transportation Improvement Program From 2025 to 2030

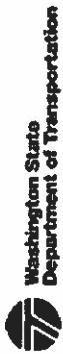
Agency: Grandview
 County: Yakima
 MPO/ITPO: YVCOG

Y Inside N Outside

Functional Class	05	Priority Number	1	B. STIP ID		Amendment		Resolution No.		Improvement Type	22	Utility Codes	CGPST W	Total Length	0.040 CE	Environmental Type		RW Required	Yes
				G. Structure ID	WA-14258	Hearing		Adopted											
A. PIN/Project No. / 8058(003) C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description Stover Road Railroad Crossing Improvements Stover Road Wallace Way to Wine Country Road Replace outdated railroad crossing equipment, railroad crossing surfacing, and pedestrian crossing and resurface roadway.																			

Funding	Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
	S	RW	2025	HSIP	50,000		0	0	50,000
	S	CN	2025	HSIP	880,600		0	0	880,600
				Totals	930,600		0	0	930,600

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
RW	50,000	0	0	0	0
CN	880,600	0	0	0	0
Totals	930,600	0	0	0	0



Six Year Transportation Improvement Program From 2025 to 2030

Agency: Grandview
 County: Yakima
 MPO/RTPO: YVCOG

Y Inside N Outside

Functional Class	17	Priority Number	2	A. PIN/Project No. B. STP ID C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description G. Structure ID WA-12113	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	04	Utility Codes	C P S T W	Total Length	0.260	CE	Environmental Type	No	RW Required
				2nd Street Improvements Hillcrest Road to Euclid Road Reconstruct roadway including excavation, crushed surfacing, hot mix asphalt, curb and gutter, sidewalks, storm drainage, street lighting, pavement markings, and utility improvements.														

Funding		Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2025	STBG(US)	215,500		0	0	12,600	228,100
P	CN	2026	STBG(US)	1,512,260		0	0	100,000	1,612,260
Totals				1,727,760		0	0	112,600	1,840,360

Expenditure Schedule		1st	2nd	3rd	4th	5th & 6th
Phase						
PE	228,100	0	0	0	0	0
CN	0	1,612,260	0	0	0	0
Totals	228,100	1,612,260	0	0	0	0



Six Year Transportation Improvement Program From 2025 to 2030

Agency: Grandview
 County: Yakima
 MPO/RTPO: YVCOG

Y Inside

N Outside

Functional Class	19	Priority Number	3	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID WA-03875	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
				Larson Street Improvements South Fifth Street to Queen Street Roadway reconstruction including excavation, roadway widening, storm drainage improvements, hot mix asphalt, curb and gutter, and water system improvements.						04	C.P.T	0.150	CE	No

Funding Status	Phase	Phase Start Year (YYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	ALL	2026		0		0	0	750,000
				0		0	0	750,000

Expenditure Schedule Phase	2026			
	1st	2nd	3rd	4th
ALL	0	750,000	0	0
Totals	0	750,000	0	0



Six Year Transportation Improvement Program From 2025 to 2030

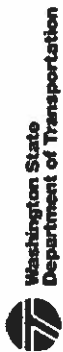
Agency: Grandview
 County: Yakima
 MPO/RTPO: YVCOG

Y Inside N Outside

Functional Class	19	Priority Number	4	A. PIN/Project No. B. STIP ID C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	G. Structure ID WA-03876	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
				Stassen Way Improvements Hilcrest Street to Velma Avenue Roadway reconstruction including excavation, roadway widening, storm drainage improvements, curb and gutter, hot mix asphalt, and water system improvements.						04		0.130	CE	No

Funding Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	ALL	2027		0		0	0	608,000
				0		0	0	608,000

Expenditure Schedule Phase	1st		2nd		3rd		4th		5th & 6th	
	ALL	0	0	0	608,000	0	0	0	0	0
Totals	0	0	0	0	608,000	0	0	0	0	0



Six Year Transportation Improvement Program From 2025 to 2030

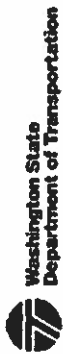
Agency: Grandview
County: Yakima
MPO/RTPO: YVCOG

Y Inside N Outside

Functional Class	19	Priority Number	5	A. PIN/Project No. B. STIP ID C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	G. Structure ID WA-03878	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
				Highland Road Improvements Elm Street to East City Limits Roadway reconstruction including excavation, roadway widening, curb and gutter, hot mix asphalt, storm drainage improvements, and water and sewer system improvements.						04	P T	1.000	CE	No

Funding	Status	Phase	Phase Start Year (YYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	ALL			Totals	0	0	0	4,250,000	4,250,000

Expenditure Schedule	Phase	1st	2nd	3rd	4th	5th & 6th
ALL		0	0	0	4,250,000	0
Totals		0	0	0	4,250,000	0



Six Year Transportation Improvement Program From 2025 to 2030

Agency: Grandview
 County: Yakima
 MPO/RTPO: YVCOG

Y Inside N Outside

Functional Class	17	Priority Number	6	A. PIN/Project No. B. STIP ID C. Project Title D. Road Name or Number E. Begin & End Terminal F. Project Description	G. Structure ID WA-10058	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
				Forsell Road Resurfacing Puterbaugh Road to Wallace Way Grind and overlay asphalt surface, and pavement markings.						05	CPSTW	0.760	CE	No

