

**GRANDVIEW CITY COUNCIL
STUDY SESSION MINUTES
NOVEMBER 17, 2008**

1. CALL TO ORDER

Mayor Norm Childress called the study session to order at 5:00 p.m. in the Council Chambers at City Hall.

Present were: Mayor Norm Childress and Councilmembers Mike Bren, Pam Horner, Diana Jennings, Jan McDonald, Bill Moore, Jesse Palacios and Joan Souders.

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

2. 2009 PRELIMINARY BUDGET

City Treasurer Myers presented the following budgets:

- Community Support Services (Election Services, Emergency Services-County, Pollution Control, Information Services, Alcoholism-Yakima County Health District, Community Events) – Notable changes for 2009 included funding of the City's Centennial Celebration and funding of Prosser Memorial Hospital community ambulance service.
- Accounting Services (Fiduciary Services, Auditing) – No notable changes for 2009.
- General Obligation Bond Redemption – The G.O. Bonds issued in 1992 to construct a new Fire Station and remodel the existing Police Department facilities would mature at the end of 2012.
- Capital Improvements – Notable changes for 2009 included the following capital and maintenance items:
 - G. Young Building Improvements at Country Park \$20,000
 - Country Park pathway improvements \$20,000
 - Purchase of Fire Department staff/equipment vehicles \$45,000

Following discussion, Council agreed to change the allocation of capital improvement funds as follows:

- Country Park Improvements (matching funds) \$20,000
- East entrance Improvements (Rose Garden) \$20,000
- Purchase of Fire Department staff/equipment vehicles \$45,000
- Community Development Block Grant – Neighborhood infrastructure improvement project in the Grandridge area.
- Water/Sewer Revenue Redemption – Outstanding bond issues and their respective years of origin and maturity:
 - W/S revenue bonds for improvements to the WWTP 1999-2009
 - W/S revenue bonds for improvements to the water and sewer systems 2005-2019
- Equipment Rental and Replacement – The following equipment was scheduled for

replacement:

- Computer network at City Hall – printer, laser, color and (2) network workstations

City Clerk Palacios presented the following budgets:

- Municipal Court Services – No notable changes in 2009.
- Clerk Services – No notable changes in 2009.
- Risk Management Services – No notable changes in 2009.
- Human Resource Services – No notable changes in 2009. Included funds for employee appreciation and employee wellness.
- General Facilities Services – No notable changes in 2009.
- Planning & Community Development Services – No notable changes in 2009.

3. JOINT MEETING WITH PORT OF GRANDVIEW AND YAKIMA COUNTY DEVELOPMENT ASSOCIATION

Present on behalf of the Port of Grandview were Commissioners Dr. Ron Grow and Jim Sewell.

Present on behalf of the Yakima County Development Association (YCDA) was Executive Director Dave McFadden.

Commissioner Sewell explained that the primary focus of the Port District was to market commercial and industrial property. The Port currently has two industrial parks. The Wallace and Stover industrial parks were developed by the Port over the past 20 years. The Port has approximately 83 acres available for sale; Wallace property has approximately 25 acres and the Stover property has approximately 58 acres. Both of these properties were fully developed. The Port would like to construct an internal road infrastructure system on the Wallace property to provide better access to the back lots. A new marketing policy has been developed which provides for more advertising and signage for the Port property. The Port was also working with realtors who specialize in industrial and commercial real estate to market the property. He requested the City's assistance in working with the Department of Transportation to erect freeway directional signs on Interstate 82 for the Port property. He explained that there would need to be a reduction in the number of signs on I-82 for Grandview's Exit 73 before a new sign could be erected to help attract businesses to the area. During this year, the Port has sold three parcels of land; two existing businesses would be relocating to the Wallace property and one new business. The Port has also reacquired a 10-acre site that was sold a number of years ago. The Port was expecting a new operation on that site that would result in 10-20 new jobs.

Commissioner Grow added that businesses located on the Port property include Platt Electric, which has four employees, Irrigation Specialists has eight employees, DionBilt Manufacturing has 42 employees and Columbia River Steel has 24 employees. Other businesses include Prosser Memorial Hospital Ambulance Service, Sam's Cycle and Valley Spray. He expressed concern with the failure of the EMS levy and the possible relocation of the ambulance service. He also expressed concern with the loss of Wild River Foods.

Commissioner Sewell encouraged continued partnerships with the City and YCDA. He noted that there were certain funding opportunities that the Port was not eligible to apply directly, but could apply in partnership with the City as the lead agency. Previous cooperative partnerships between the Port and City included funding for the Stover property infrastructure development.

Mr. McFadden explained that YCDA (New Vision) was a public-private non-profit corporation created to manage a countywide economic development effort. YCDA has worked to recruit new business and help local industry expand. Every five years, YCDA establishes new goals to guide and focus its activities. These action plans coincide with fundraising efforts to sustain YCDA's efforts. The strategic plan for 2009-2013 included:

- Implementing an economic diversification initiative that enhances the Yakima County economy. Efforts would be spearheaded by a private-public partnership that focuses on marketing Yakima County as a destination for new corporate facilities: responding to companies interested in expanding or relocating to Yakima County; growing and retaining local manufacturers, other key businesses and entrepreneurs; providing leadership on issues that affect our local business climate; and initiating or supporting community projects that improve our Valley's image or aesthetic appeal.
- Attracting new industry to Yakima County as part of its efforts to diversify and strengthen the regional economy: continue public relations and marketing efforts to promote the Yakima Valley as a place to do business; use target industry teams to support marketing and recruitment activities within sectors where Yakima County enjoys key business climate assets and advantages; maintain and build relationships with professional site selectors; respond quickly with customized recruitment proposals to interested clients and prospects; continually improve and update website; and continue to work cooperatively with realtors, developers and property owners to maintain information on available sites and facilities.
- Responding to the needs of manufacturers, key businesses, and entrepreneurs recognizing that they are a significant source of new jobs, investments and wealth creation within our region: provide in-depth assistance to manufacturers and other business so they can generate new jobs; conduct outreach with key local employers to identify companies needing assistance or broader industry issues; package specialized resources to support business expansion or retention activities; help companies save money or improve productivity by helping them secure tax or workforce training credits or resource; organize and develop public and private workforce training programs on behalf of key cluster industries; develop an entrepreneur association that serves as a focal point for growing and establishing promising ventures in the Valley; coalesce the region's business assistance providers, successful entrepreneurs, and emerging business owners to promote and drive the health of key commercial ventures; and organize interested investors to screen and invest in promising enterprises.
- Provide leadership and energy on the Yakima Valley's key community issues in order to drive economic diversification: maintain a regional permitting and regulatory customer service committee to ensure that government regulations and permitting functions do not inhibit chances for economic diversification; work with local education, workforce training and business stakeholders to raise educational attainment and provide industry driven worker training initiatives; work with organizations to address the Valley's self image challenges; participate in public relations activities that enhance civi provide; educate the community about the Valley's virtues and progress; work with local, state and federal legislative bodies to support and develop public policies that improve the local business climate; cooperatively develop a professional and technical employee attraction and retention program; administer the County Supporting Investments in Economic Diversification (SIED) fund to guide and target public investment and prepare industrial areas for future development.

He noted that the year began with a fair amount of positive economic activity with companies looking at expanding or relocating to the area, but due to the downturn in the economy the companies have postponed decisions on their projects. Companies that have relocated or expanded to the Yakima Valley during the past three years have created 1,200 jobs. YCDA works closely with both existing and new companies to ensure they take full advantage of the programs that could save businesses time or money. Companies expanding in Yakima County can tap into a variety of tax, financing, and employee training incentives.

Council discussed the need to develop a marketing brochure for the City and also one for Country Park.

In closing, Mr. McFadden requested that Council consider renewing their contract with YCDA this year. This was a special request as the current contract was not set to expire until 2009. YCDA asked for this change so that all the local government partners have contracts that start and end at the same time. Synchronizing public sector contributions around their time frame for fundraising would be a big assistance for YCDA. He provided a draft contract for \$5,000 per year (no increase) starting in 2009. The contract would provide for annual payments, subject to annual renewal, through 2013. Council would consider the YCDA contract renewal at the December 1st meeting.

4. **ADJOURNMENT**

The study session adjourned at 6:55 p.m.

Mayor Norm Childress

Anita Palacios, City Clerk