

**GRANDVIEW CITY COUNCIL
COMMITTEE-OF-THE-WHOLE MEETING MINUTES
JUNE 25, 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 David Diaz, Laura Flores, Bill Moore (Mayor Pro Tem), Robert Ozuna Javier Rodriguez and Joan Souders

Present via teleconference: None

Absent: Councilmember Steve Barrientes

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

Also present: Byron Gumz, Land Use Planning Manager with Yakima Valley Conference of Governments, Stephen Hazzard, City Engineer and Michael Uhlman, City Engineer with HLA Engineering and Land Surveying, Inc.

3. PUBLIC COMMENT – None

4. NEW BUSINESS

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

Land Use Planning Manager Gumz explained that the City was required by RCW 36.70A.130(5) to revise its comprehensive plan and development regulations to include a Climate Element. Said element would ensure the City was in compliance with the Growth Management Act (GMA) as revised by [House Bill 1181](#) (Chapter 228, Laws of 2023). The Washington State Department of Commerce informed the City of a non-competitive formula grant to assist the City in complying with the Growth Management Act (GMA) as revised by [House Bill 1181](#) (Chapter 228, Laws of 2023), see attached. Staff with the assistance of YVCOG applied for the grant funding to implement HB 1181 this biennium. The City was awarded the Climate Planning Grant to implement the Climate Element and the City must approve an Interagency Agreement with the Department of Commerce to receive the grant funding.

Discussion took place.

On motion by Councilmember Ozuna, second by Councilmember Moore, the C.O.W. moved a resolution approving an Interagency Agreement between the Washington State Department of Commerce and the City of Grandview for Growth Management Services for

a 2023-2025 Climate Planning Grant to the June 25, 2024 regular Council meeting for consideration.

Vote:

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

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

Land Use Planning Manager Gumz explained the City was a fully planning community under the Washington State Growth Management Act (GMA). The GMA requires that the adopted (1) Comprehensive Plan, (2) Critical Areas Ordinance, (3) Subdivision Ordinance, and (4) the Zoning Ordinance be updated periodically to reflect changes in law that have happened over the previous 10 years. The Washington State Department of Commerce was the agency responsible for administering the update process, and was providing Grandview with \$125,000, to be split over two years, to perform the work. In addition, a recent law passed in 2023 allows Grandview to adopt Yakima County's Critical Areas Ordinance (CAO) instead of updating the existing one. If this was the route Grandview wished to take, the grant money set aside (\$25,000-\$30,000) for the CAO update would go to the County instead of Grandview.

Discussion took place.

On motion by Councilmember Moore, second by Councilmember Rodriguez, the C.O.W. moved a resolution authorizing the Mayor to sign the 2026 Growth Management Act Periodic Update Grant Application with the Washington State Department of Commerce to update the City of Grandview Comprehensive Plan, Critical Areas Ordinance, Subdivision Ordinance, and Zoning Ordinance to the July 9, 2024 regular Council meeting for consideration.

Vote:

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

C. Notice of intent to apply for funding assistance to the Community Economic Revitalization Board (CERB) for the Northwest Grandview Infrastructure Improvement Project

The City Council held a discussion regarding the application for Community Economic Revitalization Board (CERB) funding for the Northwest Grandview Infrastructure Improvement project. The application would be for roadway, water, and sewer improvements to support development near the Wine Country Road and Higgins Way area.

D. Resolution authorizing submission of an application for a Community Economic Revitalization Board loan in the approximate amount of \$4,647,000 and authorizing the Mayor to enter into an agreement for such funding

On motion by Councilmember Moore, second by Councilmember Souders, the C.O.W. moved a resolution authorizing submission of an application for a Community Economic Revitalization Board loan in the approximate amount of \$4,647,000 and authorizing the Mayor to enter into an agreement for such funding to the June 25, 2024 regular Council meeting for consideration.

Vote:

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

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

City Administrator Fisher explained that the City has determined that there was significant potential for private development, growth, and job creation within Grandview City limits on Wine Country Road, Higgins Way, and Bethany Road. The City wished to submit an application to the Yakima County SIED Board for a grant/loan of up to \$2,000,000 to be used to fund public street and infrastructures on Wine Country Road, Higgins Way and Bethany Road. The responsibility of repayment of funds would be the City and a private developer.

Discussion took place.

On motion by Councilmember Rodriguez, second by Councilmember Souders, the C.O.W. moved a resolution authorizing application to the Yakima County Supporting Investments in Economic Development (SIED) Board to fund the Northwest Grandview Infrastructure Improvement Project to the June 25, 2024 regular Council meeting for consideration.