Funding Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	ALL			0		607,500	67,500	675,000
Totals				0		607,500	67,500	675,000

Phase	Expenditure Schedule				
	1st	2nd	3rd	4th	5th & 6th
ALL	0	675,000	0	0	0
Totals	0	675,000	0	0	0



Six Year Transportation Improvement Program From 2025 to 2030

Agency: Grandview
 County: Yakima
 MPO/RTPO: YVCOG

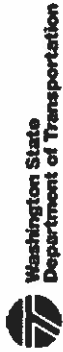
Y Inside

N Outside

Functional Class	00	Priority Number	7	A. PIN/Project No. B. \$TIP ID C. Project Title D. Road Name or Number E. Begin & End Terminals F. Project Description	G. Structure ID WA-15825	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
				Willoughby Road Improvements Willoughby Rd 0.06 mi from cul-de-sac to Canal crossing (Elm St) Reconstruct roadway, add new 12" water main, illumination, and new parking lot and roads to the new cemetery.						04	PW	0.410		No

Funding		Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	ALL		2027		0	0		0	1,800,000	1,800,000
Totals					0	0		0	1,800,000	1,800,000

Expenditure Schedule		Phase	1st	2nd	3rd	4th	5th & 6th
ALL		0	0	1,800,000	0	0	0
Totals		0	0	1,800,000	0	0	0



Six Year Transportation Improvement Program From 2025 to 2030

Agency: Grandview
 County: Yakima
 IPI/RTPO: YVCOG

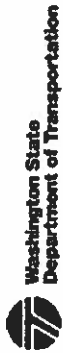
Y Inside

N Outside

Functional Class	04	Priority Number	8	A. PIN/Project No. B. STIP ID C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description G. Structure ID WA-15827 Grandridge Road Improvements Wine Country Rd to W 5th St Resurface full width of roadway, install new loops, and pavement markings.	Hearing	Adopted	Amendment	Resolution No.	04	Improvement Type	SW	Utility Codes	SW	Total Length	Environmental Type	RW Required	No
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Funding		Phase	Phase Start Year (YYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
Status	P	ALL	2029		0	TIB	382,500	42,500	425,000
		Totals			0		382,500	42,500	425,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
ALL	0	0	0	0	425,000
Totals	0	0	0	0	425,000



Six Year Transportation Improvement Program From 2025 to 2030

Agency: Grandview
 County: Yakima
 MPO/RTPC: YVCOG

Y Inside

N Outside

Functional Class	00	Priority Number	0	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	G. Structure ID WA-15826	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
				Nicka Road Improvements Conestoga Dr to Grandridge Rd Widen roadway to allow for proper lane widths.						03		0.280		No

Funding		Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	ALL			2030		0		0	600,000	600,000
Totals						0		0	600,000	600,000

Expenditure Schedule		Phase	1st	2nd	3rd	4th	5th & 6th
ALL			0	0	0	0	600,000
Totals			0	0	0	0	600,000

Grand Totals for Grandview		Federal Funds	State Funds	Local Funds	Total Funds
		2,658,360	990,000	8,230,600	11,878,960

RESOLUTION 2024-35

**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 June 25, 2024.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

RESOLUTION NO. 2024-36

**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 June 25, 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)

08/2025	Private Facility Construction Begins
08/2026	Private Facility Construction Completed
08/2026	Private Facility Operational
0.00	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](#)

Attachment A: Financial Documents [C4 Forms](#)
 REQUIRED: 1. C4 forms submitted to SAO.wa.gov AND 2. Long-Term Debt Schedule [2024 Budget](#)
[Debt Schedule](#)

Attachment B: Resolution Authorizing CERB Application AND Evidence of Public Notification (multiple attachments required)

- 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

RESOLUTION NO. 2024-37

**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 June 25, 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 MalhilInvestment, 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. MalhilInvestment, LLC projects approximately 90 jobs may be created in the 1st year, and 110 more jobs may be created by the 3rd year.
- C. MalhilInvestment, LLC anticipates the total private investment in the development project to be \$20,000,000.
- D. MalhilInvestment, 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. MalhilInvestment, 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

MalhilInvestment, LLC

Date

Mayor

Designated Representative

RESOLUTION NO. 2024-38

**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 June 25, 2024.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY



Supplemental Agreement Number 1		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.

Exhibit A - Continued Scope of Work

- 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. Principle Eng.	Project Manager Principal PE	Project Engineer Project Engineer	Resident Engineer Resident Engineer II	Project Engineer Lic. Prof. Land Svcr	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	\$ 229.72	\$ 187.96	\$ 96.59	\$ 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	\$ 57.43			
Salary Rate Used	\$ 281.93	\$ 172.29	\$ 120.08	\$ 138.36	\$ 229.72	\$ 187.96	\$ 96.59	\$ 101.81	\$ 130.53			
1 Construction Staking	0	0	0	0	4	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	22	5	0	28	180	\$-	\$ 26,029.83
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	12.00	28.00	196.00		
Task Total Fee	\$ 563.86	\$ 1,722.90	\$ 1,080.72	\$ 14,389.44	\$ 918.88	\$ 4,135.12	\$ 482.95	\$ 1,221.72	\$ 3,654.84		\$ 0.00	\$ 28,171.00
											\$ 524.00	
											Mileage (782 @ \$0.67)	
											\$ 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	High Rate	Low Rate	High Rate	Low Rate	High Rate	Low Rate	High Rate	Low Rate	High Rate	Low Rate
Senior Licensed Principal Engineer	\$108.00	\$80.00	\$108.00	\$108.00	\$108.00	\$108.00	\$136.13	\$100.84	\$136.13	\$37.80	\$28.00	\$281.93	\$208.84	\$281.93	\$208.84	\$281.93
Licensed Principal Engineer	\$85.00	\$65.00	\$85.00	\$85.00	\$85.00	\$85.00	\$107.14	\$81.93	\$107.14	\$29.75	\$22.75	\$221.89	\$169.68	\$221.89	\$169.68	\$221.89
Licensed Land Surveyor	\$88.00	\$55.00	\$88.00	\$88.00	\$88.00	\$88.00	\$110.92	\$69.33	\$110.92	\$30.80	\$19.25	\$229.72	\$143.58	\$229.72	\$143.58	\$229.72
Licensed Professional Engineer	\$66.00	\$45.00	\$66.00	\$66.00	\$66.00	\$66.00	\$83.19	\$56.72	\$83.19	\$23.10	\$15.75	\$172.29	\$117.47	\$172.29	\$117.47	\$172.29
Other Licensed Professional	\$93.00	\$65.00	\$93.00	\$93.00	\$93.00	\$93.00	\$117.23	\$81.93	\$117.23	\$32.55	\$22.75	\$242.78	\$169.68	\$242.78	\$169.68	\$242.78
Project Engineer (III-I)	\$46.00	\$32.00	\$46.00	\$46.00	\$46.00	\$46.00	\$57.98	\$40.34	\$57.98	\$16.10	\$11.20	\$120.08	\$83.54	\$120.08	\$83.54	\$120.08
Supervisors - Construction, Planning	\$72.00	\$55.00	\$72.00	\$72.00	\$72.00	\$72.00	\$90.76	\$69.33	\$90.76	\$25.20	\$19.25	\$187.96	\$143.58	\$187.96	\$143.58	\$187.96
Contract Administrator (III-I)	\$50.00	\$22.00	\$50.00	\$50.00	\$50.00	\$50.00	\$63.03	\$27.73	\$63.03	\$17.50	\$7.70	\$130.53	\$57.43	\$130.53	\$57.43	\$130.53
Resident Engineer (Senior, II-I)	\$53.00	\$26.00	\$53.00	\$53.00	\$53.00	\$53.00	\$66.81	\$32.77	\$66.81	\$18.55	\$9.10	\$138.36	\$67.87	\$138.36	\$67.87	\$138.36
Planner (Senior, II-I)	\$42.00	\$25.00	\$42.00	\$42.00	\$42.00	\$42.00	\$52.94	\$31.51	\$52.94	\$14.70	\$8.75	\$109.64	\$65.26	\$109.64	\$65.26	\$109.64
CAD Technician (II-I)	\$32.00	\$22.00	\$32.00	\$32.00	\$32.00	\$32.00	\$40.34	\$27.73	\$40.34	\$11.20	\$7.70	\$83.54	\$57.43	\$83.54	\$57.43	\$83.54
Surveyor (Party Chief, II-I)	\$39.00	\$21.00	\$39.00	\$39.00	\$39.00	\$39.00	\$49.16	\$26.47	\$49.16	\$13.65	\$7.35	\$101.81	\$54.82	\$101.81	\$54.82	\$101.81
Engineering Technician (III-I)	\$29.00	\$18.00	\$29.00	\$29.00	\$29.00	\$29.00	\$36.55	\$22.69	\$36.55	\$10.15	\$6.30	\$75.70	\$46.99	\$75.70	\$46.99	\$75.70
Administrative/ Clerical (III-I)	\$37.00	\$16.50	\$37.00	\$37.00	\$37.00	\$37.00	\$46.64	\$20.80	\$46.64	\$12.95	\$5.78	\$96.59	\$43.07	\$96.59	\$43.07	\$96.59

RESOLUTION NO. 2024-39

**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 June 25, 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

6/5/2024
Date

Approved: _____
City of Grandview
Ashley Lara, Mayor

Date

RESOLUTION NO. 2024-40

**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 June 25, 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 08:38:02 -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

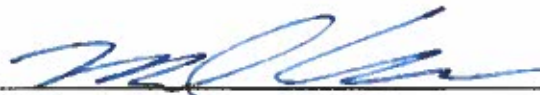
Original Contract Working Days:	140
Current Contract Working Days Adjusted by Non-Working Days and/or Previous Change Order(s):	163
Change in Contract Working Days due to this Change Order:	+2
Revised Contract Working Days:	165

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 -0700'

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.