

**GRANDVIEW CITY COUNCIL
MEETING AGENDA
TUESDAY, JUNE 23, 2015**



<u>REGULAR MEETING – 7:00 PM</u>		<u>PAGE</u>
1.	CALL TO ORDER & ROLL CALL	
2.	PLEDGE OF ALLEGIANCE	
3.	OATH OF OFFICE: Council Position 6 – Dennis McDonald appointment	1
4.	PRESENTATIONS	
A.	Scott Miller, Director w/Yakima Valley Office of Emergency Management RE: 2015 Emergency Management Program	2-7
5.	PUBLIC COMMENT	
6.	CONSENT AGENDA	
A.	Minutes of the June 9, 2015 regular meeting	8-10
B.	Payroll Electronic Fund Transfers (EFT) Nos. 5391-5395 in the amount of \$108,784.37	
C.	Payroll Check Nos. 8134-8155 in the amount of \$91,484.54	
D.	Payroll Direct Deposit 06/01/15 – 06/15/15 in the amount of \$131,693.18	
E.	Claim Check Nos. 108340-108421 in the amount of \$195,541.28	
7.	ACTIVE AGENDA	
A.	Public Hearing – 2016-2021 Six-Year Transportation Improvement Program	11-12
B.	Resolution No. 2015-32 adopting the 2016-2021 Six-Year Transportation Improvement Program	13-21
C.	Closed Record Public Hearing – Petition for Annexation & Rezone – Port of Grandview, Lois Higgins Family LLC & Kenneth J. Castle	22-39
D.	Resolution No. 2015-33 authorizing the petition to annex properties known as the Port of Grandview, Lois Higgins Family LLC & Kenneth J. Castle that is contiguous to the City of Grandview and providing for transmittal of said petition to the Yakima County Boundary Review Board for a 45-day review prior to taking final action	40-43
E.	Resolution No. 2015-34 approving Change Order No. 1 with Inland Asphalt Company for the East Wine Country Plaza Improvement Project	44-58
8.	UNFINISHED AND NEW BUSINESS	
9.	CITY ADMINISTRATOR AND/OR STAFF REPORTS	
10.	MAYOR & COUNCILMEMBER MEETING REPORTS	
11.	EXECUTIVE SESSION	
12.	ADJOURNMENT	



207 W. 2nd Street • Grandview, Washington 98930 • Tel: (509) 882-9200 • Fax: (509) 882-3099 • www.grandview.wa.us

June 10, 2015

Dennis McDonald
417 Sherilyn Court
Grandview, WA 98930

It is my pleasure to advise you that the Grandview City Council at their meeting on May 9, 2015 confirmed the recommendation of Mayor Norm Childress to appoint you to fill the unexpired term of Position 6 vacated by Councilmember Robert Ozuna. The unexpired term will expire on December 31, 2015. As a member of the City Council, you will play a significant role in providing input and support towards our community's best interests.

We would appreciate you attending the next Council meeting on Tuesday, June 23, 2015, 7:00 p.m., to be sworn into your new Council position.

On behalf of the City Council, thank you for agreeing to serve the citizens of our community. Your dedication is greatly appreciated.

Sincerely,

CITY OF GRANDVIEW

A handwritten signature in cursive script, appearing to read "Anita G. Palacios".

Anita G. Palacios, MMC
City Clerk

AGP

cc: Mayor Norm Childress
Cus Arteaga, City Administrator/Public Works Director

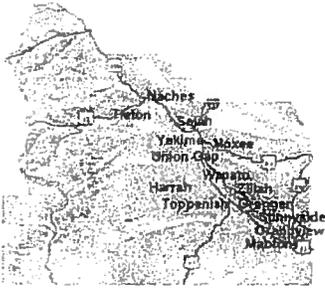
Yakima Valley Office of Emergency Management Strategic Plan

The Yakima Valley Office of Emergency Management establishes a framework for an effective system of comprehensive emergency management. The system includes providing service, equipment, and personnel to participating political subdivisions to assist them in effecting emergency operational plans and programs. The purpose of this system is to:

- "Reduce the vulnerability of people and communities of this county to damage, injury, and loss of life and property resulting from natural, technological or man-made emergencies, catastrophes, or hostile military or paramilitary action."
- "Prepare for prompt and efficient response and recovery to protect lives and property affected by emergencies."
- "Respond to emergencies using systems, plans, and resources necessary to preserve the health, safety and welfare of persons affected by the emergency."
- "Recover from emergencies by providing for the rapid and orderly start of restoration and rehabilitation of persons and property affected by emergencies."
- "Provide an emergency management system embodying aspects of preparedness-emergency preparedness and post-emergency response, recovery and mitigation."

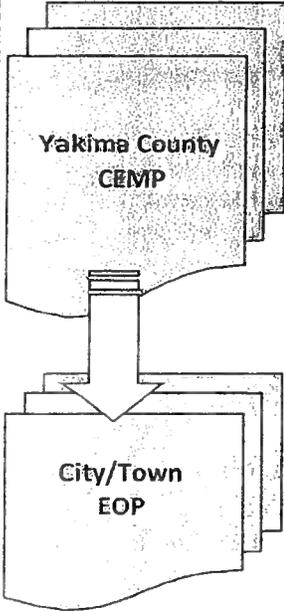
OEM 2015 COMMITMENT
DEVELOP AND MAINTAIN EMERGENCY MANAGEMENT PLANS AND DOCUMENTS
Director Visits to City/Town Council Meetings
Review and revise the Emergency Operations Plan (EOP)
Review and revise the 2010 Hazard Mitigation Plan city/town annexes for 2015 Update
Revise the Emergency Coordination Center (ECC) Standard Operating Procedure (SOP)
ON-SITE ACTIVITIES
Hazard-Specific work/study sessions
Conduct tabletop exercises
Other activities as requested by the city/town

OEM STAFF CONTENTS	
Scott Miller, Director Office: 509.574.1904 Cell: 509.429.0065	
Charles Erwin, Senior Program Analyst Office: 509.574.1905	
Lisa Truhlicka, Administrative Assistant Office: 509.574.1903	



Yakima County Comprehensive Emergency Management Program (CEMP) and City/Town Emergency Operations Plan (EOP)

Overview



The CEMP is a generic, strategic program.

The Plan, *Yakima County Comprehensive Emergency Management Program*, provides strategic emergency planning guidance for jurisdictions consisting of the fourteen cities and towns within the county, unincorporated areas of the county, as well as special districts and private organizations. The Program is subdivided into a Basic Plan and Sections 1-6 (Continuity of Operations, Mitigation, Preparedness, Response, Recovery, and Special Subjects), furthering defining strategic guidance. Maintaining an approved CEMP is required for the cities/towns and the county by the Revised Code of Washington (RCW) 38.52 and 39.34. and the Washington Administrative Codes 118.04, 118.30, and 296-62-3112.

The City/Town Emergency Operation Plan.

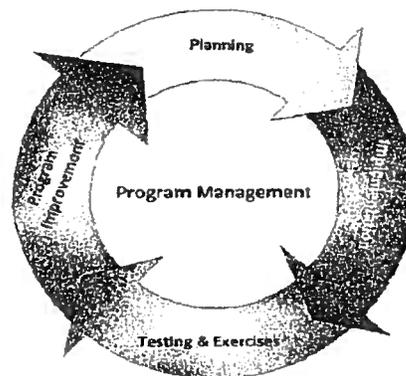
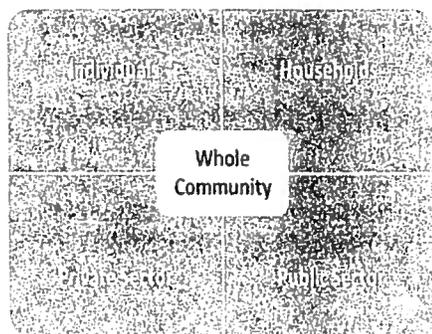
The Emergency Operations Plan (EOP) utilizes the strategic guidance, as defined in the CEMP, to develop a framework for coordinating the city/town response to emergencies and major disasters. As defined in the WAC 118-30-070 Program elements – essential components of an emergency management program. The EOP is the central part of the jurisdiction's emergency management program. (See: Page 3)

WAC 118-30-070 Program elements – essential components of an emergency management program.

(1) Each political subdivision shall have:

- (a) Ability to implement federal grant and reporting requirements.
- (b) Legal statutes and regulations (ordinances) establishing authority for development and maintenance of the program. The statutes and regulations shall be reviewed on a regular basis and updated as necessary.
- (c) A hazard identification and vulnerability analysis.
- (d) Participation in an emergency planning district in accordance with 118-40-150 WAC and the district's local emergency planning committee.
- (e) Access to pre- and post-disaster mitigation program that regularly uses resources to mitigate the effects of emergencies associated with the risks or hazards identified.
- (f) Plans in place which describe emergency response, continuity of operations, continuity of government, and transition to recovery from emergencies and disasters.
- (g) A current comprehensive emergency management plan (as described in WAC 118-30-060) consistent with the Washington State Comprehensive Emergency Management Plan.
- (h) A resource management system that includes objectives and implementing procedures that address the identification, location, acquisition, storage, equipment maintenance and testing, timely distribution, and accounting for services and materials to address the hazards identified by the program.

- (i) Ability to document emergency workers and mobilize community support.
 - (j) Capability to manage spontaneous volunteers and donations.
 - (k) Protocols in place for sharing resources across jurisdictional lines as needed during response and recovery.
 - (l) A plan to communicate both internally and externally with emergency management program stakeholders, emergency personnel, and the public. Emergency management programs should have a communications plan that provides for using, maintaining and augmenting the equipment necessary for efficient preparation for, response to, and recovery from emergencies.
 - (m) Primary and alternate emergency operations centers to adequately support response and recovery activities. Primary emergency operations center should be capable of being activated within two hours.
 - (n) Incident management tools and structure within emergency operations centers to analyze emergency incidents and provide for clear and effective decision making for response and recovery.
 - (o) A training program that includes the assessment, development, and implementation of appropriate training for program staff, emergency management and response personnel, key public officials, decision makers, and the public in accordance with the National Incident Management System Implementation Plan. Training shall include the recommended FEMA professional development series and incident command system courses for emergency management staff.
 - (p) Access to and participation in an exercise program that includes evaluation and corrective action process designed to improve and/or validate plans.
 - (q) A public information plan that includes the capability of participation in a joint information system.
 - (r) A continuity of government and operations plan.
 - (s) Procedures for documenting critical elements that lead to critical decisions made during emergency operations center activations.
 - (t) A public education capability or participation in a public education capability.
- (2) Enhanced emergency management programs include the following elements and should be considered as part of enhanced programs.**
- (a) Fiscal and administrative procedures which support and document day to day and/or disaster operations.
 - (b) A dedicated emergency management budget funded from local sources.
 - (c) Ongoing process that provides for coordinated input by emergency management program stakeholders, areas that would benefit from input include: policies, plans, ordinances, budget, public education, strategies, and emergency issues.
 - (d) Institutionalize a formal stakeholder committee that is representative of the "whole community".
 - (e) Encompass prevention responsibilities, processes, policies, and procedures.



H

- (3) To execute the special powers conferred upon him by this agreement or by resolution adopted pursuant thereto, by powers conferred upon him by statute, or by agreement approved by the ESC or other lawful authorities.
- (4) To request necessary personnel or material of any county, city or town department or agency. Officers and employees of these counties, cities, and towns with those volunteer forces enrolls to aid them during a disaster, and groups, organizations and persons who may by agreement or operation of law charged with duties, incident to the protection of life and property in these counties, cities, and towns during disaster, shall constitute the emergency services organization of the counties, cities and towns.

SERVICES TO BE PROVIDED TO PARTICIPATING SUBDIVISIONS

The Yakima County Department of Emergency Services shall provide service, equipment, and personnel to participating political subdivisions to assist them in effecting emergency operational plans and programs, to include the following:

- A. To provide an Emergency Services organization to coordinate operational activities and to minimize death, injury and damages for periods before, during and after an enemy attack, natural disaster or man-caused disaster.
- B. To coordinate local Emergency Services planning with the federal government, State of Washington, neighboring counties, military organizations and other support agencies.
- C. To provide for the effective utilization of resources within or from outside these jurisdictions to minimize the effects of disaster and to request assistance as needed through established Emergency Services channels, county to state, to region, to national.
- D. To recruit, register and identify personnel and to seek compensation coverage for volunteers who suffer injury or equipment loss as a result of Emergency Services duty.
- E. To establish and maintain training and public information programs.
- F. To identify protection for the population against the hazards of radioactivity.
- G. To provide emergency disaster control and coordination through the County Emergency Services office.
- H. To develop a system for warning the general public, and to provide for information and guidance to the general public.
- I. To provide capability for detecting, monitoring and reporting radiological hazards and for decontamination.
- J. To provide support for search and rescue operations.
- K. To perform normal office procedures, correspondence and inventories.
- L. To provide excess property support functions to the participating agencies.

DURATION

This agreement shall remain in full force and effects from date of adoption by the Yakima County Board of Commissioners and each respective incorporated city or town within Yakima County.

