

**GRANDVIEW CITY COUNCIL
STUDY SESSION MINUTES
MARCH 3, 2008**

1. CALL TO ORDER

Mayor Norm Childress called the study session to order at 6:00 p.m. in the Council Chambers at City Hall.

Present were: Mayor Norm Childress and Councilmembers Mike Bren, Jan McDonald, Bill Moore, Jesse Palacios and Joan Souders. Councilmember Pam Horner arrived at 6:25 p.m. Councilmember Robert Morales was absent.

Staff present were: City Administrator Scott Staples, City Attorney Jack Maxwell, Public Works Director Cus Arteaga, Parks & Recreation Director Mike Carpenter and City Clerk Anita Palacios.

Also present was City Engineer Jeff Louman of Huibregtse, Louman Associates, Inc.

2. DOWNTOWN REVITALIZATION PROJECT

City Administrator Staples presented the public involvement chronology for the downtown revitalization project as follows:

September 11, 2007 - The Downtown Revitalization Committee met to review grant award and planning grant components.

September 18, 2007 - The Downtown Revitalization Committee toured Walla Walla downtown business core.

October 15, 2007 - The Downtown Revitalization Committee met to discuss the public input process.

December 6, 2007 - A Business property owners' workshop had twenty four participants. Two design concepts were reviewed. Five working groups completed a 'preference matrix'. The results showed that the participants liked the concept of wider sidewalks with amenities but did not want to lose parking capacity.

December 27, 2007 - A Block Captain meeting was held. Ten captains reviewed the results of the Business Owner Property Workshop. The majority of Block Captains supported the wide sidewalk concept with modified parking to achieve this. The preferred concept developed was 'Alive Downtown'.

January 22, 2008 - A Grandview City Council study session took place. The council was briefed on the project history and meetings to date, the preferred option 'Alive Downtown', cost estimate and parking options within the downtown core area. The council concurred with the 'Alive Downtown' concept and instructed staff to hold a community forum.

February 12, 2008 - Fifty three community members signed in for the forum. After a briefing from the Mayor, city staff and a Yakima business owner speaking of Yakima's revitalization success, they reviewed the 'Alive Downtown' concept with city staff and consultants. Written

and verbal comments were recorded throughout the forum. In summary, there was strong support for improving downtown. Some expressed the desire to have a place they could enjoy and be proud of. Some commented on whether diagonal parking on Division Street should be located on the west or east side. Concerns regarding deliveries and pick-ups at the hardware store were discussed. The need to enforce parking time limits was mentioned as a way to assist with making parking in downtown more accessible. A list of the comments received were distributed to Council.

Staff would be conducting a meeting with downtown property and/or business owners on March 5th to review the comments received at the community forum and to discuss two-hour parking enforcement in the downtown business core.

City Administrator Staples informed Council that the preliminary cost estimate for the project was \$3 million. \$1 million would be appropriated from the City's water fund. Staff would pursue grant opportunities for the remaining \$2 million.

Public Works Director Arteaga advised that he met with Ace Hardware and recommended an alternative route that would accommodate their delivery trucks.

Councilmember Souders recommended implementing a 10-minute loading zone downtown for businesses such as Ace Hardware, Napa Auto Parts, etc.

City Administrator Staples noted that the second phase of the grant was designated to develop building design guidelines. Architect Sheri Brockway would be preparing a draft plan for review with the downtown property owners and merchants. Once complete, the building design guidelines would be presented to Council for codification and enforcement.

The City's contract with CTED provided that the grant project be closed out and a final plan submitted to the State by March 31, 2008. A public hearing to close-out the project would be scheduled for the March 17th Council meeting along with a resolution to adopt the Downtown Development and Design Plan.

3. FEASIBILITY REVIEW FOR SOCCER FIELDS AT NEW CEMETERY PROPERTY

In December 2007, staff was directed to examine the feasibility and associated costs to establish soccer fields at the new cemetery property located south of the Public Works Shop. Parks & Recreation Director Carpenter met with representatives of the Lower Valley Youth Soccer Association (LVYSA) to conduct a site visitation. It was concluded that the most southern portion of the site would be level enough to provide one full sized, one intermediate and additional open space to set up three or four smaller fields. Staff emphasized that due to the usage of hand line irrigation, portions of the playing fields would not be available on any given day or evening. Staff would need to work closely with the LVYSA so that the scheduling of games and irrigation would maximize potential usage.

In terms of development costs, staff estimated that a graveled parking strip with railroad tie barriers, domestic water extension with a drinking fountain and semi-permanent goal posts constructed of 4" heavy duty PVC piping could all be installed for an estimated \$5,000. Irrigation Specialists committed to donating most of the PVC piping to construct the goals. The

proposed parking area would encompass both parallel parking at the turn around located at the end of North Willoughby Road and a 300' X 30' graveled strip at the southwest edge of the property. The LVYSA would be responsible for renting and maintaining a portable restroom unit that would be placed between the parking area and playing fields. There was a good possibility of requesting volunteer help from the LVYSA during various phases of the site development.

An Agreement between the LVYSA and City would need to be compiled to outline responsibilities including a requirement for liability insurance indemnifying the City and holding us harmless.

If Council desired to pursue this venture, staff recommended installation of underground irrigation within the soccer field area at an estimated cost of \$10,000. This improvement would cut back on labor associated with the changing of hand lines and make each playing area readily available for games and practices during daylight hours.

Following discussion, Council instructed staff to obtain the actual cost for installation of an automated irrigation system and pursue grant opportunities with local civic groups and the Legends Casino.

4. SWIM POOL DIRECTION

One of Council's priorities for 2008 was to re-visit the swim pool project and direction. The original focus was to review a statistical valid survey of the registered voters to determine what option or plan would be supported. Based on recent discussion with TSE Architecture, it would cost the City approximately \$5,000 to develop each option which included drawings, construction cost estimates, and maintenance/operations versus revenue forecasts.

Parks & Recreation Director Carpenter contacted former members of the Grandview Park and Recreation Service Area (GVPRSA) Board to gain feedback on this issue. Summarized below were various points of consensus amongst the former GVPRSA Board:

- It was the general desire of this group to first meet informally to begin the planning process.
- A scaled back facility, perhaps at the existing site at Westside Park, might be worth pursuing. Based on the 2005 bond election results, the once proposed Family Aquatic Center appeared to be a dead issue and has probably run its course in Grandview.
- It was emphasized to seek involvement of opponents of the last proposal in order to foster a total community effort.
- A survey of the registered voters should be considered with scaled down and less expensive options.
- There must be a supportive and united front in terms of the options presented this time around. Some former board members thought that significant changes and revisions at the last minute hurt the effort in the previous attempt to sell the project to the voters of the community.

Staff recommended Council meet with the former GVPRSA Board to establish new direction and strategies pertaining to the swim pool project.

Following discussion, Council instructed staff to review the composition of the GVPRSA Board, develop a list of proponents and opponents of the swim pool project, schedule public outreach meetings to discuss the project, and take photographs of the existing pool facility for use at the outreach meetings.

5. ADJOURNMENT

The study session adjourned at 7:00 p.m.

Mayor Norm Childress

Anita Palacios, City Clerk