

**GRANDVIEW CITY COUNCIL
REGULAR MEETING AGENDA
TUESDAY, APRIL 8, 2025**



This meeting will be held in person
and will also be available via teleconference.

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.

REGULAR MEETING – 7:00 PM

PAGE

- 1. CALL TO ORDER & ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE** – Brielle Salazar, 5th grader at McClure Elementary
- 3. APPROVE AGENDA**
- 4. PRESENTATIONS**
 - A. 2025 Arbor Day Proclamation 1
- 5. PUBLIC COMMENT** – *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 March 25, 2025 Committee-of-the-Whole meeting 2-4
 - B. Minutes of the March 25, 2025 Council meeting 5-8
 - C. Payroll Check Nos. 14316-14339 in the amount of \$20,849.37
 - D. Payroll Electronic Fund Transfers (EFT) Nos. 61568-61574 in the amount of \$119,803.97
 - E. Payroll Direct Deposit 03/16/25-03/31/25 in the amount of \$179,380.92
 - F. Claim Check Nos. 130920-131020 in the amount of \$506,902.32
- 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. Resolution No. 2025-29 accepting a request from Richard & Constance Peacock and Marlee Harris for annexation of Parcel Nos. 230922-31528 and 230922-31527 located at 1710 West King Street and 1720 West King Street, Grandview, Yakima County, Washington to the City of Grandview 9-12
 - B. Resolution No. 2025-30 approving Amendment No. 1 to Task Order No. 2025-02 with HLA Engineering and Land Surveying, Inc., for the Dykstra Park Restroom Restoration – Construction Engineering 13-16

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|---|--------------------|
| C. Resolution No. 2025-31 accepting the Old Inland Empire Highway (Welch) Sanitary Sewer Improvements as complete | 17 |
| D. Resolution No. 2025-32 accepting the bid for the Dykstra Park Restroom Restoration and authorizing the Mayor to sign all contract documents with Puterbaugh General Construction Company, Inc. | 18 |
| 8. UNFINISHED AND NEW BUSINESS | |
| 9. CITY ADMINISTRATOR AND/OR STAFF REPORTS | |
| 10. MAYOR & COUNCILMEMBER REPORTS | |
| A. Sub-Committee Updates | |
| 11. ADJOURNMENT | |

The City of Grandview Committee-of-the-Whole and Regular Council Meetings scheduled for Tuesday, April 8, 2025 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/85447707272?pwd=1nmx5MST2uRMEnVHJYMaRtT1GGbMu.1>

To join via phone: +1 253 215 8782

Meeting ID: 854 4770 7272

Passcode: 326479



2025 ARBOR DAY PROCLAMATION

WHEREAS, in 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees, and

WHEREAS, the holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska, and

WHEREAS, Arbor Day is now observed throughout the nation and the world, and

WHEREAS, trees can reduce the erosion of our precious topsoil by wind and water, lower our heating and cooling costs, moderate the temperature, clean the air, produce oxygen and provide habitat for wildlife, and

WHEREAS, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires, and countless other wood products, and

WHEREAS, trees in our city increase property values, enhance the economic vitality of business areas, and beautify our community, and

WHEREAS, trees, wherever they are planted, are a source of joy and spiritual renewal, and

NOW, THEREFORE, I, Ashley Lara, Mayor of the City of Grandview, Washington, do hereby proclaim **APRIL 23, 2025** as **ARBOR DAY** in the City of Grandview, Washington, and urge all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands, and

FURTHER, I urge all citizens to plant trees to gladden the heart and promote the well-being of this and future generations.

Dated this 8th day of April, 2025

Mayor Ashley Lara

**GRANDVIEW CITY COUNCIL
COMMITTEE-OF-THE-WHOLE MEETING MINUTES
MARCH 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, Javier Rodriguez and Joan Souders

Present via teleconference: Councilmember Steve Barrientes

Absent: None

Staff present: City Administrator Shane Fisher, City Attorney Quinn Plant and City Clerk Anita Palacios

3. NEW BUSINESS

A. NLC Service Line Warranty Program by HomeServe – Dennis Lyon, Regional Director

Dennis Lyon, Regional Director with HomeServe provided a presentation regarding the NLC Service Line Warranty Program, which covers repairs to homeowners' lateral water and sewer lines.