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Yakima Valley Office of Emergency Management

2403 SOUTH 18TH STREET, SUITE 200, UNION GAP, WA 98903

PHONE: (509) 574-1900 FAX: (509) 574-1901

EMERGENCY NOTIFICATION SYSTEMS (ENS)

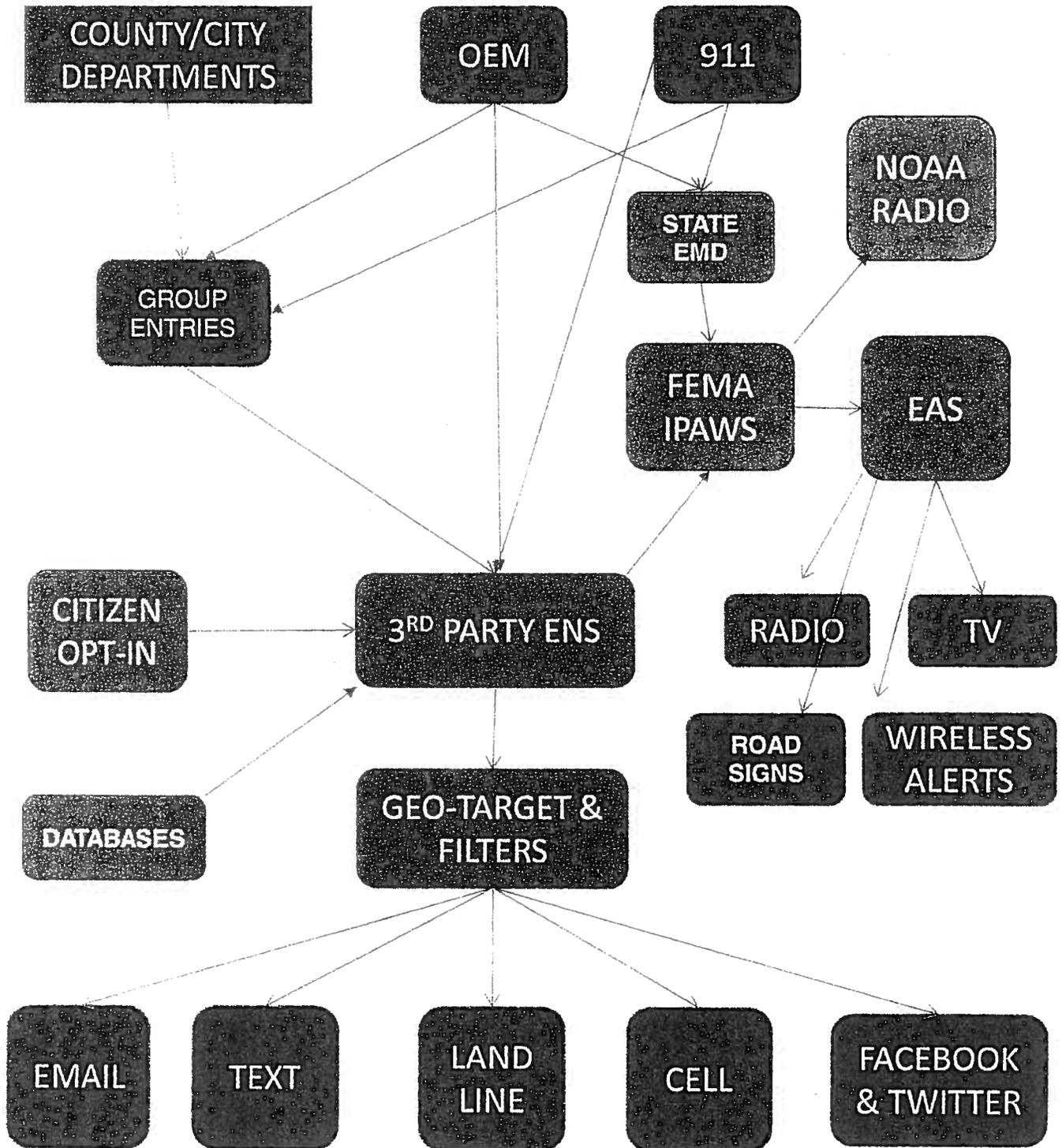
1. What are they?
 - a. A system for mass notification of residents of a given area for (typically) emergencies, such as storms, floods, fires, ice storms, child abductions, dangerous persons, or outages of water or power.
 - b. Will also do national weather service alerts (IPAWS – Integrated Public Alert and Warning System).
2. How does it work?
 - a. (Voluntary) Citizens sign up via the web (opt-in portal), and enter phone numbers and email address contact information for selected event notifications
 - b. Public Alerting - 911 center sends out messages to selected areas (geo-targeting) to warn of dangers or emergencies based on reverse 911 addressing.
 - c. System is web/cloud based with servers at multiple locations
 - d. Messages are delivered to citizens via their selected methods, including emails, SMS text messages, phone, fax, pagers, and instant messaging (up to 30 options)
 - e. Each person can have up to five addresses
 - f. The system will verify that someone answered, or keep trying.
 - g. Groups can be created, including private, such as staff, or departments, or communities.
 - i. Groups can be created “on-the-fly” for specific areas (geo-targeting).
 - h. Messages can be pre-loaded (canned) or created on the fly.
 - i. Can send messages immediately or schedule for future delivery.
 - j. Messages are sent out simultaneously from vendor’s call center servers.
 - k. Messaging is SMS, not SMTP delivery to main wireless carriers
 - l. Can notify Ipad, Iphone, Android, Blackberry smart devices, and initiate alerts.
 - m. Confirmation for each delivered message.
3. Will they do bilingual communications? – yes
4. How is the system administrated?
 - a. Via authorized administrators within departments or cities – unlimited depending upon system chosen.
5. What is the pricing?
 - a. \$40,000 for first year implementation (paid for by County)
6. Where are we now?
 - a. Committee will come together in March to begin process
7. What is the plan going forward?
 - a. Purchase a system and have it on line by August

Member Jurisdictions

GRANDVIEW, GRANGER, HARRAH, MABTON, MOXEE, NACHES,
SELAH, SUNNYSIDE, TIETON, TOPPENISH, UNION GAP, WAPATO, YAKIMA COUNTY, ZILLAH

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NOTIFICATION SYSTEMS PATHWAYS



**GRANDVIEW CITY COUNCIL
REGULAR MEETING MINUTES
JUNE 9, 2015**

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, Gloria Mendoza, Bill Moore, Jesse Palacios, Javier Rodriguez and Joan Souders. Excused from the meeting was Councilmember Robert Ozuna.

Staff present were: City Administrator/Public Works Director Cus Arteaga, City Attorney Quinn Plant and City Clerk Anita Palacios.

2. PLEDGE OF ALLEGIANCE

Mayor Childress led the pledge of allegiance.

3. PRESENTATIONS – None

4. PUBLIC COMMENT – None

5. CONSENT AGENDA

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

- A. Minutes of the May 12, 2015 study session
- B. Minutes of the May 12, 2015 regular meeting
- C. Minutes of the May 19, 2015 special meeting – executive session
- D. Payroll Electronic Fund Transfers (EFT) Nos. 5374-5378 in the amount of \$63,702.82 and Nos. 5382-5387 in the amount of \$72,747.89
- E. Payroll Check Nos. 8074-8093 in the amount of \$81,162.18 and 8094-8133 in the amount of \$24,765.13
- F. Payroll Direct Deposit 05/01/15 – 05/15/15 in the amount of \$85,055.71 and Payroll Direct Deposit 05/16/15 – 05/31/15 in the amount of \$89,093.83
- G. Claim Check Nos. 108142-108339 in the amount of \$689,249.84
- H. Resolution No. 2015-29 authorizing the Mayor to sign Industrial Wastewater User Contract Amendments with Shonan USA, Smucker Fruit Processing Company, Stimson Lane Ltd. and Welch Foods

6. ACTIVE AGENDA

A. Council Resignation – Councilmember Robert Ozuna

Mayor Childress announced that Councilmember Robert Ozuna submitted a letter of resignation from his Council position effective May 17, 2015 due to personal reasons.

Mayor Childress recommended that Dennis McDonald be appointed to fill the unexpired term for Position 6 vacated by Councilmember Ozuna since that was the position Mr. McDonald filed for election in November 2015 and was running unopposed.

On motion by Councilmember Souders, second by Councilmember Mendoza, Council unanimously approved the appointment of Dennis McDonald to fill the unexpired term of Position 6 vacated by Councilmember Robert Ozuna.

B. Resolution No. 2015-30 approving the City of Grandview's GMA Comprehensive Plan Update and Amendment Public Participation Plan

The Growth Management Act (GMA) required that all cities review and update their planning documents which included comprehensive plans, development regulations and critical areas ordinance every eight (8) years, as outlined in the GMA (RCW 36.70A.130). These updates would be due for the City of Grandview on June 30, 2017. RCW 36.70A.140 establishes that "Each county and city that is required or chooses to plan under RCW 36.70A.040 shall establish and broadly disseminate to the public a public participation program identifying procedures providing for early and continuous public participation in the development and amendment of comprehensive land use plans and development regulations implementing such plans." The Planning Commission began their review of the City's Comprehensive Plan Update at their meeting on May 27, 2015. The Planning Commission reviewed and recommended approval of the Comprehensive Plan Update Public Participation Plan to City Council for formal approval.

On motion by Councilmember Moore, second by Councilmember Mendoza, Council unanimously approved Resolution No. 2015-30 approving the City of Grandview's GMA Comprehensive Plan Update and Amendment Public Participation Plan.

C. Resolution No. 2015-31 approving the Police Department Sergeants – Patrol Agreement between the City of Grandview and Teamsters Local No. 760 for the period of January 1, 2013 through December 31, 2018

At the May 19, 2015 special meeting – executive session, Council accepted the Mediator Proposal dated May 13, 2015 with regard to the Police Department Agreement Sergeants – Patrol between the City and Teamsters Local No. 760. The formal agreement was presented for Council consideration.

On motion by Councilmember Bren, second by Councilmember Moore, Council unanimously approved Resolution No. 2015-31 approving the Police Department Sergeants – Patrol Agreement between the City of Grandview and Teamsters Local No. 760 for the period of January 1, 2013 through December 31, 2018.

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

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

East Fourth/Birch Street Neighborhood Improvements Public Meeting – A public meeting was held tonight with the neighbors in the East Fourth Street and Birch Street Neighborhood Improvement area to review the project design and construction schedule and to provide a forum for questions and answers.

Landfill Closure – Staff was in the process of finalizing the phase 3 closure of the landfill area which was a 20-year project.

9. **MAYOR & COUNCILMEMBER MEETING REPORTS**

Swimming Pool Committee – Councilmember Souders reported that the Swimming Pool Committee obtained their non-profit status.

10. **EXECUTIVE SESSION** – None

11. **ADJOURNMENT**

The regular meeting adjourned at 7:15 p.m.

Mayor Norm Childress

Anita Palacios, City Clerk



207 W. 2nd Street • Grandview, Washington 98930 • Tel: (509) 882-9200 • Fax: (509) 882-3099 • www.grandview.wa.us

**CITY OF GRANDVIEW
NOTICE OF PUBLIC HEARING
SIX-YEAR TRANSPORTATION IMPROVEMENT PROGRAM**

NOTICE IS HEREBY GIVEN that the City Council of the City of Grandview, Washington, will conduct a public hearing on **TUESDAY, JUNE 23, 2015 at 7:00 p.m.**, in the Council Chambers, 207 West Second Street, Grandview, Washington, to receive comments on the **2016-2021 Six-Year Transportation Improvement Program**.

All persons are invited to appear and to provide comments on these actions. Please contact the City Clerk, at the above address or by telephone 882-9208 between 9 a.m. and 5 p.m., five (5) days prior to the hearing if you have special facility needs. If you are unable to attend the public hearing, written comments will be received until 5:00 p.m., the day of the hearing, at the above address, and will be entered into the record.

CITY OF GRANDVIEW

Anita G. Palacios, MMC
City Clerk

Publish: Grandview Herald - Wednesday, June 10 & June 17, 2015

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**CITY OF GRANDVIEW
CITY COUNCIL**

PUBLIC HEARING PROCEDURE

THE FOLLOWING PROCEDURE IS USED BY THE GRANDVIEW CITY COUNCIL TO MEET APPEARANCE OF FAIRNESS REQUIREMENTS:

MAYOR

1. The public hearing for the purpose of receiving comments on the **2016-2021 Six-Year Transportation Improvement Program** is now open.
2. Before hearing from the public, City Administrator/Public Works Director Cus Arteaga will present the staff report.
3. Public comments will now be received. When you address the Council, begin by stating your name and address for the record.
4. Comments received by mail will now be entered in the record. The City Clerk will read any received.
5. The public testimony portion of this hearing is now closed. No further comments will be received.

RESOLUTION NO. 2015-32

**A RESOLUTION OF THE CITY OF GRANDVIEW, WASHINGTON,
ADOPTING THE 2016-2021 SIX-YEAR TRANSPORTATION
IMPROVEMENT PROGRAM**

WHEREAS, the City of Grandview by statute must maintain a six-year Transportation Improvement Program for the improvement and maintenance of City streets; and,

WHEREAS, the 2016-2021 Six-Year Transportation Improvement Program has been revised and reflects the needs of the City for street maintenance and improvements; and,

WHEREAS, the Grandview City Council held a public hearing on the 2016-2021 Six-Year Transportation Improvement Program at its June 23, 2015 regular meeting,

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRANDVIEW, as follows:

The 2016-2021 Six-Year Transportation Improvement Program as attached hereto and incorporated herein by reference is hereby approved and adopted.

PASSED by the **CITY COUNCIL** and **APPROVED** by the **MAYOR** at its regular meeting on June 23, 2015.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY



Six Year Transportation Improvement Program From 2016 to 2021

Agency: Grandview
 County: Yakima
 MPO/RTPO: YVCOG

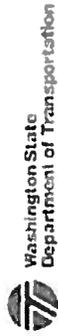
N Inside Y Outside

Functional Class	16	Priority Number	1	B. STIP ID	G. Structure ID WA-05178	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	04 CPTW	Utility Codes	0.740 CE	Total Length	0.740 CE	Environmental Type	No	RW Required	No
A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description				Old Inland Empire Highway Improvements Grandridge Avenue to Elm Street Reconstruct roadway including widening, excavation, gravel surfacing, hot mix asphalt, curb and gutter, stowalk, storm drainage improvements, landscaping, and street lights.															

