

**GRANDVIEW CITY COUNCIL  
REGULAR MEETING MINUTES  
MARCH 3, 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 Councilmembers Mike Bren, Pam Horner, Jan McDonald, Bill Moore, Jesse Palacios and Joan Souders. Councilmember Robert Morales was absent.

Staff present were: City Administrator Scott Staples, City Attorney Jack Maxwell and City Clerk Anita Palacios.

**2. PLEDGE OF ALLEGIANCE**

Vanessa Thompson, student at Harriet Thompson Elementary School, led the pledge of allegiance.

**3. PUBLIC COMMENT**

Bill Shephard, Lions Club International, 221 North 63<sup>rd</sup> Avenue, Yakima, WA, advised that an open house would be held on March 20<sup>th</sup>, time and place to be announced, to recruit new members for the Grandview Lions Club.

**4. CONSENT AGENDA**

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

- A. Minutes of the February 19, 2008 study session
- B. Minutes of the February 19, 2008 regular meeting
- C. Claim Check Nos. 90203-90304 in the amount of \$126,965.31
- D. Payroll Check approval for February 29, 2008

**5. ACTIVE AGENDA**

**Grandview Resident Outreach**

Council reviewed the comments received from the three public outreach meetings that were held on February 21<sup>st</sup> and 28<sup>th</sup> with approximately 75 residents attending. The purpose of the outreach meetings was to obtain public input on how to fund City services over the next two years. Council discussed the public support for a \$20 vehicle fee for street improvements, the library annexation to the regional system, and a private utility tax increase to raise additional revenue for the current expense fund.

- **\$20 Vehicle Fee for Street Improvements**

Council discussed and concurred with the creation of a Transportation Benefit District (TBD) that would assess a \$20 vehicle fee to raise revenue for street improvements. Council instructed staff to prepare a plan for implementation of the TBD with a description of the proposed street improvements and to review the possibility of exempting recreational vehicles.

- Library Annexation

City Administrator Staples explained that strategically it would be best for the City to wait until next year to consider placing the library annexation on the ballot in order to not jeopardize the joint library project with YVCC. Currently, the \$4 million joint library project was ranked #1 for State funding in the matching grant program for \$2 million. The City and YVCC would need to raise the additional \$2 million by May 2009. He noted that in order for the library annexation to be effective on January 1<sup>st</sup>, it would have to be passed by the May election because it would be a property tax levy. He recommended that the Council consider placing that issue on the May 2010 ballot in order to work through the joint library project and provide for public outreach and education for the library annexation. Annexing the library to the regional system would save the City \$200,000 in the current expense fund.

- Private Utility Tax Increase - Current Expense Fund Revenue

City Administrator Staples advised that an increase in the private utility tax would require a vote of the public and the next special election date was May 20<sup>th</sup>. In order to place an issue on the ballot, Council would need to pass a resolution at the March 17<sup>th</sup> meeting. All ballot issues must be provided to the County Auditor at least 45-days before the election date. The subsequent special election date would be in September.

He recommended a 2% private utility tax increase ballot issue for the May 20<sup>th</sup> special election, which would provide an increased revenue stream beginning in September 2008. The impact of a 2% increase for a typical household would be approximately \$6 per month. The 2% increase would generate approximately \$320,000 in additional annual revenue to the current expense fund and would provide 2009 and 2010 balanced budgets with acceptable fund balances.

He added that the City was recently notified by AWC that the State Economist has revised the revenue estimates for the State and the State would be receiving \$423 million less than what was estimated for the biennium. Half of that money, \$210 million was the result of reduced collection of the State real estate excise tax, which was the funding source of the City-County Financial Assistance Account. The City could anticipate collecting \$20,000 less in 2008.

Council considered the following private utility tax increases 1%, 1¼%, 1½% and 2% and the additional revenue each would generate (i.e., \$160,000, \$200,000, \$240,000, \$320,000).

Council discussed the issue of a sunset provision in order to establish accountability. They discussed two, three and four-year sunset options. City Administrator Staples recommended a three-year sunset.

Councilmember Souders moved and Councilmember Horner seconded a motion to place a ballot issue on the May 20<sup>th</sup> special election to increase private utility taxes 1½% for four years. Following considerable discussion, Councilmember Souders and Councilmember Horner withdrew their motion.

**On motion by Councilmember Bren, second by Councilmember Souders, Council unanimously tabled the discussion of a private utility tax increase to a special meeting on March 10<sup>th</sup> at 6:00 p.m., in order for staff to present additional information.**

**B. Closed Record Public Hearing RE: Horn Petition for Annexation & Rezone**

Mayor Childress opened the closed record public hearing to consider a petition for annexation and rezone commonly known as the Horn Annexation by reading the public hearing procedure.

There was no one in the audience who objected to his participation as Mayor or any of the Councilmember's participation in these proceedings. None of the Councilmembers had an interest in this issue nor did any stand to gain or lose any financial benefit as a result of the outcome of this hearing and all indicated they could hear and consider the issue in a fair and objective manner.

The purpose of the hearing was for the Council to review the record and consider the pertinent facts relating to this issue. No new public testimony was allowed.

City Clerk Palacios provided the following review of the record. On December 19, 2007, the City received a Letter of Intent and Petition for Annexation, Comprehensive Plan Amendment and Rezone submitted by Earl Eric Horn d/b/a Inland Empire Builders requesting to annex his property to the City of Grandview. The proposed annexation included four parcels totaling 16 acres.

At the January 7, 2008 City Council meeting, Council accepted the proposed annexation, required the simultaneous adoption of zoning regulations consistent with the Urban Growth Area Future Land Use Designations—M-1 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. The land use proposal was referred to the Hearing Examiner to conduct the public hearing process.

On February 6, 2008, a public hearing was held before the Hearing Examiner to receive comments on the proposed Annexation, Comprehensive Plan Amendment and Rezone. Following the public hearing, the Hearing Examiner issued his recommendation dated February 20, 2008 entitled Annexation Petition #01-08 recommending approval of the proposed annexation with General Commercial District (C2) zoning.

Staff recommended Council accept the Hearing Examiner's conclusions and recommendation that the Horn Annexation Petition #01-08 be approved with General Commercial District (C2) zoning, a copy of which is attached hereto and incorporated herein as part of these minutes.

Staff further recommended that Council adopt Resolution No. 2008-7 authorizing the intent to annex property known as the Horn Annexation that is contiguous to the City of Grandview and providing for transmittal of said intent to the Yakima County Boundary Review Board for a 45-day review prior to taking final action.

Council requested clarification of the record as follows:

Councilmember Bren questioned Mr. Horn if he would be requesting a Comprehensive Plan Amendment to light industrial at a later date.

Mr. Horn indicated that he would request a Comprehensive Plan Amendment to light industrial next year.

Councilmember Bren asked what allowed uses were different from C-2 commercial to light industrial.

City Clerk Palacios explained that mini storages and wineries were permitted uses in the light industrial zone, but not in the C-2 commercial zone. She noted the Mr. Horn's application for a Comprehensive Plan Amendment would be forthcoming in the next amendment cycle.

Councilmember Palacios asked Mr. Horn if he was satisfied with the Hearing Examiner's recommendation.

Mr. Horn replied absolutely.

Mayor Childress declared the public hearing closed.

**On motion by Councilmember Horner, second by Councilmember Bren, Council unanimously approved Resolution No. 2008-7 authorizing the intent to annex property known as the Horn annexation that is contiguous to the City of Grandview and providing for transmittal of said intent to the Yakima County Boundary Review Board for a 45-day review prior to taking final action.**

## **6. COUNCILMEMBER MEETING REPORTS**

Prayer Breakfast – The Annual Prayer Breakfast hosted by the Grandview Morning Kiwanis and Grandview Ministerial Association will be held on Friday, March 21<sup>st</sup>, 6:30 a.m. at the Immanuel Lutheran Church.

Gang Task Force Recommendation (E2SHB 2712) – E2SHB 2712 would provide tools and funding for local law enforcement and communities to address gang activity passed through the Senate Judiciary Committee.

## **7. UNFINISHED AND NEW BUSINESS – None**

## **8. ADJOURNMENT**

On motion by Councilmember Souders, second by Councilmember McDonald, Council unanimously adjourned the regular meeting at 8:20 p.m.

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Mayor Norm Childress

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Anita Palacios, City Clerk