He explained the following Program Benefits:

- Only Service Line Program endorsed by the National League of Cities and multiple state leagues
- No cost to the City. No public funds used. Administered by HomeServe (billing, claims, customer service and contractor management)
- Optional revenue share for the City
- Free public awareness campaign to educate residents
- Repairs performed to code by licensed and vetted contractors.

He explained the following Program-Funded Direct Mail Communications:

- No public funds used in marketing, distribution or administration of the program
- Direct mail only – no telemarketing or door-to-door sales
- Up to 3 mailing campaigns per year
- City must review and approve marketing material before every campaign
- Marketing clearly states City does not provide program and was voluntary for homeowner
- City role: provide logo and approve material
- Economy of scale; transparency; maximize public education
- Homeowners enroll my mail, phone or web

Discussion took place.

Following discussion, the consensus was to allow the program without the use of the City logo on HomeServe's marketing materials and to request information to include on the City's website and Facebook page for a public awareness campaign to educate residents.

B. Letter of Intent for Annexation & Rezone – Richard & Constance Peacock and Marlee Harris – 1710 and 1720 West King Street, Grandview, WA

The City received a Letter of Intent for Annexation and Rezone signed by Richard & Constance Peacock and Marlee Harris to annex the following parcels located at 1710 and 1720 West King Street, Grandview, Yakima County, Washington, to the City of Grandview:

| Parcel No. | Property Owner | Address | Assessed Value | 60% |
|--------------|-----------------------------|--------------------|------------------|------------------|
| 230922-31528 | Richard & Constance Peacock | 1710 West King St. | \$351,800 | \$351,800 |
| 230922-31527 | Marlee Harris | 1720 West King St. | \$369,700 | \$369,700 |
| | | | \$721,500 | \$721,500 |

(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 R-1 Low Density Residential zoning designation. All parcels were included in the City's designated Urban Growth Area with a future land use designation of Low Density Residential.

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 Diaz, the C.O.W. moved acceptance of the proposed annexation submitted by Richard & Constance Peacock and Marlee Harris to annex Parcel Nos. 230922-31528 and 230922-31527 located at 1710 and 1720 West King Street, 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: R-1 Low Density Residential; 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 April 8, 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

4. CITY ADMINISTRATOR AND/OR STAFF REPORTS

City Administrator provided an update on the following City projects:

- Sensory Playground
- Wine Country Road Park & Ride Improvement Project
- Country Park Sound System Installation
- Country Park Amphitheatre, Beavan Building and Poolhouse Painting Project
- Dykstra Park Restroom Renovations

5. MAYOR & COUNCILMEMBER REPORTS

Benton County Mosquito Control – Councilmember Moore reported that the Benton County Mosquito Control District started field operations within the District boundaries for the control of both mosquito larvae and adult mosquitoes. The District would also be conducting their annual tire recycling event on April 19th at the District headquarters in West Richland.

Sub-Committee Reports:

Public Safety Committee – Councilmember Ozuna reported on the Public Safety Committee and provided a three-year plan timeline for the new police station, copy attached and incorporated in these minutes.

Community Identity Committee – Councilmembers Diaz and Souders reported on the Community Identity Committee. They were looking for volunteers to participate on the Committee and would be conducting public outreach at community events. They would also be conducting a survey to gather branding concepts.

7. ADJOURNMENT

On motion by Councilmember Moore, second by Councilmember Souders, the C.O.W. meeting adjourned at 7:00 p.m.

Mayor Ashley Lara

Anita Palacios, City Clerk

**GRANDVIEW CITY COUNCIL
REGULAR MEETING MINUTES
MARCH 25, 2025**

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

Present via teleconference: Councilmember Steve Barrientes

Absent: None

Staff present: City Administrator Shane Fisher, City Attorney Quinn Plant and City Clerk Anita Palacios

2. PLEDGE OF ALLEGIANCE

3. APPROVE AGENDA

On motion by Councilmember Moore, second by Councilmember Rodriguez, Council approved the March 25, 2025 regular meeting agenda as presented.