Funding	Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	CN		2021	STP(US)	1,897,700		0	296,200	2,193,900
Totals					1,897,700		0	296,200	2,193,900

Expenditure Schedule	Phase	1st	2nd	3rd	4th	5th & 6th
CN		0	0	0	0	2,193,900
Totals		0	0	0	0	2,193,900

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Six Year Transportation Improvement Program From 2016 to 2021

Agency: Grandview
County: Yakima
MPORTPO: YVCOG

N Inside

Y Outside

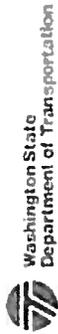
Functional Class	16	Priority Number	3	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
				Wine Country Road Improvements Ash Avenue to Fir Avenue Planing asphalt, hot mix asphalt overlay, illumination, sidewalks, ADA ramps, and water system improvements.	WA-03872					04	CPT	0.530 CE		No

Funding		Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	ALL			2017	STP(US)	2,884,000	TIB	515,000	515,000	3,914,000
Totals						2,884,000		515,000	515,000	3,914,000

Expenditure Schedule		1st	2nd	3rd	4th	5th & 6th
Phase	ALL	0	3,914,000	0	0	0
Totals		0	3,914,000	0	0	0

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Six Year Transportation Improvement Program From 2016 to 2021



Agency: Grandview
County: Yakima
MPO/RTPO: YVCOG

N Inside Y Outside

Functional Class	19	Priority Number	5	B. STIP ID	G. Structure ID WA-03875	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	04	Utility Codes	CPT	Total Length	0.150 CE	Environmental Type		RW Required	No
A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description				Larson Street Improvements South Fifth Street to Queen Street Roadway reconstruction including excavation roadway widening, storm drainage improvements, hot mix asphalt, curb and gutter, and water system improvements.															

Funding		Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	ALL			2019		0		0	400,000	400,000
Totals						0		0	400,000	400,000

Expenditure Schedule		1st	2nd	3rd	4th	5th & 6th
Phase	ALL	0	0	0	400,000	0
Totals		0	0	0	400,000	0

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Six Year Transportation Improvement Program From 2016 to 2021

Agency: Grandview
 County: Yakima
 MPO/RTPO: YVCOG

N Inside

Y Outside

Functional Class	19	Priority Number	6	B. STIP ID		Hearing		Adopted		Amendment		Resolution No.		Improvement Type	04	Utility Codes		Total Length	0.130	Environmental Type	CE	RW Required	No
				G. Structure ID	WA-03876																		
				Stassen Street Improvements Hillcrest Street to Veima Avenue Roadway reconstruction including excavation, roadway widening, storm drainage improvements, curb and gutter, hot mix asphalt, and water system improvements.																			

Funding Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	ALL	2019		0		0	0	342,000
Totals				0		0	0	342,000

Expenditure Schedule	1st	2nd	3rd	4th	5th & 6th
Phase ALL	0	0	0	342,000	0
Totals	0	0	0	342,000	0

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Six Year Transportation Improvement Program From 2016 to 2021

Agency: Grandview
 County: Yakima
 MPO/RTPO: YVCOG

N Inside

Y Outside

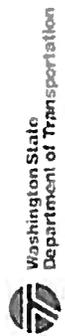
Functional Class	19	Priority Number	7	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID WA-05489	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
				Birch Avenue Improvements Wine Country Road to East Third Street Roadway reconstruction including excavation, curb and gutter, hot mix asphalt, storm drainage improvements, and water system improvements						04	C P T	0.180	CE	No

Funding	Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
	P	ALL	2020	Totals	0		0	475,000	475,000
					0		0	475,000	475,000

Expenditure Schedule	Phase	1st	2nd	3rd	4th	5th & 6th	Totals
	ALL	0	0	0	0	475,000	475,000
	Totals	0	0	0	0	475,000	475,000

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Six Year Transportation Improvement Program From 2016 to 2021



Agency: Grandview
 County: Yakima
 MPO/RTPO: YVCOG
 N Inside
 Y Outside

Functional Class	19	Priority Number	8	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID WA-03878	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	04 P-T	Utility Codes	1 000 CE	Total Length	1 000 CE	Environmental Type	No	RW Required	No
				Highland Road Improvements Elm Street to East City Limits Roadway reconstruction including excavation, roadway widening, curb and gutter, hot mix asphalt, storm drainage improvements, and water and sewer system improvements.															

Funding		Phase Start Year (YYYY)		Federal Fund Code		Federal Funds		State Fund Code		State Funds		Local Funds		Total Funds	
Status	Phase	2021	Totals												
P	ALL	0	0	0	0	0	0	0	0	0	0	0	0	0	3,000,000
		Totals												3,000,000	

Expenditure Schedule		1st		2nd		3rd		4th		5th & 6th	
Phase	ALL	0	0	0	0	0	0	0	0	0	3,000,000
		Totals		0		0		0		3,000,000	

Grand Totals for Grandview		Federal Funds		State Funds		Local Funds		Total Funds	
		4,781,700		1,089,200		5,092,000		10,962,900	

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207 W. 2nd Street • Grandview, Washington 98930 • Tel: (509) 882-9200 • Fax: (509) 882-3099 • www.grandview.wa.us

**CITY OF GRANDVIEW
NOTICE OF CLOSED RECORD PUBLIC HEARING
PETITION FOR ANNEXATION & REZONE**

NOTICE IS HEREBY GIVEN that the City Council of the City of Grandview will hold a closed record public hearing on **Tuesday, June 23, 2015 at 7:00 p.m.**, in the Council Chamber at City Hall, 207 West Second Street, Grandview, Washington.

The purpose of the closed record public hearing is for Council to consider the Hearing Examiner's recommendation on a Petition for Annexation and Rezone on the following:

Location of Project: Parcel Nos. 230910-31004, 31003, 34001, 34004 and 34002 consisting of 64.34 acres located on Bethany Road and Wine Country Road, Grandview, WA 98930

Project Description: Applicant requests annexation and rezone of their property into the City limits of Grandview with an M-1 Light Industrial zoning designation.

Requested Approvals & Actions: Annexation and rezone of M-1 Light Industrial for Parcel No. 230910-31004 (Port of Grandview); Parcel No. 230910-31003 (Lois Higgins Family LLC); and Parcel No. 230910-34002 (Rantcos International Inc.) and C-2 General Business for Parcel Nos. 230910-34001 and 230910-34004 (Kenneth J. Castle).

A copy of the Hearing Examiner's recommendation is available at no charge from the City Clerk's Office, 207 West Second Street, Grandview, WA 98930, PH: (509) 882-9208.

CITY OF GRANDVIEW
Anita G. Palacios, CMC, City Clerk

Publish: Grandview Herald – June 10, 2015,

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**CITY OF GRANDVIEW
CITY COUNCIL**

CLOSED RECORD PUBLIC HEARING PROCEDURE

THE FOLLOWING PROCEDURE IS USED BY THE GRANDVIEW CITY COUNCIL TO MEET APPEARANCE OF FAIRNESS REQUIREMENTS AND TO CREATE OR SUPPLEMENT THE HEARING RECORD:

MAYOR

Tonight's closed record public hearing will include the following land use proposal:

- **Petition for Annexation & Rezone submitted by the Port of Grandview, Lois Higgins Family LLC & Kenneth J. Castle**

The closed record public hearing will now begin:

1. This hearing must be fair in form and substance as well as appearance, therefore:
 - a. Is there anyone in the audience who objects to my participation as Mayor or any Councilmember's participation in these proceedings? (If objections, the objector must state his/her name, address, and the reason for the objection.)
 - b. Do any of the Councilmembers have an interest in this property or issue? Do any of you stand to gain or lose any financial benefit as a result of the outcome of this hearing? Can you hear and consider this in a fair and objective manner?
 - c. Has any member of the Council engaged in communication outside this hearing with opponents or proponents on these issues to be heard? If so, that member must place on the record the substance of any such communication so that other interested parties may have the right at this hearing to rebut the substance of the communication.
 - d. Thank you, the hearing will continue.
(or)
At this point, Councilmember ***** will be excusing him/herself from the meeting. [Ask Councilmember to state his/her reasons for being excused.]
2. The purpose of this hearing is for the Council to review the record and consider the pertinent facts relating to this issue.
3. No new testimony will be allowed. Any clarification of the record being requested by the Councilmembers will first be authorized by the Mayor after consulting with the City Attorney.

4. The record generated will be provided by staff. Staff will now provide a review of the record.
5. Councilmembers will now consider the record and discuss among themselves the facts and testimony from the open record hearing. (Discussion and any requests for clarification of the record are made).

(Requests for clarification are directed to the Mayor and must be specific to the record. The Mayor after consulting with the City Attorney will authorize the clarification or deny it based on the opinion of the City Attorney.

6. If clarification of the record is authorized:
 - a. When you address the Council, begin by stating your name and address for the record.
 - b. Speak slowly and clearly.
 - c. You will be allowed to only provide the clarification of the record as authorized. No new testimony will be allowed.
7. Now that we have reviewed the record concerning this issue, this subject is open for decision. Council may:
 - a. Approve as recommended.
 - b. Approve with conditions.
 - c. Modify, with or without the applicant=s concurrence, provided that the modifications do not:
 - i. Enlarge the area or scope of the project.
 - ii. Increase the density or proposed building size.
 - iii. Significantly increase adverse environmental impacts as determined by the responsible official.
 - iv. Deny (re-application or re-submittal is permitted).
 - v. Deny with prejudice (re-application or re-submittal is not allowed for one year).
 - vi. Remand for further proceedings and/or evidentiary hearing in accordance with Section 14.09.070.

**CITY OF GRANDVIEW
AGENDA ITEM HISTORY/COMMENTARY
CITY COUNCIL MEETING**

ITEM TITLE:

AGENDA NO. Active 7 (C) & (D)

Closed Record Public Hearing – Petition for Annexation & Rezone – Port of Grandview, Lois Higgins Family LLC & Kenneth J. Castle

AGENDA DATE:

Resolution No. 2015-33 authorizing the petition to annex properties known as the Port of Grandview, Lois Higgins Family LLC & Kenneth J. Castle that is contiguous to the City of Grandview and providing for transmittal of said petition to the Yakima County Boundary Review Board for a 45-day review prior to taking final action

VISION 2021

FUNDING CERTIFICATION (City Treasurer)
(If applicable)

MISSION

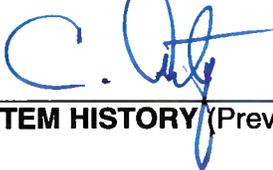
DEPARTMENT DIRECTOR REVIEW

Anita Palacios, City Clerk (Planning)



CITY ADMINISTRATOR

MAYOR




ITEM HISTORY (Previous council reviews, action related to this item, and other pertinent history)

The City received a Letter of Intent and Petition for Annexation and Rezone signed by the Port of Grandview, Lois Higgins Family LLC and Kenneth J. Castle requesting annexation of their properties to the City of Grandview. The petitioners elected to request annexation under the 60% petition method of annexation. The 60% petition method required signatures by owners of not less than 60% of the assessed value of the total property proposed for annexation. The petition contained sufficient signatures. The proposed annexation and rezone would include the following parcels: Parcel No. 230910-31004 (Port of Grandview); Parcel No. 230910-31003 (Lois Higgins Family LLC); Parcel Nos. 230910-34001 and 230910-34004 (Kenneth J. Castle) and Parcel No. 230910-34002 (Rantcos International Inc.).

The petitioners requested the area be annexed with an M-1 Light Industrial zoning. The parcels were included in the City's Urban Growth Area and the Comprehensive Future Land Use Map designation was industrial for Parcel No. 230910-31004 (Port of Grandview); Parcel No. 230910-31003 (Lois Higgins Family LLC); and Parcel No. 230910-34002 (Rantcos International Inc.) and commercial for Parcel Nos. 230910-34001 and 230910-34004 (Kenneth J. Castle).

At the April 14, 2015 City Council meeting, Council accepted the proposed annexation, required the simultaneous adoption of zoning regulations consistent with the Urban Growth Area Future Land Use Map Designations—M-1 Light Industrial and C-2 General Business 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, and agreed to have the annexation petition heard by a Hearing Examiner.

ITEM COMMENTARY (Background, discussion, key points, recommendations, etc.) Please identify any or all impacts this proposed action would have on the City budget, personnel resources, and/or residents.

On May 19, 2015, a public hearing was held before the Hearing Examiner to receive comments on the proposed annexation and rezone. A copy of the Hearing Examiner's Recommendation is attached.

ACTION PROPOSED

Recommend Council accept the Hearing Examiner's conclusions and recommendation that the Port of Grandview, Lois Higgins Family LLC & Kenneth J. Castle Petition for Annexation be approved with M-1 Light Industrial zoning for Port of Grandview Parcel No. 230910-31004, the Lois Higgins Family, LLC Parcel No. 230910-31003 and the Rantcos International, Inc. Parcel No. 230910-34002 and with C-2 General Business zoning for the Kenneth J. Castle Parcel Nos. 230910-34001 and 230910-34004.

Further recommend that Council adopt Resolution No. 2015-33 authorizing the petition to annex property known as the Port of Grandview, Lois Higgins Family LLC & Kenneth J. Castle Annexation that is contiguous to the City of Grandview and providing for transmittal of said petition to the Yakima County Boundary Review Board for a 45-day review prior to taking final action.

**City of Grandview, Washington
Hearing Examiner's Recommendation**

May 31, 2015

In the Matter of a Petition for)	
Annexation of Property with)	
Specified Zoning Submitted by:)	
)	Parcel Nos. 230910-31004, 31003,
Port of Grandview, Lois Higgins)	34001, 34004 and 34002
Family, LLC & Kenneth J. Castle)	
)	
As to 64.34 Acres Adjacent to the)	
Northwest Corner of City Limits)	
North of Yakima Valley Highway)	

A. Introduction. The findings relative to the hearing procedure for this petition are as follows:

(1) The Hearing Examiner conducted an open record public hearing on May 19, 2015, regarding this petition to annex about 64.34 acres into the City of Grandview (City) with specified zoning.

