

**GRANDVIEW CITY COUNCIL  
COMMITTEE-OF-THE-WHOLE MEETING MINUTES  
FEBRUARY 25, 2025**

**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: Councilmembers David Diaz, Laura Flores, Bill Moore (Mayor Pro Tem), Robert Ozuna and Joan Souders

Present via teleconference: Councilmembers Steve Barrientes and Javier Rodriguez

Absent:

Staff present: City Administrator Shane Fisher, City Attorney Quinn Plant, City Treasurer Matt Cordray, Police Chief Kal Fuller, Parks & Recreation Director Gretchen Chronis and City Clerk Anita Palacios

Also present was Stephen Hazzard, City Engineer with HLA Engineering and Surveying, Inc.

**3. PUBLIC COMMENT**

Cody Goepfner with the Grandview Chamber of Commerce announced the Grandview Community Awards Ceremony and Benefit to be held on May 9th at the Grandview Community Center.

**4. NEW BUSINESS**

**A. Resolution authorizing the Mayor to sign the Interlocal Agreement between the City of Sunnyside and the City of Grandview for the Housing of Inmates**

Police Chief Fuller explained that the City of Grandview and the City of Sunnyside enter into yearly contracts for jail services. This contract was an Interlocal Agreement outlining the specifics regarding the treatment, costs and housing of inmates within Sunnyside jail. This agreement allows prisoners to be routinely housed in Sunnyside Jail. The Interlocal Agreement with the City of Sunnyside was the same as previous year's agreements. The only change was an increase in per day rates from \$65.10 to \$71.20

Discussion took place.

**On motion by Councilmember Ozuna, second by Councilmember Souders, the C.O.W. moved a resolution authorizing the Mayor to sign the Interlocal Agreement between the City of Sunnyside and the City of Grandview for the Housing of Inmates to the February 25, 2025 regular Council meeting for consideration.**

Vote:

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

**B. Resolution authorizing the Mayor to sign a Recreational Use Permit by and between the City of Grandview and the Lower Valley Cal Ripken League**

Parks & Recreation Director Chronis explained that Washington Cities Insurance Authority strongly recommends that the City enter into Recreational Use Permits between those athletic organizations that were utilizing City owned recreational facilities to conduct their respective programs. She presented the Recreational Use Permit between the City and the Lower Valley Cal Ripken League for the 2025 season. Baseball League Coordinator Alicia Trevino of the Lower Valley Cal Ripken League reviewed and signed the agreement.

Discussion took place.

**On motion by Councilmember Moore, second by Councilmember Ozuna, the C.O.W. moved a resolution authorizing the Mayor to sign a Recreational Use Permit by and between the City of Grandview and the Lower Valley Cal Ripken League to the February 25, 2025 regular Council meeting for consideration.**

Vote:

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

**C. Resolution authorizing the Mayor to sign Change Order No. 1 with Culbert Construction, Inc., for the Wine Country Road Sidewalk, Pathway, and Parks and Ride Improvements (Re-Bid)**

City Administrator Fisher explained that on January 28, 2025, City Council accepted the bid for Schedule A from Culbert Construction, Inc., and authorized the Mayor to sign all contract documents with Culbert Construction, Inc., to construct the Wine Country Road Sidewalk, Pathway, and Parks and Ride Improvements. Change Order No. 1 with Culbert Construction, Inc., was for the replacement of the existing fence along the back of the park and ride, as provided in Schedule B and as described in the Special Provisions, Technical Specifications, and Plans of the original bid package. WSDOT only allowed award of Schedule A following the bid opening, however, this work was allowed to be added by change order in the amount of \$32,910.

Discussion took place.

**On motion by Councilmember Diaz, second by Councilmember Souders, the C.O.W. moved a resolution authorizing the Mayor to sign Change Order No. 1 with Culbert Construction, Inc., for the Wine Country Road Sidewalk, Pathway, and Parks and Ride Improvements (Re-Bid) to the February 25, 2025 regular Council meeting for consideration.**

Vote:

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

**D. Resolution authorizing the Mayor to sign a Contract Amendment between the Department of Licensing and the Grandview Transportation Benefit District**

City Treasurer Cordray explained that the City and the Washington State Department of Licensing (DOL) entered into an Interlocal Agreement on August 18, 2011. Contract No. K2224 allows the DOL to administer and collect fees on behalf of the Grandview Transportation Benefit District. DOL requested the contract be amended to update their contract manager and fee collection language, as follows:

- Update DOL Contract Manager; and
- Add the following language to the "Fee Collection" section of the contract.
  - "A change in the amount of fee collected will be implemented no less than one hundred twenty (120) days from the time the DOL Contract Manager receives a copy of the signed and dated Ordinance or Resolution changing the fee."

Discussion took place.

**On motion by Councilmember Moore, second by Councilmember Souders, the C.O.W. moved a resolution authorizing the Mayor to sign a Contract Amendment between the Department of Licensing and the Grandview Transportation Benefit District to the March 11, 2025 regular Council meeting for consideration.**

Vote:

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

**E. Resolution authorizing the Mayor to sign the Architectural Proposal with Design West Architects, P.A., for the Police Department Needs Assessment**

City Administrator Fisher explained that as the City starts the process to design and construct a new Police Department facility, it was necessary to conduct a “Needs Assessment” to determine what the needs were now and into the future. This assessment would help the City and the design team to understand how large the facility would need to be and what amenities to include. The design team would take into consideration the City’s projected growth and potential future needs. This would also help to determine the costs of the design and construction of the facility. He presented the Architectural Proposal from Design West Architects, P.A., for the Police Department Needs Assessment. The total cost of the professional services for the needs assessment was \$12,800.

Discussion took place.

**On motion by Councilmember Diaz, second by Councilmember Ozuna, the C.O.W. moved a Resolution authorizing the Mayor to sign the Architectural Proposal with Design West Architects, P.A., for the Police Department Needs Assessment to the March 11, 2025 regular Council meeting for consideration.**

Vote:

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

**F. Letter of Intent for Annexation & Rezone – Roger Wilson and James & Linda Hansen – Wine Country Road, Bethany Road, N. Puterbaugh Road and Woodworth Road, Grandview, WA**

The City received a Letter of Intent for Annexation and Rezone signed by Roger Wilson dba Wilson Store Properties and James & Linda Hansen to annex the following parcels located on Wine Country Road, Bethany Road, North Puterbaugh Road and Woodworth Road, Grandview, Washington, to the City of Grandview:

Parcel No.	Property Owner	Address	Assessed Value	60%
230909-12003	St. Clair & Mariea Woodworth	90 Woodworth Rd	\$500	
230909-11401	George & Edith LMTD PNTR Higgins	Woodworth Rd/ Puterbaugh Rd	\$333,700	\$333,700
230909-11002	Double “H” LP	Woodworth Rd	\$52,500	\$52,500
230909-11402	Yesenia Valencia & Noel Calderon	200 Woodworth Rd	\$328,900	
230909-11403	George & Edith LMTD	Woodworth Rd/	\$156,500	\$156,500

	PNTR Higgins	Puterbaugh Rd		
230909-11404	George & Edith LMTD PNTR Higgins	260 N. Puterbaugh Rd	\$236,600	\$236,600
230909-14002	Margarita Saenz & Rudy G. Saenz	Puterbaugh Rd	\$222,500	\$222,500
230909-14404	Wilson Store Properties, LLC	120 N. Puterbaugh Rd	\$515,250	\$515,250
230909-14403	Noe Lopez Cardozo, Amarilys F. Lopez, Noe Lopez Cardozo	110 N. Puterbaugh Rd	\$70,700	\$70,700
230910-23404	James & Linda Hansen	Bethany Rd/ Puterbaugh Rd	\$53,200	\$53,200
230910-23406	James & Linda Hansen	651 Bethany Rd	\$277,040	\$277,040
230910-24400	Candelario T. & Vera Ortiz	550 Bethany Rd	\$198,200	\$198,200
			<b>\$2,445,590</b>	<b>\$1,624,790</b>

(The parcels highlighted in yellow represent the property owners who signed the Letter of Intent and Petition for Annexation.)

The petitioners elected to request annexation under the 60% petition method of annexation. The 60% petition method requires signatures by owners of not less than 60% of the assessed value of the total property proposed for annexation. The Letter of Intent does contain sufficient signatures of the assessed value. The petitioners requested the parcels be annexed with an M-1 Light Industrial zoning designation. All parcels were included in the City's designated Urban Growth Area with a future land use designation of industrial or commercial. It was noted that Parcel Nos. 230909-12003, 230909-11401, 230909-11002, 230909-11402, 230909-11403, 230909-11404, 230909-14002, 230910-23404, 230910-23406, 230910-24400 have a future land use designation of industrial and Parcel Nos. 230909-14403 and 230909-14404 have a future land use designation of commercial.

State law requires the City Council to determine: (1) if the City will accept, modify or reject the proposed annexation, (2) whether the City will require the simultaneous adoption of a proposed zoning regulation for the subject property, and (3) whether the City will require the assumption of all or any portion of existing City indebtedness by the area to be annexed.

Upon acceptance of the Letter of Intent, the Petition would be presented to the Hearing Examiner to conduct a public hearing.

Discussion took place.

**On motion by Councilmember Moore, second by Councilmember Ozuna, the C.O.W. moved acceptance of the proposed annexation submitted by Roger Wilson dba Wilson Store Properties and James & Linda Hansen to annex Parcel Nos. 230909-12003, 230909-11401, 230909-11002, 230909-11402, 230909-11403, 230909-11404, 230909-14002, 230909-14404, 230909-14403, 230910-23404, 230910-23406, 230910-24400 located on Wine Country Road, Bethany Road, N. Puterbaugh Road and Woodworth Road, Grandview, Yakima County, Washington to the City of Grandview; require the simultaneous adoption of zoning regulations consistent with the Urban Growth Area Future Land Use Designations: M-1**

**Light Industrial for Parcel Nos. 230909-12003, 230909-11401, 230909-11002, 230909-11402, 230909-11403, 230909-11404, 230909-14002, 230910-23404, 230910-23406, 230910-24400 and C-2 General Business for Parcel Nos. 230909-14403 and 230909-14404; and require the assumption of all existing City indebtedness by the properties proposed to be annexed the same as all other property within the City in accordance with past practice to the March 11, 2025 regular Council meeting for consideration.**

Vote:

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

## **5. CITY ADMINISTRATOR AND/OR STAFF REPORTS**

City Administrator Fisher reported on the following:

- Council Retreat on March 6, 2025
- AWC City Action Days Conference
- New Wastewater Treatment Plant Supervisor Raul Sanchez
- Public Works Director Interviews
- Dykstra Park Sensory Playground Installation
- Dykstra Park Restroom Restoration
- Skatepark Conceptual Drawings
- Street Sweeper Funding Award

## **6. MAYOR & COUNCILMEMBER REPORTS**

Public Comment at Council Meetings – Councilmember Ozuna requested that the item of public comment at Council meetings be discussed at the upcoming retreat.

AWC City Action Days – Councilmembers who attended the AWC City Action Days provided a recap of the conference.

Homeless Planning Session – Councilmember Souders attended a homeless planning session.

## **7. ADJOURNMENT**

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

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Mayor Ashley Lara

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Anita Palacios, City Clerk