Vote:

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

4. PRESENTATIONS – None

5. PUBLIC COMMENT – None

6. CONSENT AGENDA

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

- A. Minutes of the March 11, 2025 Committee-of-the-Whole meeting**
- B. Minutes of the March 11, 2025 Council meeting**
- C. Payroll Check Nos. 14303-14315 in the amount of \$97,966.82**

- D. **Payroll Electronic Fund Transfers (EFT) Nos. 61554-61558 in the amount of \$99,350.79**
- E. **Payroll Direct Deposit 03/01/25-03/15/25 in the amount of \$146,801.10**
- F. **Claim Check Nos. 130845-130919 in the amount of \$639,106.11**
- G. **Grandview Municipal Court Judge Appointment**

Vote:

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

7. ACTIVE AGENDA

- A. **Public Hearing – 2025-2030 Six-Year Transportation Improvement Program Amendment**

Mayor Lara opened the public hearing to receive comments on an amendment to the 2025-2030 Six-Year Transportation Improvement Program by reading the public hearing procedure.

City Administrator Fisher explained that the amendment to the 2025-2030 Six-Year Transportation Improvement Program was to add the acquisition of a new street sweeper.

No comments were received during the public hearing or by mail and the hearing was closed.

- B. **Resolution No. 2025-26 amending the 2025-2030 Six-Year Transportation Improvement Program to add the acquisition of a new street sweeper**

On motion by Councilmember Rodriguez, second by Councilmember Moore, Council approved Resolution No. 2025-26 amending the 2025-2030 Six-Year Transportation Improvement Program to add the acquisition of a new street sweeper.

Vote:

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

- C. **Ordinance No. 2025-03 amending the 2025 Annual Budget**

This item was previously discussed at the March 11, 2025 C.O.W. meeting.

On motion by Councilmember Moore, second by Councilmember Ozuna, Council approved Ordinance No. 2025-03 amending the 2025 Annual Budget.

Vote:

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

D. Resolution No. 2025-27 accepting the fuel bid from Valley Wide Cooperative for the year beginning April 1, 2025 to March 31, 2026

This item was previously discussed at the March 11, 2025 C.O.W. meeting.

On motion by Councilmember Diaz, second by Councilmember Souders, Council approved Resolution No. 2025-27 accepting the fuel bid from Valley Wide Cooperative for the year beginning April 1, 2025 to March 31, 2026.

Vote:

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

E. Resolution No. 2025-28 authorizing the Mayor to sign an Agreement for Yakima Valley Office of Emergency Management

This item was previously discussed at the March 11, 2025 C.O.W. meeting.

On motion by Councilmember Moore, second by Councilmember Rodriguez, Council approved Resolution No. 2025-28 authorizing the Mayor to sign an Agreement for Yakima Valley Office of Emergency Management.

Vote:

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

8. **UNFINISHED AND NEW BUSINESS** – None
9. **CITY ADMINISTRATOR AND/OR STAFF REPORTS** – None
10. **MAYOR & COUNCILMEMBER REPORTS** – None
11. **EXECUTIVE SESSION** – Union Negotiations

Mayor Lara adjourned the meeting to an executive session at 7:15 p.m., for approximately 15 minutes to discuss personnel matters (union negotiations) per RCW 42.30.110(1)(g) with the aforementioned Mayor, Councilmembers, City Attorney Plant, City Attorney Tony Menke (via telephone) and City Administrator present. The executive session was extended an additional 15 minutes at 7:45 p.m. The meeting resumed at 7:45 p.m., with the aforementioned Mayor, Council and staff present.

No action was taken.

12. **ADJOURNMENT**

On motion by Councilmember Moore, second by Councilmember Souders, the Council meeting adjourned at 7:45 p.m.

Mayor Ashley Lara

Anita Palacios, City Clerk

RESOLUTION NO. 2025-29

**A RESOLUTION OF THE CITY OF GRANDVIEW, WASHINGTON,
ACCEPTING A REQUEST FROM RICHARD & CONSTANCE PEACOCK AND
MARLEE HARRIS FOR ANNEXATION OF PARCEL NOS. 230922-31528 AND
230922-31527 LOCATED AT 1710 WEST KING STREET AND 1720 WEST KING
STREET, GRANDVIEW, YAKIMA COUNTY, WASHINGTON
TO THE CITY OF GRANDVIEW**

WHEREAS, Richard & Constance Peacock and Marlee Harris submitted a Letter of Intent to the City requesting annexation of Parcel Nos. 230922-31528 and 230922-31527 located at 1710 West King Street and 1720 West King Street, Grandview, Yakima County, Washington to the City of Grandview; and

WHEREAS, on March 25, 2025, the City Council was presented with the Letter of Intent and Petition for Annexation and reviewed the proposed annexation,

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

Section 1. The City of Grandview hereby accepts the request for annexation subject to the following conditions:

- That the annexation be accepted as proposed on Exhibit "A" attached hereto.
- That the City requires the simultaneous adoption of the City's zoning regulations consistent with the Urban Growth Area Future Land Use Designation: R-1 Low Density Residential for the proposed annexation.
- That the City requires the assumption of an appropriate share of all existing City indebtedness by the area to be annexed.