(2) The staff report was presented by Joseph Calhoun, Planner of the Yakima Valley Conference of Governments acting as the City's planner. He recommended approval of the proposed annexation with Light Industrial (M-1) zoning as to three of the parcels and General Business (C-2) zoning as to two of the parcels.

(3) Petitioner's representatives, Port of Grandview Commissioner Ronald E. Grow, D.D.S., and Executive Director Jessica Hansen testified about the

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beneficial aspects of the proposed annexation and agreed with Mr. Calhoun's recommendation.

(4) City Clerk Anita G. Palacios testified that written comments were received from Sunnyside Valley Irrigation District and the Washington State Department of Transportation which are a part of the record.

(5) No one else testified at the hearing.

(6) This recommendation has been issued within ten working days of the hearing in accordance with Subsection 2.50.130(A) of the Grandview Municipal Code (GMC).

B. Summary of Recommendation. The Hearing Examiner recommends that the Grandview City Council approve this proposed annexation with Light Industrial (M-1) zoning for three of the parcels and General Business (C-2) zoning for two of the parcels as recommended by the City's planner.

C. Basis for Recommendation. Based upon a view of the site without anyone else present on May 19, 2015; the information contained in the staff report, the exhibits, the testimony, the MDNS and the other evidence presented at the open record public hearing on May 19, 2015; and a consideration of the Grandview Comprehensive Plan and the Grandview Zoning Ordinance; the Hearing Examiner makes the following:

FINDINGS

I. Property Owners. The names of the property owners and details regarding their properties are as follows:

Port of Grandview/Higgins/Castle
Petition for Annexation of 64.34
Acres with Specified Zoning at the
Northwest Corner of the City Limits
North of the Yakima Valley Highway

2

<u>Parcel #</u> 230910-	<u>Owner</u>	<u>Size</u> <u>Acres</u>	<u>Comp.</u> <u>Plan</u>	<u>Current</u> <u>Zoning</u>	<u>Proposed</u> <u>Zoning</u>	<u>Signed</u> <u>Petition</u>
31004	Port of Grandview	23.05	Industrial	I	M-1	Yes
31003	Lois Higgins Family, LLC	34.85	Industrial	I	M-1	Yes
34001	Kenneth J. Castle	4.91	Commercial	HC	C-2	Yes
34004	Kenneth J. Castle	1.19	Commercial	HC	C-2	Yes
34002	Rantcos International, Inc.	0.34	Industrial	HC	M-1	No

II. Location. The properties proposed for annexation form a triangular-shaped area located adjacent to the northwest corner of the City of Grandview city limits northeast of I-82 and the Yakima Valley Highway and west of Bethany Road.

III. Petition. The background relative to this annexation petition may be summarized as follows:

(1) This petition for annexation utilizes the 60% petition method. The parcels are within the Grandview Urban Growth Area. The Port of Grandview has acquired the 23.05-acre parcel west of the Wal-Mart Regional Distribution Center at the southeast corner of the intersection of Higgins Way with the Yakima Valley Highway. The Port also has a five-year option to acquire the 34.85-acre parcel northwest of that parcel on the north side of Higgins Way currently owned by the Lois Higgins Family, LLC. The Port in partnership with the owner of that parcel has petitioned for annexation of both parcels. Kenneth J. Castle has petitioned for annexation of an adjacent undeveloped 4.91-acre parcel and an adjacent 1.19-acre parcel improved with a residence to the south of the Port's parcel. The southernmost parcel in the area proposed for annexation is a 0.34-acre parcel to the south of the Castle parcels owned by Rantcos International, Inc. which is improved with a building. It is included in the annexation area so as to avoid creating a pocket or island of unincorporated Yakima County property even though that owner has not signed the petition for its annexation.

(2) The petition requests annexation of these parcels with assumption of existing City indebtedness and Light Industrial (M-1) zoning. The annexation would allow the Port of Grandview to submit a Master Plan to the City to guide the development of the two larger parcels as a business park. No changes in the use of the other three parcels are anticipated at this time.

(3) The City Council accepted a letter of intent to annex the property and a petition was circulated for the signatures of the owners of property having at least 60% of the assessed value of the property in the area to be annexed. At the City Council's regular meeting of April 14, 2015, the City Council voted to accept the five parcels proposed for annexation with an assumption of the existing City indebtedness and Light Industrial (M-1) zoning. The petition was referred to the hearing examiner for a public hearing pursuant to Chapter 17.96 and Chapter 2.50 of the Grandview Municipal Code (GMC). The petition contained signatures of the owners of property having about 80.7% of the assessed value of the property in the area to be annexed (\$314,950 of \$390,350) and lacked only the signature of the owner of the Rantcos International, Inc. property having an assessed value of \$75,400. The sufficiency of the petition was confirmed by a letter of the Yakima County Assessor dated April 20, 2015.

(4) The City Council will hold a hearing on the 60% petition pursuant to RCW 35A.14.130 and may approve a Resolution of Intent to Annex to be forwarded to the Boundary Review Board. If it is approved by that Board, it will be returned for the City Council's adoption of an annexation ordinance.

IV. State Environmental Policy Act. The City and the Port initiated a "Quicksites" environmental review to identify early in the process potential adverse environmental impacts that may be associated with the development of two of the parcels as a business park and to avoid, minimize and/or mitigate those impacts through the design and development of the business park. It will be the intent of the Port to market those two parcels as shovel ready for development when the process is complete. On April 22, 2015, the SEPA Responsible Official, Cus Arteaga, issued a Mitigated Determination of Nonsignificance (MDNS)

allowing for a comment period until May 6, 2015. The Sunnyside Valley Irrigation District (SVID) submitted comments indicating that SVID permits will be required for runoff, crossings and/or access affecting SVID facilities on the parcels. The Washington State Department of Transportation (WSDOT) submitted comments indicating that a Traffic Impact Analysis and review of impacts will be required when specific developments are proposed on the parcels. The SVID and WSDOT comments did not require modification of the MDNS. The MDNS mitigation measures that became final without an appeal are as follows:

“1. Subsequent building permit applications shall include:

- a. A storm water management plan prepared in accordance with the Department of Ecology Storm Water Design Manual for Eastern Washington as adopted by the City of Grandview. This shall include Temporary Erosion Control measures;
- b. Measures to control dust during construction in accordance with federal, state, and local requirements; and
- c. An assessment of new trips generated. In the event that future project specific development proposals would generate traffic that approaches the capacity of the Yakima Valley Highway, the City may require an updated Certificate of Concurrency in accordance with the provisions of GMC 14.10. This may result in a requirement that the Port make improvements to increase the design capacity of the Yakima Valley Highway, such as converting the acceleration/deceleration lane in front of Parcel B into a center turn lane and extending it to the northern property line;
- d. Documentation of consultation with the Sunnyside Valley Irrigation District confirming that proposed development activities do not encroach upon or otherwise adversely affect the facilities of the District and that the applicable provisions of GMC 16.24.050 have been met; and

- e. A landscaping plan prepared in accordance with the provisions of the Grandview Municipal Code that creates an attractive business park atmosphere;
- f. Documentation that no buildings are proposed to be located over the natural gas main that passes through parcel A and that adequate measures have been taken to protect the line;
- g. Documentation of the sewage treatment requirements of the proposed use(s) and the submittal of plans demonstrating how the business park will connect to the City’s sewer system. Please note that uses that could generate significant volumes may require that the Port increase the size of the pumps in the nearby lift station;
- h. Documentation of the fire flow requirements necessary to serve proposed uses and the submittal of plans demonstrating how the business park will connect to the existing water system. Please note that depending on the requirements of the future uses that it may be necessary for the Port to install a water reservoir on parcel A and/or B in order to provide adequate flows; and
- i. Documentation of compliance with all applicable provisions of the Grandview Municipal Code.

2. In addition, it is important to note that subsequent project specific development proposals that are not consistent with the SEPA checklist and the approved Master Plan may trigger the need for additional environmental review.”

V. Zoning and Land Uses. The subject parcels are currently zoned Yakima County Industrial (I) and Highway Commercial (HC). The properties which are adjacent to these parcels have the following characteristics:

<i>Location</i>	<i>Zoning</i>	<i>Existing Use</i>	<i>Jurisdiction</i>
North	Industrial (I)	Agriculture/Residential Single Unit	Yakima County
South	N/A	Yakima Valley Highway/I-82	N/A
East	Light Industrial (M-1)	Distribution Center/Agriculture	City of Grandview
West	N/A	Yakima Valley Highway/I-82	N/A

VI. Comprehensive Plan. The provisions of the City's Comprehensive Plan relate to the requested annexation in the following ways:

(1) The Comprehensive Plan Future Land Use Map (FLUM) designation for three of the parcels is Industrial. Those parcels are the Port of Grandview parcel no. 230910-31004, the Lois Higgins Family, LLC parcel no. 230910-31003 and the Rantcos International, Inc. parcel no. 230910-34002. The proposed initial zoning within the City of Light Industrial (M-1) would be consistent with the City's Comprehensive Plan Industrial designation.

(2) The Comprehensive Plan Future Land Use Map designation for the Kenneth J. Castle parcel nos. 230910-34001 and 230910-34004 is Commercial. The proposed Light Industrial (M-1) zoning would not be consistent with that designation. GMC §17.96.040 requires that the establishment of zoning for annexation areas shall be guided by the land use designations and policies of the Comprehensive Plan. GMC §17.96.030 requires that the hearing examiner shall recommend zoning in keeping with the overall Comprehensive Plan for the urban area. The Comprehensive Plan also provides that the City will use the Future Land Use Map designation to guide the determination of appropriate zoning for the area upon annexation. For these reasons, the City's planner and the hearing examiner recommend that the two Castle parcels initially be zoned General Business (C-2) rather than Light-Industrial (M-1) in order for the zoning to be consistent with the Comprehensive Plan FLUM Commercial designation for those two parcels. If the owner of these two parcels wishes to have them zoned M-1, an application for a Comprehensive Plan Map Amendment from the Commercial to the Industrial designation with a rezone from the C-2 to the M-1 zoning classification can be submitted for consideration.

(3) The adoption of M-1 zoning for the three parcels having an Industrial FLUM designation and the adoption of C-2 zoning for the two parcels having a Commercial FLUM designation would be consistent with Comprehensive Plan Goal 4, Policy 4.1 and Policy 4.6.

VII. Floodways or Shorelines. There are no FEMA floodways, floodplains or

other flood hazard areas within or near these parcels. Likewise, there are no designated Shoreline Environments regulated by the Yakima County Regional Shoreline Master Program within or near these parcels.

VIII. Critical Areas. There are no known critical areas in or near these parcels.

IX. Concurrency. This petition is not subject to GMC Chapter 14.10 relative to Transportation Concurrency Management because no development is proposed at this time. SEPA mitigation measure #1.c. provides that future development may require an updated Certificate of Concurrency.

X. Development Standards. This petition is likewise not subject to development standards contained in the Grandview Municipal Code because no development of the parcels is proposed at this time.

XI. Infrastructure. The City of Grandview has water and sewer capacity for future development. SEPA mitigation measures #1.g. and #1.h. include requirements for potential improvements to the system, depending on the scale and intensity of future development. The parcels to be annexed have direct access to Bethany Road and Higgins Way, and are adjacent to the Yakima Valley Highway. Potential roadway improvements as a result of future development are required by SEPA mitigation measure #1.c.

XII. Hearing Examiner Jurisdiction. Annexation procedures are governed

by Chapter 17.96 of the Grandview Municipal Code (GMC) and Chapter 35A.14 of the Revised Code of Washington (RCW). The hearing examiner has jurisdiction to make a recommendation regarding annexation with appropriate zoning to the City Council based on the findings set forth in GMC §17.96.030 and GMC §17.96.040 after a public hearing with prior notice described in RCW 35A.14.130.

XIII. Notices of Hearing. Notices of the hearing examiner's hearing of May 19, 2015, were provided as follows:

(1) The type of notice required for annexations by GMC §2.50.120(B) to be provided at least 10 working days prior to the hearing is not specified by GMC Chapter 17.96 or GMC Chapter 2.50. But RCW 35A.14.130 requires the City to cause notice of the hearing to be published in one or more issues of a newspaper of general circulation in the city and requires that the notice shall also be posted in three public places within the territory proposed for annexation, and shall specify the time and place of hearing and invite interested persons to appear and voice approval or disapproval of the annexation.

(2) Notice of the hearing of May 19, 2015, was published in the City's official newspaper, the Grandview Herald, on April 22, 2015, in accordance with RCW 35A.14.130.

(3) Notice of the hearing before the hearing examiner was posted in three places on the property proposed for annexation on April 21, 2015, which was at least 10 working days prior to the hearing in accordance with RCW 35A.14.130 and GMC §2.50.120(B).

(4) Additional notice was provided on April 20, 2015, in the same manner as is required for permit or development applications such as rezones by mailing notice to property owners within 300 feet of the parcel proposed for annexation and by posting hearing notice at City Hall, the Library and the Police Department.

(5) The type of hearing notice provided for this annexation process therefore complies with or exceeds the type of notice required by RCW 35A.14.130 and GMC §2.50.120(B).

XIV. Annexation Review Criteria. Annexation review criteria include the following requirements prescribed in State statutes and City ordinances:

(1) 60% Petition (RCW 35A.14.120). This annexation petition satisfies the requirements of RCW 35A.14.120 because the owners of property comprising approximately 80.7% of the assessed value of the parcels in the proposed annexation area have signed the petition even though only 60% is required.

