

**GRANDVIEW CITY COUNCIL
REGULAR MEETING MINUTES
DECEMBER 14, 2010**

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 Pam Horner, Mike Bren, Diana Jennings, Bill Moore, Jesse Palacios, Javier Rodriguez and Joan Souders.

Staff present were: City Administrator/Public Works Director Cus Arteaga, City Attorney Tony Menke, City Treasurer John Myers, Parks & Recreation Director Mike Carpenter, Police Chief David Charvet and City Clerk Anita Palacios.

2. PLEDGE OF ALLEGIANCE

Karla Soberanes, student at McClure Elementary School, led the pledge of allegiance.

3. PUBLIC COMMENT – None

4. CONSENT AGENDA

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

- A. Minutes of the November 23, 2010 study session
- B. Minutes of the November 23, 2010 regular meeting
- C. Claim check Nos. 96942-97066 in the amount of \$179,697.69
- D. Payroll check approval for the November 16, 2010 through November 31, 2010 payroll
- E. Resolution No. 2010-46 authorizing application submittal to the State of Washington Department of Commerce for funding assistance and authorizing the Mayor to sign the Title VI Certification and Grievance Procedure
- F. Resolution No. 2010-48 authorizing the Mayor to sign the Technical Assistance Contract No. 010111GV with the Yakima Valley Conference of Governments
- G. Ordinance No. 2010-27 adopting the budget and confirming tax levies for revenue to carry on the government for the fiscal year ending December 31, 2011
- H. Ordinance No. 2010-29 amending Grandview Municipal Code Sections 13.28.010(A), (B) & (C) setting domestic water rates
- I. Ordinance No. 2010-30 amending Grandview Municipal Code Section 13.28.050 setting domestic sewer rates
- J. Ordinance No. 2010-31 amending Grandview Municipal Code Section 13.28.060(B) setting irrigation water rates
- K. Ordinance No. 2010-32 amending the legal description for the Brett Smith d/b/a Quail Run MHP, LLC, Annexation

5. ACTIVE AGENDA

A. Community Center Project and Funding

Wes Edwards, project architect with the firm of Brockway Opfer Raab Architecture, P.L.L.C. provided the Council with an update on the community center project and estimated project budget. He explained that there had been some additional project costs that were unknown at the community meeting that included site grade differentials, water main relocation and HVAC and electrical costs. He explained that on November 4th a public meeting was held to review the schematic design developed for the community center. The original design concept included a 9,810 square foot building with a 52 x 124 foot pre-engineered steel portion attached to the Young building with two different roof heights. The front of the building included stucco and stone finishes with metal roofs. The building would also include a fire sprinkler system and various other elements. The initial layout of the kitchen in the Young building required a complete demolition and reconstruction. At that time, cost estimates were still in the process of being updated. Shortly after that meeting, further numbers were presented by the engineers for the cost of HVAC and electrical, which raised concerns with the budget. Costs were currently \$150,000 to \$200,000 over budget. Several work sessions with City staff were held to determine options for cutting the budget (i.e., reduce square footage, program space utilization and minimize finishing materials, etc.). After further discussion, a new kitchen layout was reviewed to reduce the amount of demolition to the Young building. The stone and stucco finishes were eliminated and the exterior finish would match the materials currently on the Young building. The cost of a steel and/or wood frame building were evaluated and it was determined that the administration area in the main building would be wood frame construction rather than pre-engineered steel at a cost savings of \$70,000 to \$80,000. Use of steel construction was still being considered for the multi-purpose room. The fire sprinkler system at a cost of \$40,000 to \$50,000 was also eliminated from the budget, but would be included as an alternate bid item. The current design included a 9,780 square foot building with a 52 x 72 foot steel structured multi-purpose room. Based on the new plan, the full cost estimate was still \$30,000 over the budgeted \$1.37 million including all fees, permitting and other soft costs involved in the project. The budget also included \$52,000 for construction contingency. Overall construction costs were approximately \$106 a square foot, which was bare minimum for a prevailing wage project. Alternates would be included for increasing the size of the multi-purpose room, a fireplace in the dining room, and a portable stage. The watermain relocation would be completed by the City crew prior to construction. The other issue was the site grade difference. From the Young building south to the fence there was an 18-inch site grade difference. It was preferred that the site be level, but that would require additional costs to the project for re-grading and re-design of the site and parking lot area. In order to reduce costs, internal ramps would be included in the design of the building: a 6-inch ramp from the Young building into the dining hall and a 12-inch ramp from the dining hall to the main building.

City Administrator Arteaga noted that in order to reduce costs, the full-size gymnasium had been reduced to a multi-purpose room.