Section 2. Staff is hereby directed to present the Petition for Annexation to the Hearing Examiner who shall receive and examine available information, conduct a public hearing, prepare a record thereof and enter findings of fact and conclusions based upon those facts, together with a recommendation to the City Council.

PASSED by the **CITY COUNCIL** and **APPROVED** by the **MAYOR** at its regular meeting on April 8, 2025.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

SPM 7777231

Peacock
Sub 12-36

[illegible]

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Assessor Planning Real Estate

FAQ Help Legend Search Tools Overview

Search By: Parcel Number

Parcel #:

Enter a complete or partial PARCEL NUMBER. Parcel Numbers must be at least 8 characters. Click the Search button to continue.

Search

MapScale: 1 inch = 400 ft.

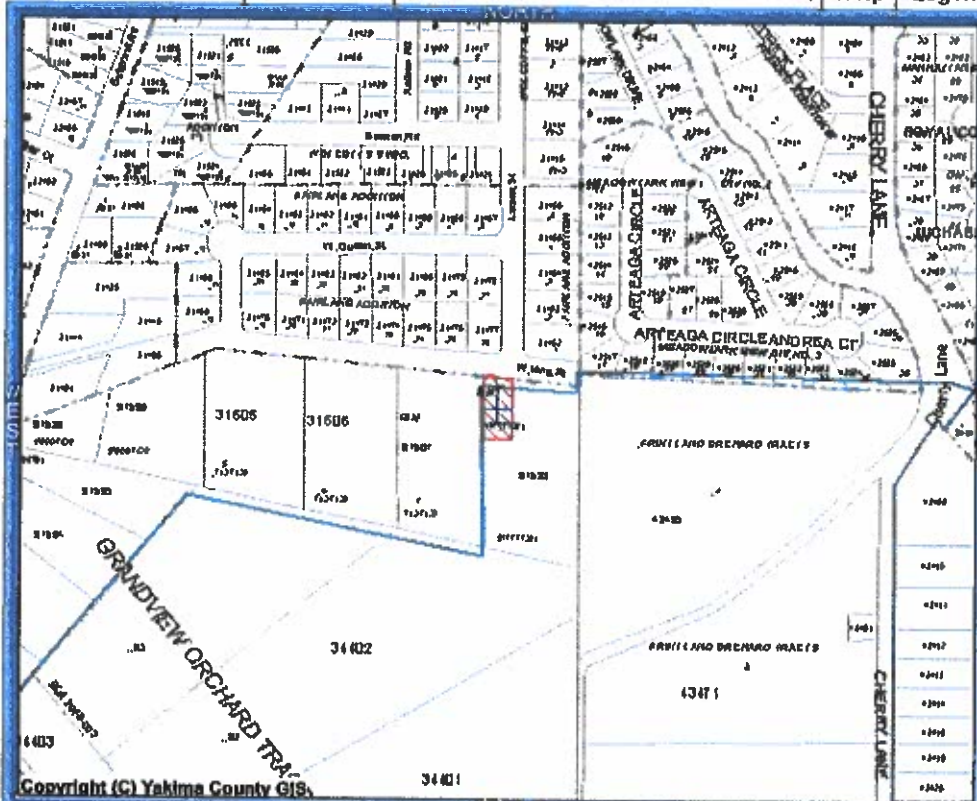
Overlays: Aerial Photography:

☐ FEMA ☐ Critical Areas
☐ Contours ☐ Utilities

MapSize: Small (800x600)

Maps brought to you by:

Valley Title Guarantee
Title Insurance & Escrow Service
www.vtgco.com
(509) 248-4442





Easting(ft) : Northing(ft)
Longitude(W) : Latitude(N)