(2) Consistency with the Comprehensive Plan (GMC §17.96.030). The proposed annexation with Light Industrial (M-1) zoning for the three parcels having an Industrial FLUM designation and with General Business (C-2) zoning for the two parcels having a Commercial FLUM designation is consistent with the City's 2006 Comprehensive Plan, most recently revised in 2009, for the following reasons:

(a) GMC §17.96.030 requires a recommendation regarding the zoning district classification for an area to be annexed to be in keeping with the overall Comprehensive Plan for the urban area. The City planner's recommendation of Light Industrial (M-1) zoning for three of the parcels and General Business (C-2) zoning for two of the parcels is consistent with the Comprehensive Plan's Industrial designation for three of the parcels and Commercial designation for two of the parcels.

(b) GMC §17.96.040 requires the establishment of zoning for annexation to be governed by the land use designations and the policies of the Comprehensive Plan. Besides being consistent with the land use designations of the parcels, the proposed zoning is also consistent with the following policies of the Comprehensive Plan:

Goal 4: To pursue well-managed, orderly expansion of the urban area in a manner that is within the sustainable limits of the land.

Policy 4.1: The future distribution, extent, and location of generalized land uses will be established by the Future Land Use Map contained within this plan.

Policy 4.6: Provide ample opportunities for light industrial development at locations with suitable access and adequate municipal services. At these locations, encourage industrial park-like development.

(c) The recommended zoning is also consistent with the Comprehensive Plan's intent that the transitional areas identified within the Land Use Plan Concept Map act as an urban reserve area or a holding zone and maintain their less intensive and rural zoning until such time that they are proposed for development, annexation or rezone, and that the City of Grandview will then use the Future Land Use Designation Map to guide the determination of appropriate zoning for the area (2006 Grandview Comprehensive Plan, Land Use Element – Page 20).

(3) The Best Arrangement of Land Uses (GMC §17.96.030): GMC §17.96.030 also requires a recommendation regarding the zoning district classification for an area to be annexed to be in keeping with the best arrangement of land uses to promote public health, safety, morals and general welfare. This general criterion is satisfied through a consideration of the following more specific criteria in GMC §14.09.030(A)(3)(c) and GMC §17.88.060 that would apply if this petition were considered to be a request for a rezone from County zoning to City zoning rather than a request to initially establish a City zoning classification for this parcel in connection with annexation of the property to the City. The specific criteria and findings that lead the hearing examiner to find that this petition is in keeping with the best arrangement of land uses to promote public health, safety, morals and general welfare are:

(a) The proposed annexation area is within the City's Urban Growth Area and is contiguous to the current City limits. Approval of the proposed annexation would result in a natural and expected expansion of the City's boundaries in this area.

(b) Future development of the annexed area will have to meet the requirements and intent of the GMC as specific uses are proposed in the future. Actual development within the proposed annexation area will necessitate future applications and review of specific proposals to insure their consistency with the requirements and intent of the GMC.

(c) Adequate drainage, streets and other public ways, irrigation water, domestic water supply and sanitary wastes can be provided through appropriate methods to be determined at the time of development.

(d) With the imposition of mitigation measures, the proposed annexation has been determined to lack any probable significant adverse

impacts on the environment through the SEPA Mitigated Determination of Nonsignificance issued on April 22, 2015, which became final without any appeal being filed.

(e) The proposed annexation does not lower the level of service of transportation below the minimum standards as shown within the Comprehensive Plan because no development is proposed at this time and future development will be subject to the Transportation Concurrency Management requirements of GMC Chapter 14.10.

(f) The proposed annexation with Light Industrial zoning does not involve a proposed dedication of land or require any development agreement for the property.

(g) The proposed annexation with Light Industrial and General Business zoning will not be materially detrimental to the immediate vicinity and will have merit and value for the community as a whole. Future industrial park uses will be compatible with the type of development currently existing in the vicinity of these parcels and the type of additional development that may be developed near these parcels in the future.

CONCLUSIONS

Based on the above findings, the hearing examiner reaches the following conclusions:

(1) The hearing examiner has jurisdiction under GMC §17.96.030 and GMC §2.50.080(C)(1) to make a recommendation to the Grandview City Council regarding this petition for annexation with Light Industrial and General Business zoning.

(2) Notice of the hearing examiner's hearing was provided in compliance with the requirements of RCW Chapter 35A.14 and of GMC Chapter 17.96.

(3) A SEPA Mitigated Determination of Nonsignificance was issued on April 22, 2015, and became final without any appeal being filed.

(4) The proposed annexation area is located within the Urban Growth Area and is contiguous to the corporate limits of the City of Grandview.

(5) The annexation petition has met the signature threshold requirements for the 60 percent petition method authorized by RCW 35A.14.120.

(6) The City of Grandview has sufficient water, sewer and street capacity for the proposed annexation.

(7) The requested annexation with Light Industrial (M-1) and General Business (C-2) zoning satisfies the applicable requirements and criteria in the Grandview Municipal Code needed to recommend its approval by the Grandview City Council.

RECOMMENDATION

The hearing examiner recommends to the Grandview City Council that this petition for annexation be **APPROVED** with Light Industrial (M-1) zoning for the Port of Grandview parcel no. 230910-31004, the Lois Higgins Family, LLC parcel no. 230910-31003 and the Rantcos International, Inc. parcel no. 230910-34002 and with General Business (C-2) zoning for the Kenneth J. Castle parcel nos. 230910-34001 and 230910-34004.

DATED this 31st day of May, 2015.



Gary M. Cuillier, Hearing Examiner

RESOLUTION NO. 2015-32

**A RESOLUTION OF THE CITY OF GRANDVIEW, WASHINGTON,
AUTHORIZING THE PETITION TO ANNEX PROPERTY KNOWN AS THE
PORT OF GRANDVIEW, LOIS HIGGINS FAMILY LLC, AND KENNETH J. CASTLE
ANNEXATION THAT IS CONTIGUOUS TO THE CITY OF GRANDVIEW AND
PROVIDING FOR TRANSMITTAL OF SAID PETITION TO THE YAKIMA COUNTY
BOUNDARY REVIEW BOARD FOR A 45-DAY REVIEW
PRIOR TO TAKING FINAL ACTION**

WHEREAS, the City of Grandview, Washington received a petition for annexation commonly known as the Port of Grandview, Lois Higgins Family LLC and Kenneth J. Castle Annexation of certain real property pursuant to RCW 35A.14.120, a legal description of which is attached hereto as Exhibit "A";

WHEREAS, that said petition set forth the fact that the City Council of the City of Grandview required the assumption of City indebtedness by the area requesting to be annexed;

WHEREAS, prior to filing of said petition, the City Council had indicated a tentative approval of said annexation;

WHEREAS, petitioners further understood the zoning of said area proposed for annexation would be M-1 Light Industrial zoning for Port of Grandview Parcel No. 230910-31004, the Lois Higgins Family, LLC Parcel No. 230910-31003 and the Rantcos International, Inc. Parcel No. 230910-34002 and C-2 General Business zoning for the Kenneth J. Castle Parcel Nos. 230910-34001 and 230910-34004;

WHEREAS, notices of hearing before the Hearing Examiner and the City Council were published in the manner as provided by law;

WHEREAS, all property within the territory so annexed shall be subject to and is a part of the Urban Growth Area of the City of Grandview as presently adopted or as is hereafter amended;

WHEREAS, the Council of the City of Grandview has determined that the best interests and general welfare of the City would be served by the annexation; and

WHEREAS, prior to the City Council taking final action on this annexation, the "Notice of Intention" is to be completed by an elected official or employee of the governmental jurisdiction that is seeking the boundary change action or the proponent in the case of incorporation or formation and submitted to the Yakima Boundary Review Board for a 45-day review period,

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRANDVIEW, that the Notice of Intention to annex property described on Exhibit "A", be completed by the City Clerk of the City of Grandview and thereafter forwarded to the Yakima Boundary Review Board for a 45-day review period.

PASSED by the **CITY COUNCIL** and **APPROVED** by the **MAYOR** at its regular meeting on June 23, 2015.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

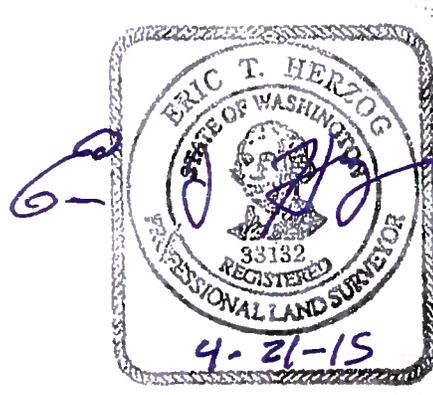
EXHIBIT "A"

April 21, 2015
HLA Project No. 15007

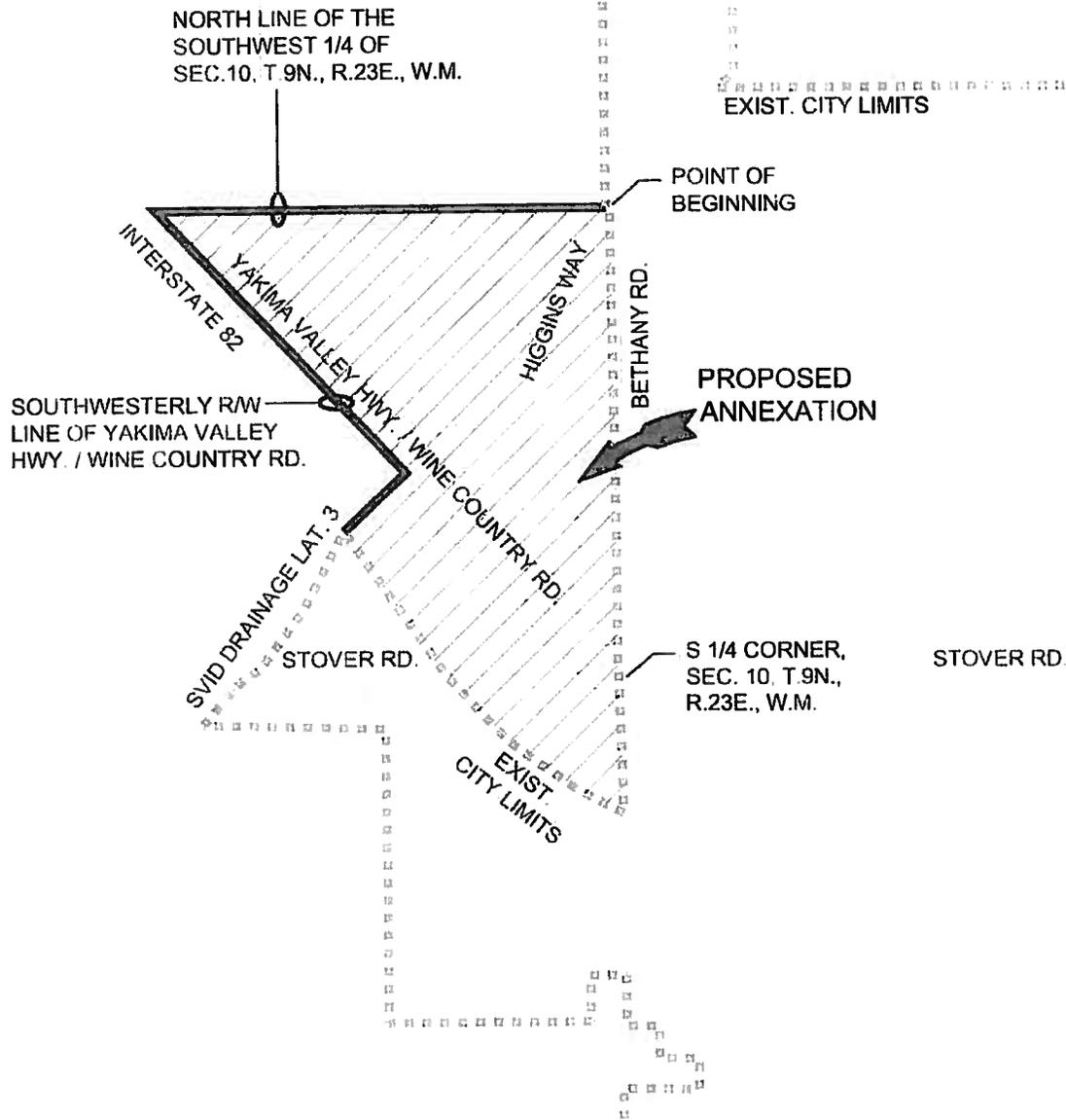
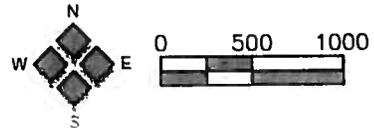
Legal Description for Port of Grandview / Higgins Annexation

That portion of the Southwest Quarter of Section 10 and the Northwest Quarter of Section 15, all in Township 9 North, Range 23 East W.M. described as follows:
Beginning at the intersect of the North line of said Southwest Quarter and the Westerly right of way line of Bethany Road;
Thence Westerly along said North line to the Southwesterly right of way line of Yakima Valley Highway, also known as Wine Country Road;
Thence Southeasterly along said right of way line to the Southeasterly right of way line of Sunnyside Valley Irrigation District Drainage Lateral No. 3;
Thence Southwesterly along said Southeasterly right of way line to the Southwesterly right of way line of Interstate 82;
Thence Southeasterly along said Southwesterly right of way line to the East line of said Northwest Quarter;
Thence Northerly along said east line to the Northeast corner of said Northwest Quarter;
Thence Northerly to the intersection of the Northeasterly right of way line of said Yakima Valley Highway and the Westerly right of way line of said Bethany Road;
Thence Northerly to the Point of Beginning.

Situate in Yakima County, Washington.



