

**GRANDVIEW CITY COUNCIL
REGULAR MEETING MINUTES
JANUARY 7, 2008**

1. CALL TO ORDER

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

Present were: Mayor Childress and Council members Mike Bren, Pam Horner, Jan McDonald, Bill Moore, Robert Morales, Jesse Palacios and Joan Souders.

Staff present were: City Administrator Scott Staples, City Attorney Jack Maxwell, Public Works Director Gus Arteaga, Fire Chief Pat Mason, Code Enforcement Officer Cory Taylor and City Clerk Anita Palacios.

2. PLEDGE OF ALLEGIANCE

Wendy Martinez, Patrol of the Month at A.H. Smith Elementary School, led the pledge of allegiance.

3. OATHS OF OFFICE

City Attorney Maxwell administered oaths of office to newly elected Mayor Childress and Council members Bren, McDonald, Moore, Morales and Palacios.

Mayor Childress recommended Council member Pam Horner be appointed as Mayor Pro Tem.

On motion by Council member Palacios, second by Council member Souders, Council unanimously confirmed the Mayor's recommendation to appoint Council member Pam Horner as Mayor Pro Tem.

4. PUBLIC COMMENT

Allen Larson, 150 Hickory Road, Grandview expressed concern due to the gang shooting that occurred on New Year's Eve in the area of Cherry Lane and Hillcrest and questioned whether or not the City was working toward getting rid of gang violence in Grandview.

Mayor Childress advised that the Council would be conducting community forums to address this issue. City Administrator Staples informed Mr. Larson of the steps that Council and staff have taken to decrease the gang problem in our community.

Christina Palacios, 806 Butternut, Grandview indicated that the owner of the Flour Shop was anti-doping and sure of her business due to gang activity outside of her business.

5. CONSENT AGENDA

On motion by Council member Horner, second by Council member McDonald, Council unanimously approved the Consent Agenda consisting of the following:

- A. Minutes of the December 17, 2007 regular meeting
- B. City Warrant Nos. 80594-80737 in the amount of \$642,879.51

- C Payroll Warrant approval for December 31, 2007
- D Ordinance No. 2008-1; amending the 2007 annual budget

6. ACTIVE AGENDA

A Rental Property Registration and Inspection Program

Mitch Nicklads, Inspection Service Manager for the City of Pasco, presented Pasco's rental inspection program. He explained that Pasco's program, implemented in 1997, allowed the City to inspect all rental properties to ensure that they complied with city code.

He explained that landlords complete a rental dwelling license application. A license fee of \$30 for the first unit and \$3.00 for each additional unit accompanies the application. The landlord then schedules an appointment for an inspection. The City reviews the application and issues a "provisional" license until the rental inspection has been completed. Inspections take place once every two years. The landlord has up to two years to obtain certification. The license does not transfer with ownership. Landlords were not required to use City inspection services and were free to hire their own inspector.

He explained that when the program was first implemented, the City of Pasco received some resistance from landlords. Over time, the City experienced a larger turnover in rental ownership due to the improvements and upgrades required for some of the rental properties. He noted that since all rental properties were required to meet the same housing standards, landlords began charging similar rental fees, which increased the number of quality renters. The program requires all landlords to properly maintain their rental properties to comply with city code.

Following discussion, Council concurred with the concept of the rental property registration and inspection program and instructed staff to prepare a report detailing the number of rental properties. Council noted the importance of educating landlords on the program. A public hearing will be conducted following meetings with landlords.

B YVCOG Member and Alternate Designation

As outlined in Article IV of the Yakima Valley Conference of Governments (YVCOG) Articles of Association, and according to the YVCOG Bylaws, the City must appoint a member and alternate to represent the City as voting members of the YVCOG General Membership.

On motion by Council member Horner, second by Council member Bren, Council unanimously appointed Mayor Childress as the member and City Administrator Staples as the alternate to represent the City as voting members of the YVCOG General Membership, and instructed the City Clerk to request the Planning Commission select a member to represent the Commission on the YVCOG General Membership.

C Public Hearing – Comprehensive Plan Amendments

Mayor Childress opened the public hearing for the purpose of receiving comments on the City of Grandview's Comprehensive Plan Amendments.

Senior Planner Drew Miller presented the staff report. He explained that the City of Grandview Planning Commission has reviewed the Land Use, Parks and Recreation, Physical Character, Housing, Administration, Transportation and Capital Facilities Elements of the Comprehensive Plan, as required by the Growth Management Act (GMA). All of the updated elements have been submitted and reviewed by the Washington State Department of Community, Trade and Economic Development (CTED), Growth Management Services for a mandatory 60-day state review. Modifications and suggestions recommended by CTED have been incorporated into all of the elements.

All of the Comprehensive Plan elements were interrelated with each other and mutually complement one another. The Comprehensive Plan establishes the community's desirable character and physical pattern of growth and preservation over the next 20 years. The elements provide guidance in balancing the development of resources with the preservation of environmental values. The Comprehensive Plan sets goals and policies for growth that will be implemented through the Grandview Municipal Code, including the zoning ordinance and official zoning map.

The Planning Commission found that the proposed changes to the Comprehensive Plan were in conformity with the requirements of the GMA and the City of Grandview's Comprehensive Plan amendment policies. The recommended revisions incorporate changes in state law, county-wide planning policies, demographics and land use resources. The Planning Commission was of the opinion that the amendment was in harmony with the purposes set forth in the plan, and that the public use and interest would be served.

Findings & Conclusions

1. The proposed changes to the Comprehensive Plan are in compliance with the requirements of the GMA and City of Grandview policies.
2. The proposed changes to the Comprehensive Plan were submitted to CTED for a mandatory 60-day state review and comments received have been incorporated.
3. The public use and interest will be served.
4. Environmental (SEPA) review has been conducted for all Comprehensive Plan elements and no significant environmental impacts were identified.

Recommendation

The Yakima Valley Conference of Governments, acting as planning staff for the City of Grandview, recommended adoption of the findings of fact and that the proposed amendments to the Land Use, Parks and Recreation, Physical Character, Housing, Administration, Transportation and Capital Facilities Elements of the Comprehensive Plan be adopted and submitted to CTED for their records within 10 days of adoption.

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

The public testimony portion of the hearing was declared closed and no further comments were received.

On motion by Council member Palacios, second by Council member Bren, Council unanimously adopted the following findings and conclusions:

- 1. The proposed changes to the Comprehensive Plan are in compliance with the requirements of the GMA and City of Grandview policies.**
- 2. The proposed changes to the Comprehensive Plan were submitted to CTED for a mandatory 60-day state review and comments received have been incorporated.**
- 3. The public use and interest will be served.**
- 4. Environmental (SEPA) review has been conducted for all Comprehensive Plan elements and no significant impacts were identified.**

and adopted the proposed amendments to the Land Use, Parks and Recreation, Physical Character, Housing Administration, Transportation and Capital Facilities Elements of the Comprehensive Plan.

An ordinance formalizing adoption of the Comprehensive Plan Amendments would be presented for Council consideration at the January 22nd meeting.

D Letter of Intent & Petition for Annexation – Earl Eric Horn d/b/a Irland Empire Builders

The City received a Letter of Intent and Petition for Annexation, Comprehensive Plan Amendment and Rezone submitted by Earl Eric Horn d/b/a Irland Empire Builders requesting to annex his property to the City of Grandview. The proposed annexation would include Parcel Nos. 230924-12006, 230924-12007, 230924-12010 and 230924-13011 totaling 16 acres.

The parcels were included in the City's Urban Growth Area and the petitioner requested a Comprehensive Plan Amendment from Commercial to Industrial with an M1 Light Industrial zoning. The parcels were located south of Interstate 82, north of East Wine Country Road and west of Exit 75.

State law required 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.

On motion by Council member McDonald, second by Council member Morales, Council unanimously accepted the proposed annexation submitted by Earl Eric Horn d/b/a Irland Empire Builders, required the simultaneous adoption of zoning regulations consistent with the Urban Growth Area Future Land Use Designations – M1 Light Industrial, and required 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.

Staff advised that the petition for annexation, comprehensive plan amendment and rezone would be forwarded to the hearing examiner to conduct the public hearing process.

E 2008 Public Corporation Appointments

GMC 2.72 provided for the creation of the City of Grandview Public Corporation for the purpose of facilitating economic development and employment opportunities within the city. The Public Corporation has the ability to issue industrial revenue bonds to businesses.

Current Board of Directors and terms were as follows:

David Ballinger – January 1, 2008

Doug Foth – January 1, 2010

Don McFerran – January 1, 2012

Mayor Norm Childress, ex-officio – January 1, 2008

Council member Helen Darr, ex-officio – January 1, 2008

John E. Maxwell, Attorney

John Myers, Treasurer

Scott Staples, Secretary

Staff advised that David Ballinger has agreed to be re-appointed to the Board of Directors for another 6-year term. Staff advised that Council would need to appoint a council member to serve in the ex-officio position for his/her term of office.

On motion by Council member Souders, second by Council member McDonald, Council unani mously appointed Council member Morales to serve in the ex-officio position during his term of office.

A resolution confirming the appointments would be presented for Council consideration at the January 22nd meeting.

F. Resolution No. 2008-1; Authorizing the settlement of the case of the City of Grandview vs. Jesse Garnet E. A.

City Attorney Maxwell explained that the City filed a lawsuit against Jesse Garnet, Grandview Foods LLC, Barrett Brothers Services and Dan Hatch Hauling for damages to infrastructure that occurred on September 26, 2004. After mediation, the City obtained an offer of \$60,000 to settle the matter which summarizes the City for out of pocket costs.

On motion by Council member Palacios, second by Council member Horner, Council unani mously approved Resolution No. 2008-1 authorizing the settlement of the case of the City of Grandview vs. Jesse Garnet E. A.

7. COUNCILMEMBER MEETING REPORTS

Country Park Joint Meeting – A joint meeting with representatives of the City, Fair & Rodeo Board, Chamber, Port District and Schold District to discuss how to maximize the usage of Country Park as an asset to the community was scheduled for Thursday, January 24th, 6:30 p.m. at the Senior Center.

Grandview National Guard Unit Homecoming Ceremony – A homecoming ceremony for the Washington National Guard 790th Chemical Company stationed in Grandview has been scheduled for Sunday, January 13th, 1:30 p.m. at the Sunnyside High School.

YVCOG General Membership Meeting – The YVCOG General Membership meeting will be held on Wednesday, January 16th, 6:30 p.m., at the Sunnyside Community Center.

Downtown Revitalization Plan – On December 27th, a meeting was held with block captains to review a summary of the workshop that was held on December 6th with property owners and merchants. Following that meeting, a revised design plan was being developed for presentation to the Council at the January 22nd meeting. A community forum has been scheduled for Tuesday, February 12, 2008, 6:30 p.m., at the Senior Center to present the design plan to the community. The grant requires that the City submit the project report to the State by the end of March 2008. Staff was in the process of requesting an extension on the design standards grant until June 15, 2008.

Holiday Decorations – Mayor Childress commended staff for their installation of the new holiday decorations downtown.

City Legislative Action Conference – The Association of Washington Cities Legislative will be sponsoring the City Legislative Action Conference on January 30-31 in Olympia.

Ambulance Service District – Today, representatives from the Cities of Grandview, Prosser, Benton County and Yakima County met with the Prosser Memorial Hospital to continue discussions on the formation, governance and operation of an ambulance district and the ambulance service budget deficit. The Hospital has re-evaluated their budget deficit and was now requesting a one-time payment of \$90,000 from the City.

Centennial Committee – Mayor Childress appointed Council members Palacios and Brennan as co-chairs of the Centennial Committee.

8. UNFINISHED AND NEW BUSINESS – None

9. ADJOURNMENT

On motion by Council member McDonald, second by Council member Brennan, Council unanimously adjourned the regular meeting at 9:10 p.m.

Mayor Norm Childress

Anita Palacios, City Clerk