Click Map to: Get Information

One Inch = 400 Feet
Feet 200 400 600

Map Report

| PROPERTY PHOTOS:  | | PROPERTY INFORMATION AS OF 10/20/25 12:16:22 AM | | | | | | | PRINTING | |
|---|------------|---|--|-------------------------------------|-------------------------|----------|---------------------------|----------------------|-----------------------|-----------------------|
|  | | Parcel Address: | | 1720 W KING ST, GRANDVIEW, WA 98930 | | | | | Printer-Friendly Page | |
| | | Parcel Owner(s): | | MARLEE HARRIS | | | | | | |
| | | Parcel Number: | | 23092231527 | | | Parcel Size: | | 0.25 Acre(s) | |
| | | Property Use: | | 11 Single Unit | | | | | Detailed Report | |
| TAX AND ASSESSMENT INFORMATION | | | | | | | | | | |
| Tax Code Area (TCA): | | 441 | | | Tax Year: | | 2025 | | | |
| Improvement Value: | | \$313100 | | | Land Value: | | \$56800 | | Print Detailed Map | |
| CurrentUse Value: | | \$0 | | | CurrentUse Improvement: | | \$0 | | | |
| New Construction: | | \$0 | | | Total Assessed Value: | | \$369700 | | | |
| RESIDENTIAL INFORMATION | | | | | | | | | SECTION MAPS | |
| Quality | Year Built | Stories | Main SqFt | Upper SqFt | Bsmt SqFt | Bedrooms | Bathrooms (full/3/4, 1/2) | Garage (bsm/at/bltn) | Carport | Section Map 1in=400ft |
| AVE/GOOD | 2012 | 1.00 | 2364 | | 0/0 | 4 | 2/1/0 | 2/420/0 | | |
| SALE INFORMATION | | | | | | | | | QUICK SECTION MAPS | |
| Excise | Sale Date | Sale Price | Grantor | | | | Portion | | | |
| E019196 | 8/3/2018 | \$220000 | THE DAVID M PEACOCK REVOCABLE LIVING TRUST | | | | N | | | NW-Qt 1"=200ft |
| E044437 | 8/1/2024 | \$485000 | CASEY KIMBERLY K | | | | N | | | NE-Qt 1"=200ft |
| DISCLAIMER | | | | | | | | | SW-Qt 1"=200ft | |
| While the information is intended to be accurate, any manifest errors are unintentional and subject to correction. Please let us know about any errors you discover and we will correct them. To contact us call either (509) 574-1100 or (800) 572-7354, or email us . | | | | | | | | | SE-Qt 1"=200ft | |

| LIVE/CLAY INFORMATION | | | |
|---|-----------|------------------------------------|---|
| Zoning: | R-1 | Jurisdiction: | County |
| Urban Growth Area: | Grandview | Future Landuse Designation: | Urban Residential (Yakima County Plan 2015) |
| FEMA 100 Year: | FEMA Map | FIRM Panel Number: | 53077C2281D |
| | | Download Map | |
| LOCATION INFORMATION | | | |
| + Latitude: 46° 14' 52.480" | | + Longitude: -119° 55' 36.888" | |
| | | Range: 23 Township: 09 Section: 22 | |
| Narrative Description: Section 22 Township 09 Range 23 Quarter SW: SP 7777231 Lot 1 | | | |
| DEED NUMBER | | | |

Yakima County GIS - Washington Land Information Portal

Yakima County Assessor
Yakima County GIS
Yakima County



VALLEY TITLE GUARANTEE

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Assessor Planning Real Estate

FAQ Help Legend Search Tools Overview

Search By: Parcel Number

Parcel #:

Enter a complete or partial PARCEL NUMBER. Parcel Numbers must be at least 8 characters. Click the Search button to continue.

Search

MapScale: 1 Inch = 400 ft.

Overlays: Aerial Photography:

☐ FEMA ☐ Critical Areas
☐ Contours ☐ Utilities

MapSize: Small (800x800)

Maps brought to you by:

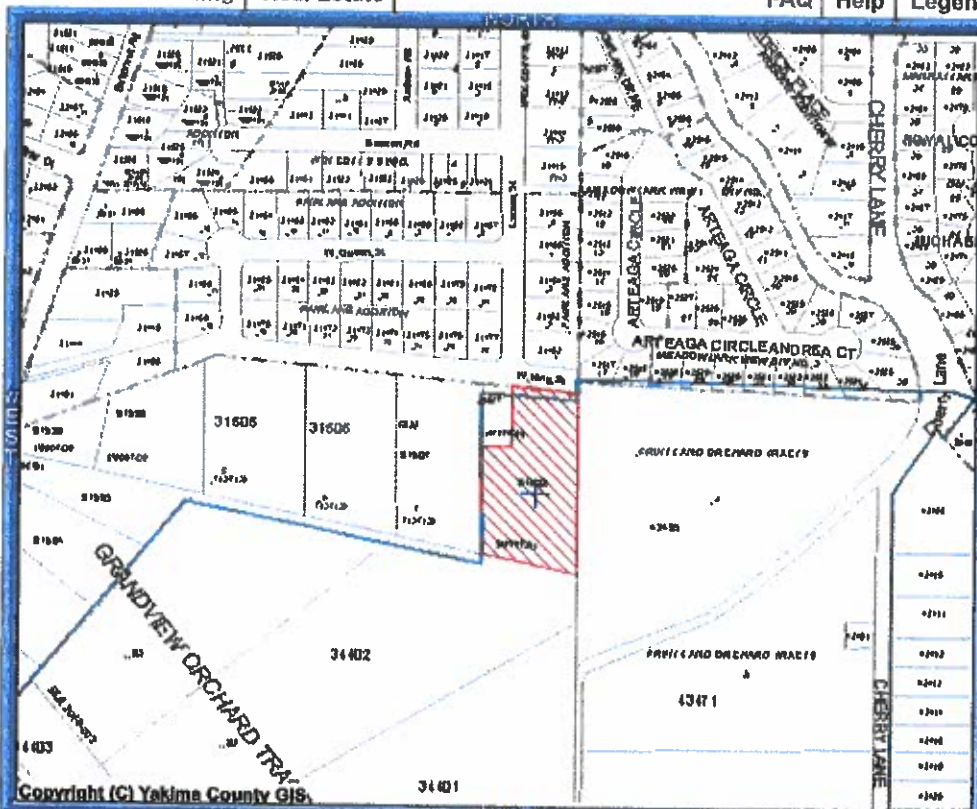
Valley Title Guarantee



Title Insurance & Escrow Service

www.vtgco.com
(509) 248-4442


Map Report



Easting(ft) | Northing(ft)
Longitude(E) | Latitude(N)

Click Map to: Get Information

One Inch = 400 Feet
Feet 200 400 600

| | | | | | | | | | | | | |
|--|------------|---|-----------|-------------------------------------|-----------|----------|---------------------------|-----------------------|---------------------------------|-----------------------|-----------------------|--|
| PROPERTY PREVIEW: 1 2 3 4 | | PROPERTY INFORMATION AS OF 04/20/25 12:16:22 AM | | | | | | | PRINTING | | | |
|  | | Parcel Address: | | 1710 W KING ST, GRANDVIEW, WA 98930 | | | | | | | Printer-Friendly Page | |
| | | Parcel Owner(s): | | RICHARD T & CONSTANCE PEACOCK | | | | | | | | |
| | | Parcel Number: | | 23092231528 | | | | Parcel Size: | | 2.07 Acre(s) | | |
| | | Property Use: | | 11 Single Unit | | | | | | | Detailed Report | |
| TAX AND ASSESSMENT INFORMATION | | | | | | | | | | | | |
| Tax Code Area (TCA): | | 441 | | Tax Year: | | 2025 | | | | | | |
| Improvement Value: | | \$230400 | | Land Value: | | \$121400 | | | Print Detailed MAP | | | |
| Current Use Value: | | \$0 | | Current Use Improvement: | | \$0 | | | | | | |
| New Construction: | | \$0 | | Total Assessed Value: | | \$351800 | | | | | | |
| RESIDENTIAL INFORMATION | | | | | | | | | SECTION MAPS | | | |
| Quality | Year Built | Stories | Main SqFt | Upper SqFt | Bsmt SqFt | Bedrooms | Bathrooms (full/3/4, 1/2) | Garage (bsmt/at/bltn) | Carport | Section Map 1in=400ft | | |
| AVERAGE | 1958 | 1.00 | 1472 | | 1472/1472 | 4 | 3/0/0 | 0/0/0 | | | | |
| SALE INFORMATION | | | | | | | | | QUARTER SECTION MAPS | | | |
| Excise | Sale Date | Sale Price | Grantor | Portion | | | | | | | | |
| No Sales Information Found. | | | | | | | | | | | | |
| DISCLAIMER | | | | | | | | | | | | |
| While the information is intended to be accurate, any manifest errors are unintentional and subject to correction. Please let us know about any errors you discover and we will correct them. To contact us call either (509) 574-1100 or (800) 572-7354, or email us. | | | | | | | | | | | | |
| | | | | | | | | | NW-Qtr 1"=200ft NE-Qtr 1"=200ft | | | |
| | | | | | | | | | SW-Qtr 1"=200ft SE-Qtr 1"=200ft | | | |