APRIL 21, 2015



P: Projects/2015/15007/ANNEX/15007annex.dwg

HLA
 Huibregtse, Louman Associates, Inc.
 Civil Engineering ♦ Land Surveying ♦ Planning

2803 River Road
 Yakima, WA 98902
 509.966.7000
 Fax 509.965.3800
 www.hiacivil.com

CITY OF GRANDVIEW
 YAKIMA COUNTY, WASHINGTON
 PORT OF GRANDVIEW / HIGGINS
 ANNEXATION

43



Jeffrey T. Louman, PE
Theodore W. Pooler, PE
Michael T. Battle, PE
Eric T. Herzog, PLS

Terry D. Alapeteri, PE
Gene W. Soules, PE
Timothy D. Fries, PLS
Justin L. Bellamy, PE

Stephanie J. Ray, PE
Dustin L. Posten, PE
Stephen S. Hazzard, PE
Michael R. Heit, PE

Civil Engineering ♦ Land Surveying ♦ Planning

June 17, 2015

City of Grandview
207 W. 2nd Street
Grandview, WA 98930

Attn: Mr. Cus Arteaga

Re: City of Grandview
EAST WINE COUNTRY PLAZA
SIED Contract No.: YC-GL-14
HLA Project No.: 14110C
Change Order No. 1

Dear Cus:

Attached, please find three copies of Change Order No. 1 for the above referenced project.

Project funding remains following bid award of base improvements for the East Wine Country Plaza Project. Additional public infrastructure improvements are needed in support of the Project, and remaining funds may be used to design and construct these improvements. Change Order No. 1 is for the use of remaining funding.

When all three copies of the Change Order have been signed, retain one copy for your records, and return the remaining two copies to us for distribution.

Please call me at (509) 952-1998, should you have any questions.

Very truly yours,

Steven C. Sziebert

SCS/crf

Enclosures

copy: Correspondence File

City of Grandview
 East Wine Country Plaza
 HLA Project No. 14110C

Funding Summary - Change Order #1

Project Funding	
SIED Grant	\$498,850.00
SIED Loan	\$498,850.00
Total	\$997,700.00
Project Costs	
Design Engineering	\$95,300.00
Construction Engineering	\$103,200.00
Construction Bid	\$618,071.82
Total	\$816,571.82
Remaining Funding Balance	
Remaining Funding	\$181,128.18
Change Order No. 1 Costs	
Design Engineering	\$14,200.00
Construction Engineering	\$17,100.00
Change Order #1	\$168,285.42
Total	\$199,585.42
Remaining Funding Balance	
Remaining Funding - Change Order No. 1 Costs	(\$18,457.24)
Remaining Funds in Completed Schedules (B&C)	\$7,712.05
Balance	(\$10,745.19)

Estimated City Cost	\$10,745.19
----------------------------	--------------------

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STREET LIGHT INDICES:

- [E-1] REPLACE EXISTING LUMINAIRE HEAD ONLY WITH NEW CREE LED, NSP, HORIZONTAL TENSION, HVA, OR APPROVED EQUAL.
- [E-2] REPLACE EXISTING LUMINAIRE HEAD ONLY WITH LONG LIFE LED, NSP, HORIZONTAL TENSION, HVA, OR APPROVED EQUAL.



STREET LIGHT INDICES:

- [E-1] REPLACE EXISTING LUMINAIRE HEAD ONLY WITH NEW CREE LED, NSP, HORIZONTAL TENSION, HVA, OR APPROVED EQUAL.
- [E-2] REPLACE EXISTING LUMINAIRE HEAD ONLY WITH LONG LIFE LED, NSP, HORIZONTAL TENSION, HVA, OR APPROVED EQUAL.



HLA
Hilbigths, Lonnman Associates, Inc.
Civil Engineering • Land Surveying • Planning

2803 River Road
Yakima, WA 98902
509.666.7000
Fax 509.665.3800
www.hla.com



CITY OF GRANDVIEW
EAST WINE COUNTRY PLAZA

JOB NUMBER	DATE	DESIGNED BY	ENTR'D BY
14110	5-20-15	SSA	BMS
FILE NAME:			
DRAWING:			
SHEETS:	049		
PROFILE:	14110.dwg		

REVISION	DATE

CHANGE ORDER NO. 1

SHEET 1 of 10

24

STREET LIGHT NOTES:

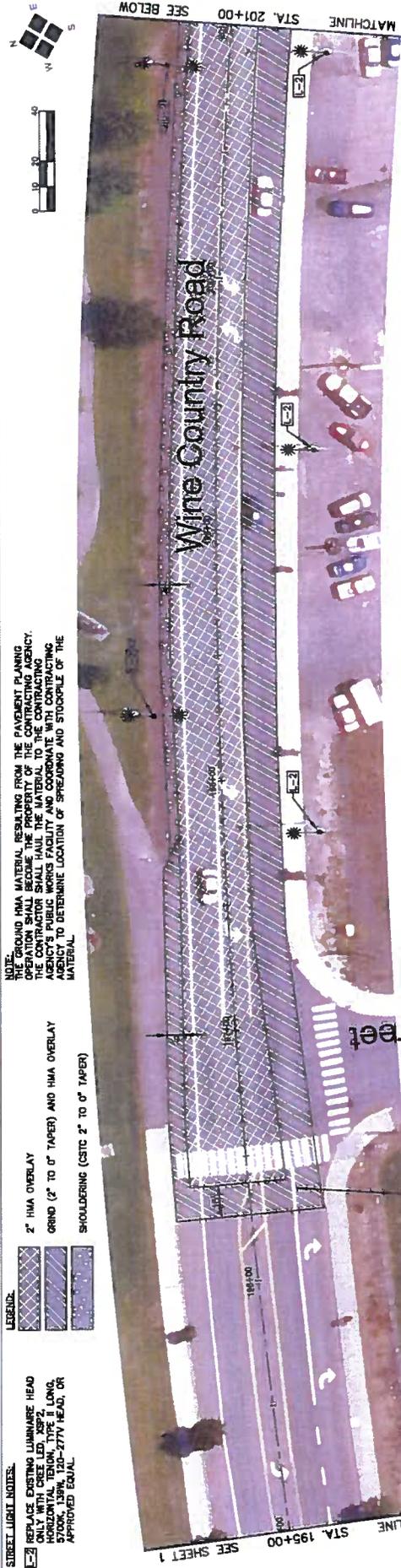
- E-2 REPLACE EXISTING LUMINAIRE HEAD ONLY WITH CREE LED, NSP2, HORIZONTAL, TOLON, TYPE II LONG, APPROVED EQUAL.

LEGEND:

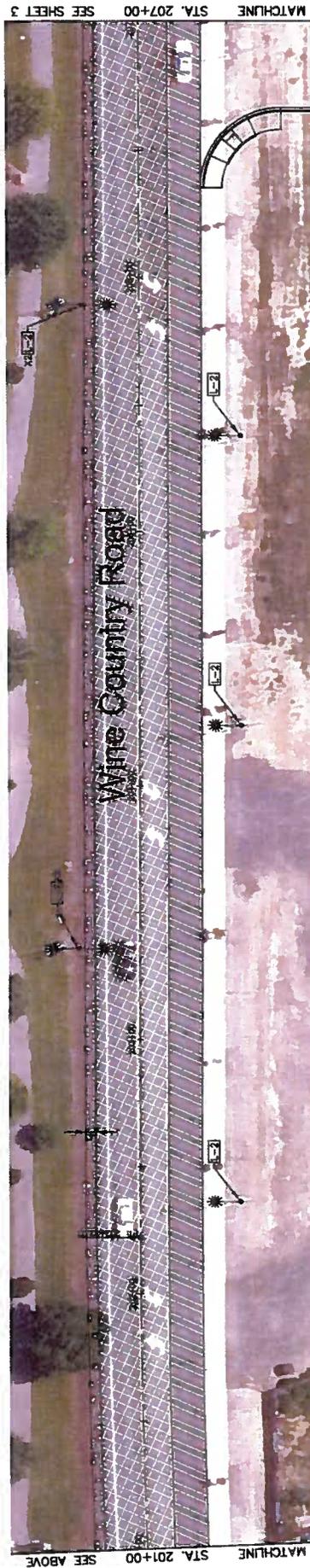
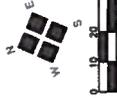


- 2" HMA OVERLAY
- GRIND (2" TO 0" TAPER) AND HMA OVERLAY
- SHOULDERING (CUTO 2" TO 0" TAPER)

NOTE: EXISTING HMA MATERIAL RESULTING FROM THE PAVEMENT PLANNING OPERATION SHALL BECOME THE PROPERTY OF THE CONTRACTING AGENCY. THE CONTRACTOR SHALL HAUL THE MATERIAL TO THE CONTRACTING AGENCY'S PUBLIC WORKS FACILITY AND COORDINATE WITH CONTRACTING AGENCY TO DETERMINE LOCATION OF SPREADING AND STOCKPILE OF THE MATERIAL.



EXPERT CON'T REQUIRED IF NOT PAVED WITHIN THREE (3) DAYS OR BY THE WEEKEND.



2503 Howe Road
Yakima, WA 98902
509.665.7000
Fax 509.665.3800
www.hlacl.com



JOB NUMBER	DATE	DESIGNED BY:	ENTERED BY:	REVISION	DATE
14110	5-20-15	SSJ	BMS		
FILE NAME:					
PLAN NAME:	14110.dwg				
PROFILE:	14110.dwg				

**CITY OF GRANDVIEW
EAST WINE COUNTRY PLAZA**

SHEET 2 of 10

CHANGE ORDER NO. 1

47

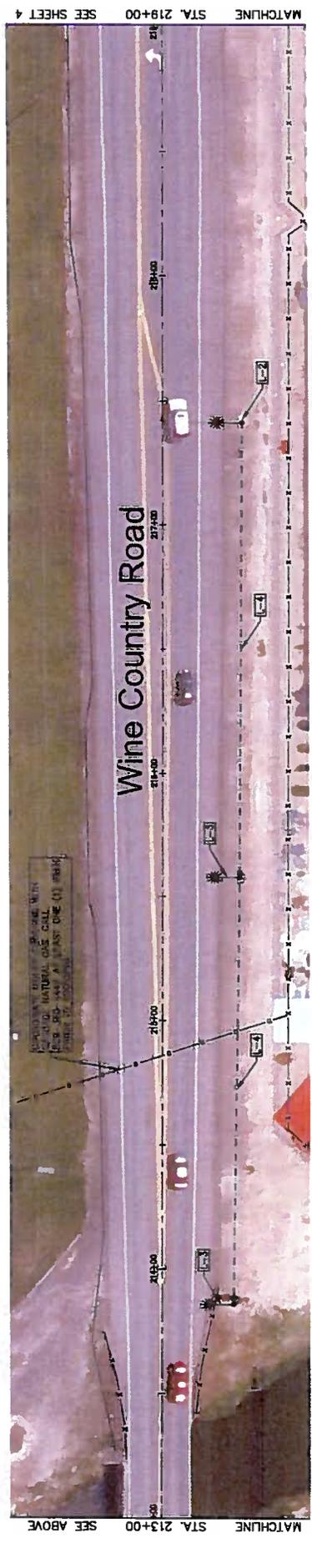
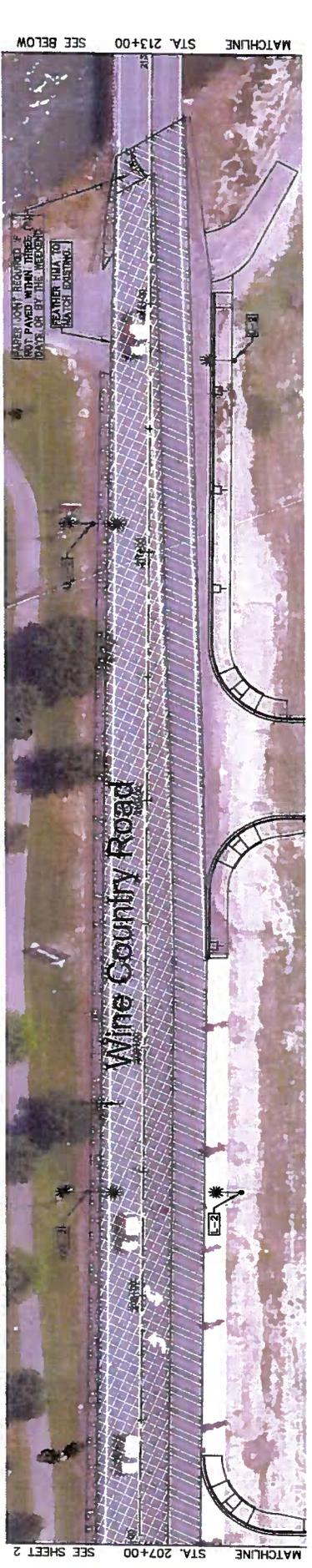
STREET LIGHT NOTES:

- [1] REPLACE EXISTING LUMINAIRE HEAD ONLY WITH NEW CREE LED, XSP2, HORIZONTAL TENON, TYPE I LONG, HEAD, OR APPROVED EQUAL
- [2] REPLACE EXISTING LUMINAIRE HEAD ONLY WITH LONG, LED, XSP4, HORIZONTAL TENON, TYPE II LONG, HEAD, OR APPROVED EQUAL
- [3] INSTALL WSDOT TYPE 2 LIGHT POLE (WSDOT STD. J-2810-01), TYPE 1 J-BOX, AND CREE LED, XSP2, HORIZONTAL TENON, TYPE I LONG, HEAD, OR APPROVED EQUAL
- [4] INSTALL 2" CONDUIT WITH 2#60 AND 1#60.

LEGEND:

- [Pattern] 2" HMA OVERLAY
- [Pattern] GRND (2" TO 0" TAPER) AND HMA OVERLAY
- [Pattern] SHOULDERING (SIC 2" TO 0" TAPER)

NOTE: THE FRODOG HMA MATERIAL RESULTING FROM THE PAVEMENT PLANING OPERATION SHALL BECOME THE PROPERTY OF THE CONTRACTING AGENCY. THE CONTRACTOR SHALL HAIL THE MATERIAL TO THE CONTRACTING AGENCY'S PUBLIC WORKS FACILITY AND COORDINATE WITH THE CONTRACTING AGENCY TO DETERMINE LOCATION OF SPREADING AND STORAGE OF THE MATERIAL.



2803 River Road
Yakima, WA 98902
509.845.9000
Fax 509.965.3800
www.hla.com



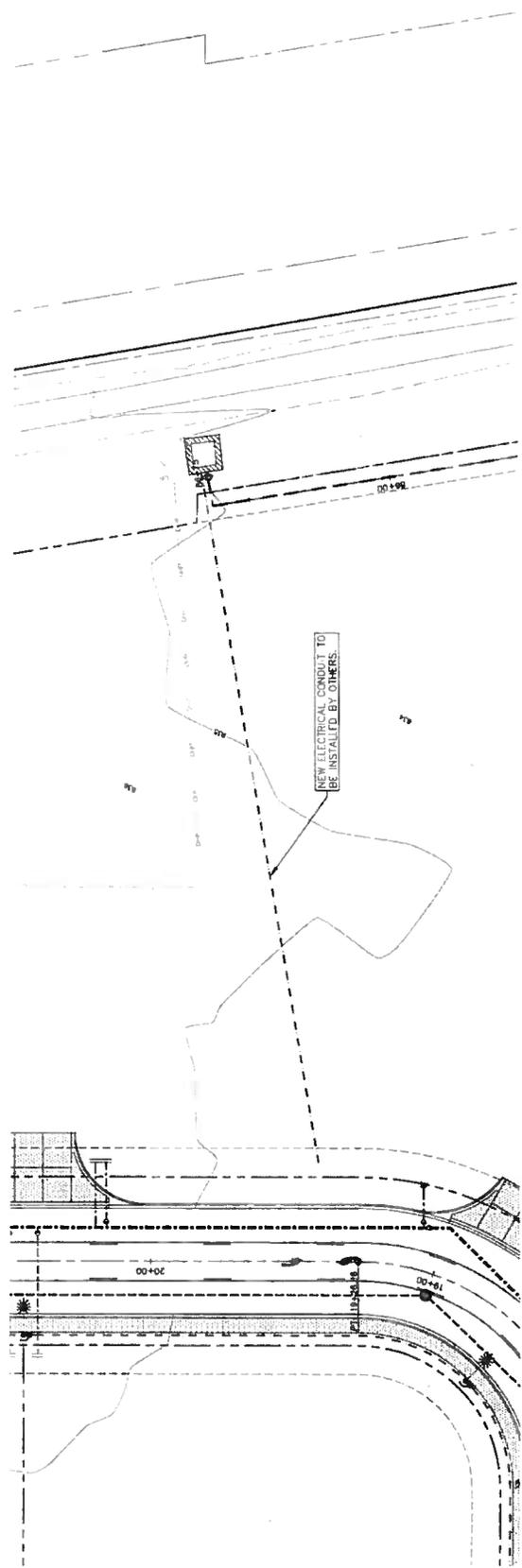
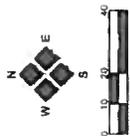
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FILE NAME:	DRAWING: SHEETS.dwg		
	PROFILE: 14110.dwg		
ASSIGNED BY:	SSW	ENTERED BY:	BUS

CITY OF GRANDVIEW
EAST WINE COUNTRY PLAZA

CHANGE ORDER NO. 1

SHEET 3 of 10

84

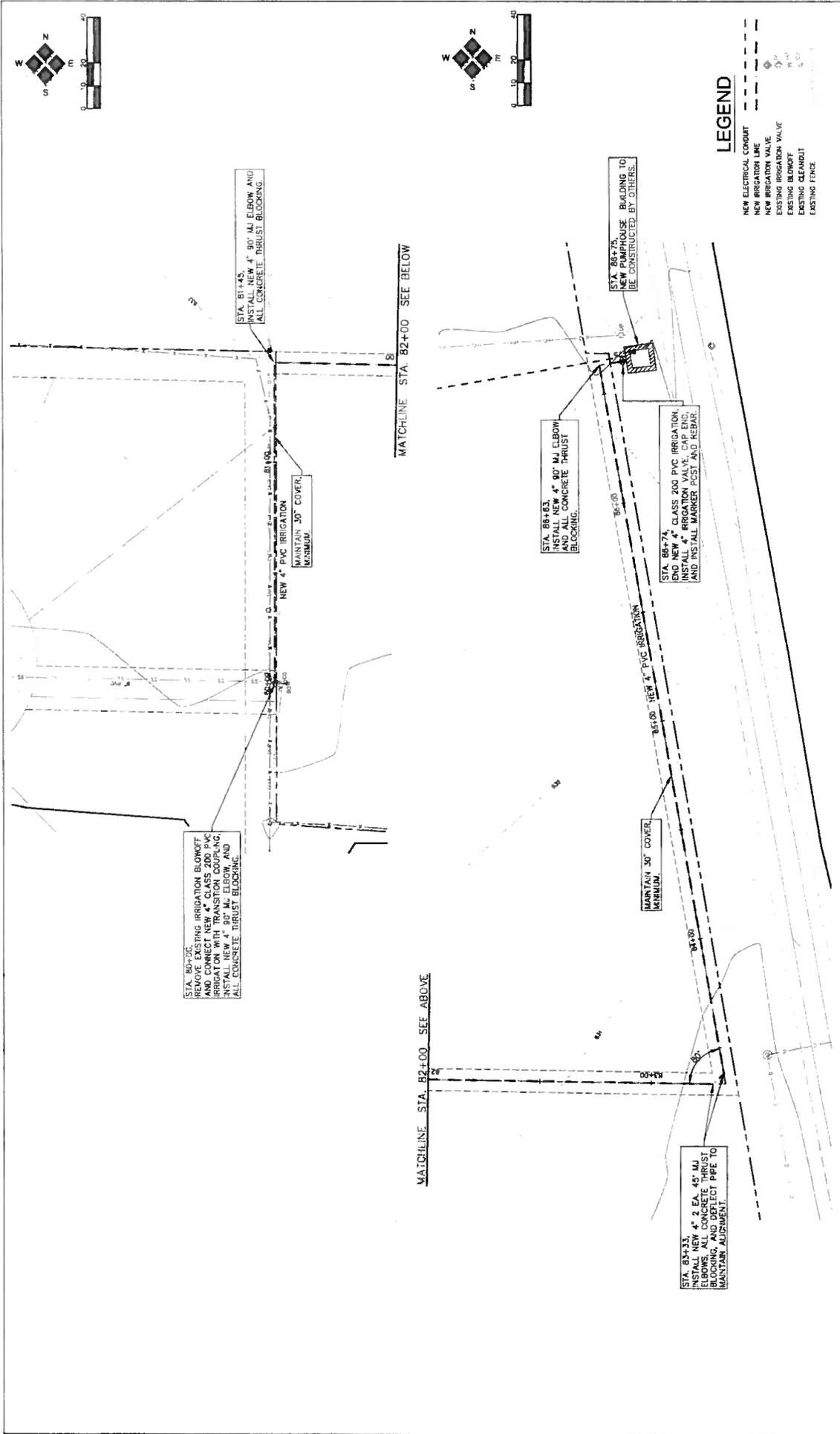


LEGEND

- NEW ELECTRICAL CONDUIT
- NEW IRRIGATION LINE
- NEW IRRIGATION VALVE
- EXISTING IRRIGATION VALVE
- EXISTING BLOWOFF
- EXISTING CLEANOUT
- EXISTING FENCE

		CITY OF GRANDVIEW EAST WINE COUNTRY PLAZA	
8803 River Road Yakima, WA 98902 509-946-7000 Fax 509-946-3800 www.hla-ri.com		CHANGE ORDER NO. 1	
 HLA Hubregoe, Loman Associates, Inc. Civil Engineering • Land Surveying • Planning		SHEET 5 OF 10	
DATE: 5-20-15 FILE NAME: 14110.dwg SHEET: 5 of 10 DRAWING: 14110.dwg PLAN: 14110.dwg PROFILE: 14110.dwg		DESIGNED BY: SSJ ENTERED BY: BMS	
REVISION		DATE	

50

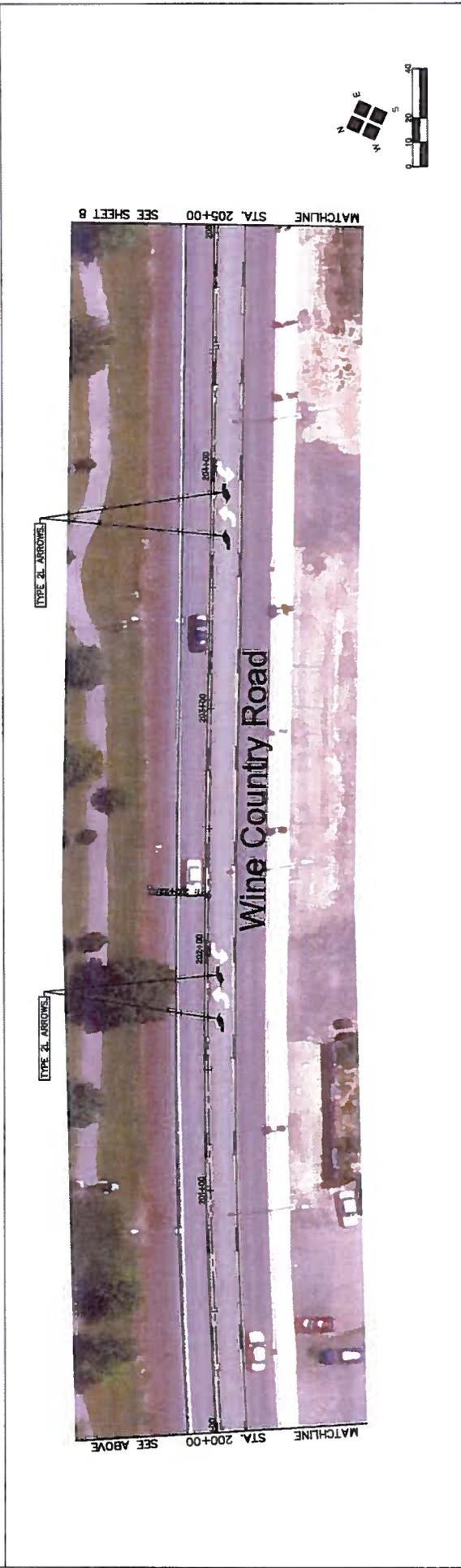
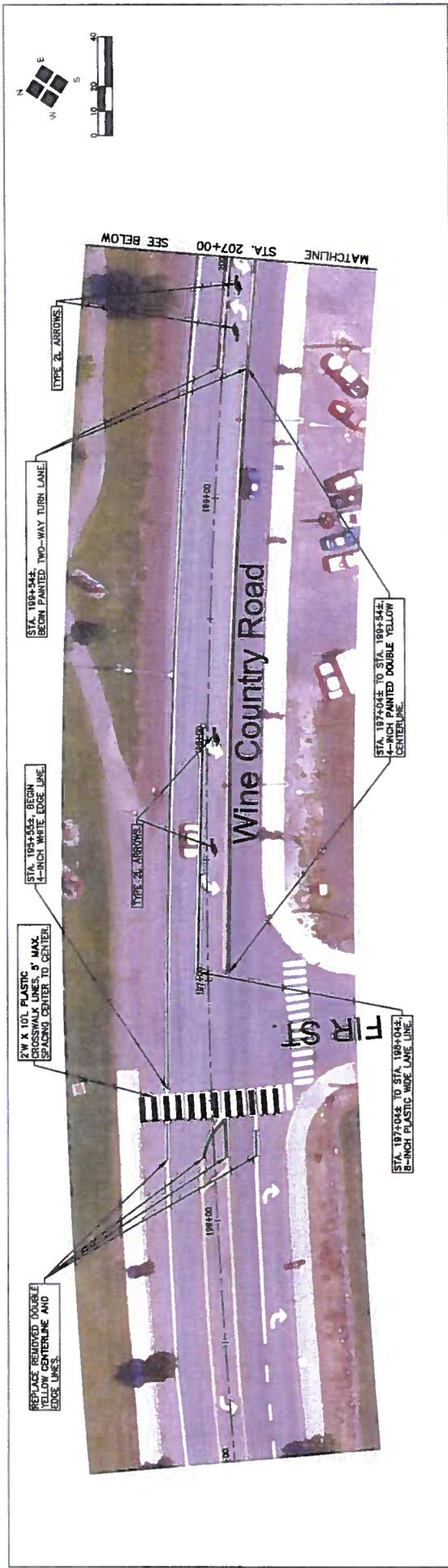


LEGEND

- NEW ELECTRICAL CONDUIT
- NEW IRRIGATION LINE
- NEW IRRIGATION VALVE
- EXISTING IRRIGATION VALVE
- EXISTING BLOWOFF
- EXISTING CLEANOUT
- EXISTING FENCE

		CITY OF GRANDVIEW EAST WINE COUNTRY PLAZA		SHEET 6
JOB NUMBER 14110	DATE 5-20-15	SHEETS 14110.dwg 14110.dwg 14110.dwg	DESIGNED BY SSR	CHECKED BY BMS
DRAWING 14110.dwg 14110.dwg 14110.dwg	FILE NAMES 14110.dwg 14110.dwg 14110.dwg	SHEETS 14110.dwg 14110.dwg 14110.dwg	DESIGNED BY SSR	CHECKED BY BMS
REVISION _____ _____ _____	DATE _____ _____ _____	_____ _____ _____	_____ _____ _____	_____ _____ _____
				CHANGE ORDER NO. 1
2803 River Road Yelm, WA 98592 800-966-7000 Fax 509-946-3800 www.hlainc.com		 HLA Huibregtse, Louman Associates, Inc. Civil Engineering • Land Surveying • Planning		

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2803 River Road
Yakima, WA 98902
509.966.7000
Fax 509.966.3000
www.hilacorp.com

REVISION

NO.	DATE	DESCRIPTION

DATE: 9-20-15
JOB NUMBER: 14110
DRAWING: SHEETS.dwg
PROJECT: 14110.dwg
DESIGNED BY: GSH
ENTERED BY: BMS

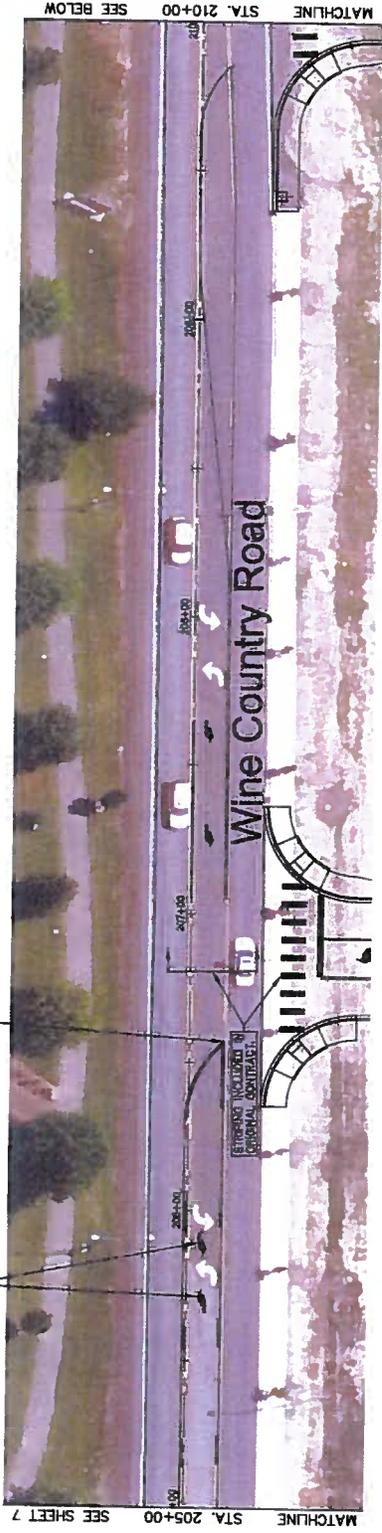
CHANGE ORDER NO. 1

CITY OF GRANDVIEW
EAST WINE COUNTRY PLAZA

14110

SHEET 7 of 10

52



STA. 208+37.4
END PAINTED TWO-WAY
TURN LANE.

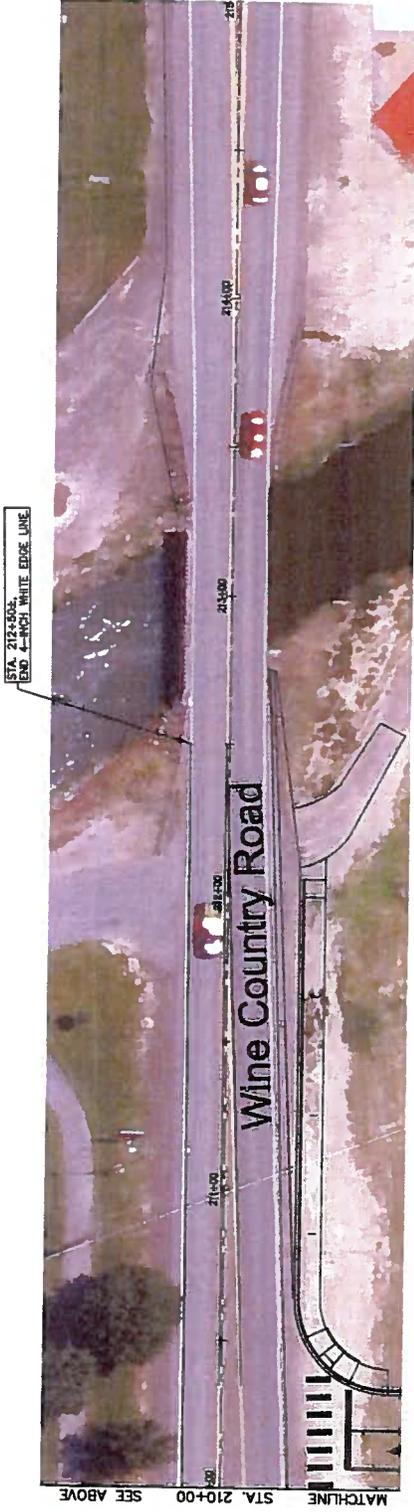
TYPE 2L ARBORVITAE

STOPPING INCLINED IN
ORIGINAL CONTRACT.

Wine Country Road

MATCHLINE STA. 205+00 SEE SHEET 7

MATCHLINE STA. 210+00 SEE BELOW



STA. 212+55.1
END PAINTED WHITE EDGE LINE

Wine Country Road

MATCHLINE STA. 210+00 SEE ABOVE

SHEET 8 of 10

CITY OF GRANDVIEW
EAST WINE COUNTRY PLAZA

CHANGE ORDER NO. 1

LOG NUMBER	DATE
14110	5-20-15

FILE NAME	SHEETS	DATE
DRAWING	14110.dwg	14110.dwg
PROFILE	14110.dwg	14110.dwg

DESIGNED BY	SSD
	BMS

ENTERED BY	DATE

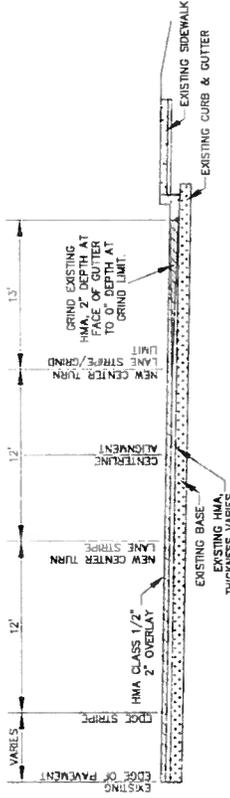
REVISION	DATE



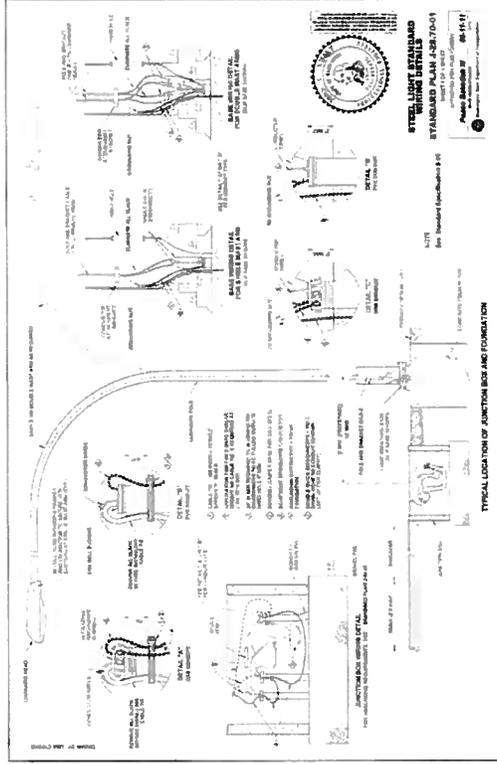
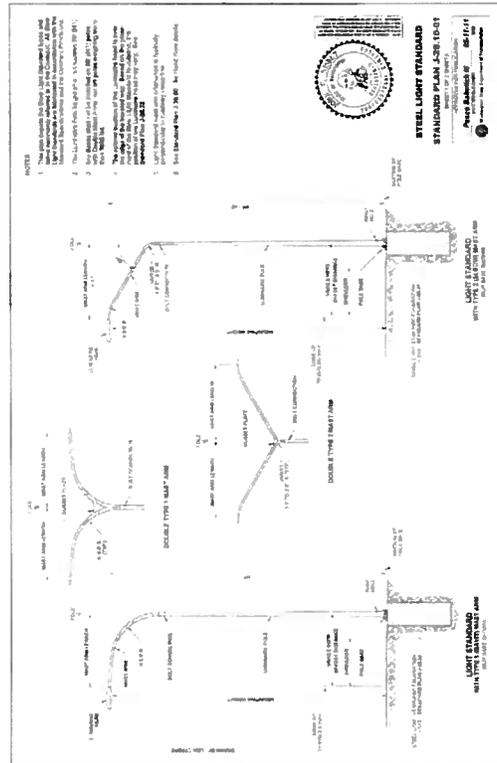
2803 River Road
Yakima, WA 98902
509.666.7000
Fax 509.666.3800
www.hla.com

HLA
Hulbert, Loman Associates, Inc.
Civil Engineering • Land Surveying • Planning

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EAST WINE COUNTRY ROAD - GRIND & OVERLAY SECTION
 NOT TO SCALE



2870 River Road
 Yakima, WA 98902
 509.956.7000
 Fax 509.956.8100
 www.hilaw.com



JOB NUMBER: 14110	DATE: 9-20-19
FILE NAME: DRAWING: SHEETS.dwg	DESIGNED BY: SSH
PAN: PROFILE: 14110.dwg	ENTERED BY: BMS
REVISION	DATE

CITY OF GRANDVIEW
EAST WINE COUNTRY PLAZA
 CHANGE ORDER NO. 1

54

RESOLUTION NO. 2015-34

**A RESOLUTION OF THE CITY OF GRANDVIEW, WASHINGTON,
APPROVING CHANGE ORDER NO. 1 WITH INLAND ASPHALT COMPANY
FOR THE EAST WINE COUNTRY PLAZA IMPROVEMENT PROJECT**

WHEREAS, the City of Grandview entered into a contract with Inland Asphalt Company for the East Wine Country Plaza infrastructure improvements on March 24, 2015; and,

WHEREAS, project funding remains following bid award of base improvements for the project; and,

WHEREAS, additional public infrastructure improvements are needed in support of the project and remaining funds may be used to design and construct these improvements;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRANDVIEW, AS FOLLOWS:

The Mayor is hereby authorized to sign Change Order No. 1 with Inland Asphalt Company in the amount of \$168,285.41 for the additional public infrastructure improvements on the East Wine Country Plaza Improvement project in the form as is attached hereto and incorporated herein by reference.

PASSED by the **CITY COUNCIL** and **APPROVED** by the **MAYOR** at its regular meeting on June 23, 2015.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

June 16, 2015

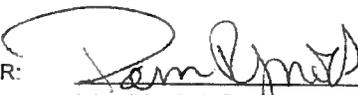
CHANGE ORDER NO. 1

OWNER: City of Grandview
PROJECT NAME: EAST WINE COUNTRY PLAZA
HLA PROJECT NO.: 14110C
CONTRACTOR: Inland Asphalt Company

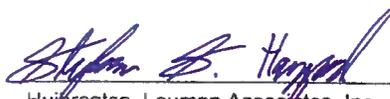
THE FOLLOWING CHANGES ARE HEREBY MADE TO THE CONTRACT DOCUMENT:

Original Contract Price (Including Sales Tax, Schedules B and C):	\$618,071.82
Current Contract Price Adjusted by Previous Change Order(s) (Including Sales Tax, Schedules B and C):	\$618,071.82
Change in Contract Price Due to This Change Order (Including Sales Tax, Schedules B, C, and D):	\$168,285.42
Adjusted Contract Price Due to This Change Order (Including Sales Tax, Schedules B, C, and D):	\$786,357.24

Original Contract Completion Date:	August 4, 2015
Current Contract Completion Date Adjusted by Previous Change Order:	August 4, 2015
Change in Contract Completion Date Due to This Change Order:	Ten (10) Additional Days
Revised Contract Completion Date:	August 18, 2015

CONTRACTOR: 
Inland Asphalt Company

6/17/15
Date:

ENGINEER: 
Huijregtse, Louman Associates, Inc.

6/17/15
Date:

OWNER: _____
City of Grandview

Date:

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June 16, 2015

City of Grandview
 EAST WINE COUNTRY PLAZA
 HLA Project No.: 14110C
CHANGE ORDER NO. 1

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
SCHEDULE A - ROADWAY IMPROVEMENTS					
1-1	Project Temporary Traffic Control for Change Order No. 1	FA	Estimated	\$9,000.00	\$9,000.00
1-2	Planing Bituminous Pavement	SY	2,600	\$7.60	\$19,760.00
1-3	Increase the quantity of Bid Item 7, Crushed Surfacing Top Course (Shouldering)	TON	75	\$22.75	\$1,706.25
1-4	Increase the quantity of Bid Item 8, HMA Cl. 1/2-Inch PG 64-28	TON	900	\$71.85	\$64,665.00
1-5	Illumination System Complete for Change Order No. 1, Including 31 EA. 139W Luminaire Head Replacement, 2 EA. Luminaire Pole, Head, and Base, Junction Boxes, Conduit, Conductor, per Plan Sheets attached.	FA	Estimated	\$50,000.00	\$50,000.00
1-6	Pavement Markings for Change Order No. 1, including Temporary Markings	LS	1	\$7,800.00	\$7,800.00
SCHEDULE D - IRRIGATION IMPROVEMENTS (NEW SCHEDULE)					
1-7	PVC Pipe (Class 200) for Irrigation Main In. Diam.	4 LF	680	\$19.25	\$13,090.00
1-8	Irrigation Valve, 4 Inch	EA	1	\$1,140.00	\$1,140.00

CHANGE ORDER NO. 1 SUBTOTAL	\$167,161.25
SCHEDULE D - 7.9% STATE SALES TAX	\$1,124.17
CHANGE ORDER NO. 1 TOTAL	\$168,285.42

Reason for Change:

Project funding remains following bid award of base improvements for the East Wine Country Plaza Project. Additional public infrastructure improvements are needed in support of the Project, and remaining funds may be used to design and construct these improvements. Change Order No. 1 is for the use of remaining funding.

58