Vote:

- Councilmember Diaz – Yes
- Councilmember Flores – Yes
- Councilmember Moore – Yes
- Councilmember Ozuna – Recused SIED Board Member
- Councilmember Rodriguez – Yes
- Councilmember Souders – Yes

F. Resolution authorizing the Mayor to sign the Washington State Department of Transportation Supplemental Agreement Number 1 with HLA Engineering and Land Surveying, Inc., for the Wine Country Road Sidewalk and Pathway Improvements

City Engineer Hazzard explained that in 2023, the City was able to secure approximately \$182,990 for the Wine Country Road Sidewalk and Pathway Improvements from the Washington State Department of Transportation (WSDOT). The City would need to approve the Washington State Department of Transportation Supplemental Agreement No. 1 with HLA Engineering and Land Surveying, Inc., to provide construction engineering services on this project. The total agreement fee was \$55,530.

Discussion took place.

On motion by Councilmember Souders, second by Councilmember Rodriguez, the C.O.W. moved a resolution authorizing the Mayor to sign the Washington State Department of Transportation Supplemental Agreement Number 1 with HLA Engineering and Land Surveying, Inc., for the Wine Country Road Sidewalk and Pathway Improvements to the June 25, 2024 regular Council meeting for consideration.

Vote:

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

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

City Engineer Uhlman explained that Task Order No. 2023-03 with HLA Engineering and Land Surveying, Inc., to provide professional engineering services for the Old Inland Empire Highway (OIE) Sanitary Sewer Improvements was originally approved by City Council by Resolution No. 2023-24 on April 25, 2023. Amendment No. 1 to Task Order No. 2023-03 provides for additional construction engineering efforts, in the form of contract and project administration, which were necessary due to Change Order work completed by the Contractor. Amendment No. 1 adds 17 additional construction engineering working days associated with Change Order No. 1 for the additional sanitary sewer improvements at the intersection of Grandridge Road and West Fifth

Street. Additionally, unforeseen site conditions encountered during construction, including advanced deterioration of existing pipes and material buildup required additional time and efforts from the Contractor, and consequently, additional time and efforts from HLA. He presented 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 with an estimated lump sum fee of \$114,000 (\$74,000 original fee plus \$40,000 for Amendment No. 1).

Discussion took place.

On motion by Councilmember Ozuna, second by Councilmember Rodriguez, the C.O.W. moved a resolution approving Amendment No. 1 to Task Order No. 2023-03 with HLA Engineering and Land Surveying, Inc., for the Old Inland Empire Highway (OIE) Sanitary Sewer Improvements to the June 25, 2024 regular Council meeting for consideration.

Vote:

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

H. Resolution authorizing the Mayor to sign Change Order No. 1 and Change Order No. 2 with Culbert Construction, Inc., for the Old Inland Empire Highway Improvements

City Engineer Uhlman explained that bids for the Old Inland Empire Highway Improvements were opened on August 31, 2023. A total of seven (7) bids were received with Culbert Construction, Inc., of Pasco, Washington, submitting the low bid in the amount of \$3,587,608.43. On September 12, 2023, City Council accepted the bid from Culbert Construction, Inc., and authorized the Mayor to sign all contract documents with Culbert Construction, Inc., to construct the Old Inland Empire Highway Improvements. Change Order No. 1 compensates the contractor for additional sanitary sewer improvements at the intersection of Grandridge Road and West Fifth Street, extending the completion time by 23 days. The work was executed through a force account due to the unjustifiable proposed cost of \$243,804.50 (excluding tax) and the contractor's request for an additional 40 contract days. Change Order No. 1 totals \$265,661.07. Change Order No. 2 compensates the contractor for replacing a water meter vault on the project. While excavating past the vault to install storm facilities, it was discovered that the walls of the structure were poured in place, with a significant portion extending into the excavation limits of the storm sewer. Change Order No. 2 totals \$15,080.64.

Discussion took place.

On motion by Councilmember Moore, second by Councilmember Souders, the C.O.W. moved a resolution authorizing the Mayor to sign Change Order No. 1 and Change Order No. 2 with Culbert Construction, Inc., for the Old Inland Empire Highway Improvements to the June 25, 2024 regular Council meeting for consideration.

Vote:

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

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

6. **MAYOR & COUNCILMEMBER REPORTS** – None

7. **ADJOURNMENT**

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

Mayor Ashley Lara

Anita Palacios, City Clerk