| OVERLAY INFORMATION | | | | |
|--|-----------|--------------------------------|---|--|
| Zoning: | R-1 | Jurisdiction: | County | |
| Urban Growth Area: | Grandview | Future Landuse Designation: | Urban Residential (Yakima County Plan 2015) | |
| FEMA 100 Year: | FEMA Map | FIRM Panel Number: | 53077C2281D | Download Map |
| LOCATION INFORMATION | | | | |
| + Latitude: 46° 14' 50.573" | | + Longitude: -119° 55' 35.544" | | Range: 23 Township: 09 Section: 22 |
| Narrative Description: Section 22 Township 09 Range 23 Quarter SW: SP 7777231 Lot 2 | | | | |
| DISCLAIMER | | | | |
| MAP AND PARCEL DATA ARE BELIEVED TO BE ACCURATE, BUT ACCURACY IS NOT GUARANTEED; THIS IS NOT A LEGAL DOCUMENT AND SHOULD NOT BE SUBSTITUTED FOR A TITLE SEARCH, APPRAISAL, SURVEY, FLOODPLAIN OR ZONING VERIFICATION | | | | |

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RESOLUTION NO. 2025-30

**A RESOLUTION OF THE CITY OF GRANDVIEW, WASHINGTON,
APPROVING AMENDMENT NO. 1 TO TASK ORDER NO. 2025-02 WITH
HLA ENGINEERING AND LAND SURVEYING, INC., FOR
THE DYKSTRA PARK RESTROOM RESTORATION**

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. 2025-14 on February 11, 2025 approving Task Order No. 2025-02 with HLA to provide professional engineering services for the Dykstra Park Restroom Restoration; and

WHEREAS, Amendment No. 1 to Task Order No. 2025-02 provides construction engineering administration for the Dykstra Park Restroom Restoration,

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. 2025-02 with HLA Engineering and Land Surveying, Inc., to provide construction engineering administration with an estimated fee of \$21,000 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 April 8, 2025.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

AMENDMENT NO. 1
TASK ORDER NO. 2025-02

REGARDING GENERAL AGREEMENT BETWEEN THE CITY OF GRANDVIEW

AND

HLA ENGINEERING AND LAND SURVEYING, INC. (HLA)

PROJECT DESCRIPTION:

Dykstra Park Restroom Restoration - Construction Engineering
HLA Project No. 25062C

The City of Grandview (CITY) plans to restore the existing public restroom facility within Dykstra Park utilizing funding received from the Recreation and Conservation Office (RCO). The CITY requested HLA Engineering and Land Surveying, Inc. (HLA), provide limited design plans, specifications, engineer's estimate, and bid package for the project in order to contract through the CITY's small works roster. Improvements will consist of new roofing, replacement of interior plumbing and bathroom fixtures, new concrete sidewalk, new drinking fountain, electrical services, and lighting. Engineering design work began immediately following Task Order execution, with construction anticipated to occur during spring of 2025.

REASON FOR AMENDMENT NO. 1

At the direction of the CITY, HLA will provide construction engineering administration for the Dykstra Park Restroom Restoration – Construction Engineering (PROJECT). It is intended that the CITY will provide on-site construction observation, photographs, measurements, monitoring, and preparation of daily reporting for use by HLA in providing construction administration and documentation.

SCOPE OF SERVICES:

The Scope of Services in Task Order No. 2025-02 shall be amended to include the following.

2.0 Construction Engineering

- 2.1 Following Council award authorization, prepare Notice of Award to the Contractor, assemble construction contract documents, and coordinate execution with the CITY and Contractor.
- 2.2 Review Contractor's submission of certificate of insurance and contract bond.
- 2.3 Coordinate and facilitate preconstruction meeting with the CITY, Contractor, private utilities, and affected agencies.
- 2.4 Prepare and transmit notice to proceed to Contractor.
- 2.5 Respond to contractor requests for information (RFI).
- 2.6 Interpret plans and specifications when necessary.
- 2.7 Create and maintain accurate construction documentation for the life of the PROJECT.
- 2.8 Ensure the CITY has all necessary files for audits.
- 2.9 Consult and advise the CITY during construction and make final review and report of the completed work with CITY representatives.
- 2.10 Review acceptance sampling and testing for construction materials.