Mr. Edwards explained that the width of the court in the multi-purpose room would be about the size of a middle school gym at 42 feet wide from stripe to stripe, but would not be as long as a middle school gym which was 84 feet. Due to site constraints, the width of the multi-purpose room could not be increased, but the length could be increased. An alternate would be included

in the bid specifications to increase the length. Overall, the multi-purpose room would still be used as a practice area for basketball, volleyball and other activities.

City Administrator Arteaga expressed the importance of informing Council of the current design based on budget projections. Due to the limited budget, the bidding climate would determine whether additional funding would be needed.

Parks & Recreation Director Carpenter advised that staff had been in contact with individuals and a few businesses that would be willing to provide some furnishings.

Mr. Edwards concluded that the architects and staff would continue to refine the design once HVAC and electrical costs were received. Currently, the budget appeared fine and staff was hopeful favorable bids would be received.

B. Resolution No. 2010-47 authorizing the Mayor to sign the 2011 Interlocal Corrections/Detention Agreement with Yakima County

Police Chief Charvet explained that the 2011 Interlocal Corrections/Detention Agreement with Yakima County provided for no increase to the daily rate for next year and just a slight increase in the rates for electronic home monitoring. In addition, the agreement included the inmate billing procedures for the Lower Valley Cooperative Cities, along with the new medical acceptability criteria and the removal of all language pertaining to the Lower Valley transport system. The agreement continued to provide the option for a supervised work crew to be established through separate contract.

With respect to the Lower Valley transport system, Police Chief Charvet explained that effective December 31st the transport system would be terminated due to budget constraints of the Yakima County Department of Corrections. Representatives from the various Yakima County law enforcement agencies met with the Yakima County Sheriff, Yakima County Court Administrator, Yakima County Department of Corrections and State Patrol to discuss this issue and determine options and cost effective ways to continue some type of transport system in the Lower Valley.

On motion by Councilmember Horner, second by Councilmember Jennings, Council unanimously approved Resolution No. 2010-47 authorizing the Mayor to sign the 2011 Interlocal Corrections/Detention Agreement with Yakima County.

C. Ordinance No. 2010-28 adopting the City of Grandview 2011 Non-Union Salary Schedule and amending the City Personnel Manual Non-Union Monthly Salary Matrix

City Clerk Palacios clarified that Ordinance No. 2010-28 set salaries to reflect a 0% increase of the 2010 non-union annual salaries beginning January 1, 2011.

On motion by Councilmember Palacios, second by Councilmember Moore, Council unanimously approved Ordinance No. 2010-28 adopting the City of Grandview 2011 Non-Union Salary Schedule and amending the City Personnel Manual Non-Union Monthly Salary Matrix.

6. **UNFINISHED AND NEW BUSINESS** - None

7. **CITY ADMINISTRATOR AND/OR STAFF REPORTS**

SVID Canal Piping Project – Sunnyside Valley Irrigation District's canal piping project was currently underway along Bonnieview Road.

Downtown Alive Improvement Project – The final walk through for the Downtown Alive Project was completed today. There were a few panels in the sidewalk that would need to be re-poured prior to final project close-out. The banners should be received this week and would be installed following the holidays. Construction of the archway was proposed to begin in March.

8. **MAYOR & COUNCILMEMBER MEETING REPORTS**

Yakima County HOME Consortium Sub-Recipient – Councilmember Palacios advised that the Yakima Valley Conference of Governments had submitted a request for qualifications to be the sub-recipient for the administration of the HOME Single Family Rehabilitation Project through the Yakima County HOME Consortium. The City was a member of the Yakima County HOME Consortium and Councilmember Palacios sits on the committee. He recommended the City agree to select YVCOG. Council concurred.

YVCOG General Membership Meeting – Mayor Childress attended the YVCOG General Membership meeting on December 8th in Yakima.

Cocoa & Carols Holiday Event – Councilmember Souders thanked Councilmembers Horner and Jennings for their assistance at the Cocoa & Carols holiday event.

9. **EXECUTIVE SESSION**

Mayor Childress adjourned the regular meeting to an executive session at 8:00 p.m., for approximately 30 minutes to discuss union negotiation with the aforementioned Mayor, Councilmembers, City Administrator, Police Chief and City Attorney present. Councilmember Palacios recused himself from the executive session. The executive session was extended an additional 20 minutes at 8:30 p.m.

The regular meeting resumed at 8:50 p.m. with the aforementioned Mayor, Council and staff present.

10. **ADJOURNMENT**

On motion by Councilmember Jennings, second by Councilmember Souders, Council unanimously adjourned the regular meeting at 8:50 p.m.

Mayor Norm Childress

Anita Palacios, City Clerk