- 2.11 Review Contractor's submission of samples and shop drawings.
- 2.12 Attend construction meetings as requested by the CITY, anticipated no more twice per month during the duration of improvements.
- 2.13 Perform measurement and computation of pay items.
- 2.14 Prepare and provide monthly progress estimates to the CITY and recommend progress payments for the Contractor.
- 2.15 Monitor the Contractor's compliance with federal and state labor standards.
- 2.16 Conduct final walkthrough inspection with the Contractor, CITY, and HLA. Prepare and transmit punchlist to Contractor.
- 2.17 Prepare and submit Notice of Completion of Public Works Contract (NOC). Monitor lien releases from state agencies.
- 2.18 Prepare and submit recommendation for PROJECT acceptance.
- 2.19 Notify CITY when retainage may be released.
- 2.20 Ensure the PROJECT is completed as designed and contract specifications are adhered to during construction.
- 2.21 Coordinate and administer a PROJECT completion debrief meeting with CITY, HLA, and contractor if requested by CITY.

4.0 Items to be Furnished and Responsibility of the CITY

- 4.8 Furnish an inspector to observe construction for substantial compliance with plans and specifications and CITY Construction Standards, including photographs, measurements, monitoring, preparation of daily reporting, and contractor communications.
- 4.9 Prepare proposed contract change orders and/or force account computations as required.

TIME OF PERFORMANCE:

The Time of Performance included in Task Order No. 2025-02 shall be amended to include the following:

2.0 Construction Engineering

- 2.1 Construction engineering services shall begin upon construction contract award by the CITY to the lowest responsible bidder and extend through notification to the CITY when retainage may be released.
- 2.2 A contract work completion date of May 30, 2025, has been assumed for this project.
- 2.3 Should the Contractor be granted time extensions for construction completion due to recognized delays, requested additional work, and/or change orders, services during construction beyond the assumed contract work completion date of May 30, 2025, shall be billed as additional services.


FEE FOR SERVICES:

The Fee for Services included in Task order No. 2025-02 shall be amended to include the following. The amount listed below may be revised only by written agreement of both parties.

2.0 Construction Engineering

Construction engineering services shall be performed on a time-spent basis at the current hourly billing rates included in our General Agreement, plus reimbursement of non-salary expenses for the estimated fee of \$21,000.

Proposed:



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

3/24/2025

Date

Approved:

City of Grandview
Ashley Lara, Mayor

Date

RESOLUTION NO. 2025-31

**A RESOLUTION OF THE CITY OF GRANDVIEW, WASHINGTON,
ACCEPTING THE OLD INLAND EMPIRE HIGHWAY (WELCH) SANITARY SEWER
IMPROVEMENTS AS COMPLETE**

WHEREAS, the City contracted with C&E Trenching, LLC to perform work for the Old Inland Empire Highway (Welch) Sanitary Sewer Improvements; and,

WHEREAS, the City's Engineer has determined that the work performed by C&E Trenching, LLC on this project is complete and ready for final acceptance by the City Council,

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

The City of Grandview accepts the Old Inland Empire Highway (Welch) Sanitary Sewer Improvements as complete and authorizes staff to release the retainage to C&E Trenching, LLC once the conditions in the March 27, 2025 letter from HLA Engineering and Land Surveying, Inc., have been satisfied.

PASSED by the **CITY COUNCIL** and **APPROVED** by the **MAYOR** at its regular meeting on April 8, 2025.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

RESOLUTION NO. 2025-32

**A RESOLUTION OF THE CITY OF GRANDVIEW, WASHINGTON,
ACCEPTING THE BID FOR THE DYKSTRA PARK RESTROOM RESTORATION
AND AUTHORIZING THE MAYOR TO SIGN ALL CONTRACT DOCUMENTS WITH
PUTERBAUGH GENERAL CONSTRUCTION COMPANY, INC.**

WHEREAS, the City of Grandview has advertised for bids for the Dykstra Park Restroom Restoration; and,

WHEREAS, Puterbaugh General Construction Company, Inc., of Grandview, Washington, has submitted the lowest responsible bid, which bid has been accepted;

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

The Mayor is hereby authorized to sign all contract documents with Puterbaugh General Construction Company, Inc., for the Dykstra Park Restroom Restoration in the amount of \$145,081.80.

PASSED by the **CITY COUNCIL** and **APPROVED** by the **MAYOR** at its regular meeting on April 8, 2025.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY