

**GRANDVIEW CITY COUNCIL
REGULAR MEETING MINUTES
SEPTEMBER 9, 2014**

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, Councilmembers Mike Bren, Bill Moore, Jesse Palacios, Javier Rodriguez and Joan Souders. Excused from the meeting was Councilmember Diana Jennings. Absent from the meeting was Councilmember Gloria Mendoza.

Staff present were: City Administrator/Public Works Director Cus Arteaga, City Attorney Quinn Plant, City Treasurer Matt Cordray, Assistant Public Works Director Santos Trevino, Code Enforcement Officer Cory Taylor, Parks & Recreation Director Mike Carpenter and City Clerk Anita Palacios.

2. PLEDGE OF ALLEGIANCE

Councilmember Bren led the pledge of allegiance.

3. PRESENTATIONS

A. Newly crowned Miss Yakima County Jocelyn Baca

Parks & Recreation Director Carpenter introduced the newly crowned Miss Yakima County Jocelyn Baca. Jocelyn was a Grandview High School graduate and former Miss Grandview Princess. She worked as the recreation assistant for the Parks & Recreation Department during the summer. She would be competing in the Miss Washington pageant.

4. PUBLIC COMMENT

Dale Burgeson, 1102 Carriage Square Drive, thanked the City and Yakima County for chip sealing the streets in the Carriage Square neighborhood. He expressed concern with the closure of the Grandview Prestige Care and Rehabilitation facility and the loss of 51 jobs in the community.

5. CONSENT AGENDA

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

- A. Minutes of the August 26, 2014 study session
- B. Minutes of the August 26, 2014 regular meeting
- C. Payroll Electronic Fund Transfers (EFT) Nos. 5247 – 5252 in the amount of \$71,266.06
- D. Payroll Check Nos. 7630 – 7673 in the amount of \$31,523.84
- E. Payroll Direct Deposit 8/16/14 – 8/31/14 in the amount of \$89,044.80
- F. Claim Check Nos. 106494 – 106568 in the amount of \$105,130.71
- G. Resolution No. 2014-44 authorizing the Mayor to sign a Public Defender Agreement for conflict indigent defense counsel with Jacob A. Lara

6. ACTIVE AGENDA

A. Public Hearing – Surplus City-Owned Property – Euclid Park

Mayor Childress opened the public hearing to receive comments on the disposal of surplus city property in accordance with RCW 39.33.020 by reading the public hearing procedure. The City-owned property involved was known as Euclid Park located in the S.W. quadrant of West Second Street and Euclid Road, Grandview, WA, Yakima County Parcel No. 230922-14001.

City Administrator Arteaga explained that in 2009, the Grandview School District expressed an interest in purchasing Euclid Park. An appraisal of the park was completed, however, the purchase was placed on hold. The School District approached the City again regarding the purchase of the park. The appraisal was updated and the City was considering the sale of the park for the following reasons:

- Due to budget reductions, the City was working with less staff and meeting the needed maintenance schedules was becoming a challenge.
- There was a need to invest capital dollars for the resurfacing the tennis courts estimated at approximately \$70,000.
- There was a need to update the current restroom facilities estimated at approximately \$25,000.
- The School District would purchase the park and improve the current soccer field and tennis courts, and add a new restroom facility on the west side of the park.
- The School District would allow the public to continue to use the park.
- The sale of the park would reduce the City's parks operational budget by an estimated \$10,000 per year plus the cost to resurface the tennis courts and the restroom addition.

Staff recommended Council surplus Euclid Park for lease or sell.

The following comments were received during the public hearing:

- Gary Rohde, 914 Miller Lane and Pastor of Immanuel Lutheran Church, 300 South Euclid (across the alley from the park), Grandview, questioned whether the School District would fence the park and the soccer leagues would continue to utilize the fields. He also questioned whether the School District could use the park for another purpose or build administration buildings on the parcel. He indicated that the soccer league used the church's parking lot which had become a nuisance for the church.
- Dale Burgeson, 1102 Carriage Square Drive, Grandview, questioned whether the School District would pay fair market value for the property.
- Jim Sewell, 906 King Street, Grandview, encouraged the legal preservation of the park for public park purposes only and not used for a parking lot or a school.

City Administrator Arteaga explained that during preliminary discussions with the School District there were no indications that the park would be fenced. The School District had indicated that the use of the park would remain the same.

The Council discussed and concurred not to record restrictions on the use of the property.

No comments were received by mail and the hearing was closed.

B. Resolution No. 2014-45 declaring certain real and personal property owned by the City known as Euclid Park to be surplus and authorizing the Mayor to lease or sell the same

On motion by Councilmember Palacios, second by Councilmember Bren, Council unanimously approved Resolution No. 2014-45 declaring certain real and personal property owned by the City known as Euclid Park to be surplus and authorizing the Mayor to lease or sell the same.

C. Resolution No. 2014-46 authorizing the Mayor to sign an Agreement between the City of Grandview and the Friends of the Dog Park on the off-leash area program

City Administrator Arteaga explained that at the August 26th study session, the Friends of the Dog Park provided an update on the dog park project. The next step was to implement an agreement between the City and the Friends of the Dog Park. Resolution No. 2014-46 would authorize the Mayor to sign the agreement identifying the responsibilities of both the City and the Friends of the Dog Park.

On motion by Councilmember Souders, second by Councilmember Palacios, Council unanimously approved Resolution No. 2014-46 authorizing the Mayor to sign an Agreement between the City of Grandview and the Friends of the Dog Park on the off-leash area program.

D. Ordinance No. 2014-14 adopting a new Chapter 8.40 to the Grandview Municipal Code entitled “Residential Rental Property Registration”

City Administrator Arteaga stated that at the August 26th study session, Code Enforcement Officer Cory Taylor made a presentation to Council regarding the implementation of a Residential Rental Property Registration program. He explained that the program would simplify the responsibilities and/or duties of the Code Enforcement Officer in order to improve the quality of life in the City. Staff reviewed different options and the Residential Rental Property Registration Program appeared to be the best option for him to improve enforcement issues with respect to rental properties. This was a no fee program which could be managed by the current staffing levels.

Mayor Childress allowed the following public comments:

- Adam Anderson, Halverson Northwest Law Group in Sunnyside, representing Grandridge Apartments, questioned the intended purpose and the administrative burden of the Residential Rental Registration Program.
- Dan Churchill, 891 Walnut Lane, Grandview, property manager, indicated the ordinance would assist landlords with identifying code issues caused by the tenant.
- Mitchell Wagner, 811 Smith Lane, Grandview, questioned the basis for requiring only the legal names of occupants above the age of 12.
- Eric Hildebrandt, 467 Pleasant Avenue, Grandview, stated that property owners should be required to maintain their rental housing.
- Jim Sewell – 906 King Street, Grandview, applauded Council for considering the ordinance for adoption.

On motion by Councilmember Moore, second by Councilmember Rodriguez, Council unanimously approved Ordinance No. 2014-14 adopting a new Chapter 8.40 to the Grandview Municipal Code entitled “Residential Rental Property Registration”.

E. Resolution No. 2014-47 authorizing the Mayor to sign an Operating Agreement between the City of Grandview and CEIS, LLC for gateway signs

City Administrator Arteaga explained that at the August 12th study session, CEIS made a presentation to Council to install two electronic message gateway signs at no cost to the City. Resolution No. 2014-47 authorized the Mayor to sign an Operational Agreement with CEIS for the installation of the signs at no cost to the City.

On motion by Councilmember Palacios, second by Councilmember Moore, Council unanimously approved Resolution No. 2014-47 authorizing the Mayor to sign an Operating Agreement between the City of Grandview and CEIS, LLC for gateway signs.

7. UNFINISHED AND NEW BUSINESS – None

8. CITY ADMINISTRATOR AND/OR STAFF REPORTS

Cliff Lewis/Grandview Lumber SIED Application – City Administrator Arteaga explained that staff was working with Cliff Lewis of Grandview Lumber to relocate and expand his business from the current location at 710 West Wine Country Road to property located on the south side of East Wine Country Road east of the SVID canal. The proposed development would include the subdivision of the property into six lots and the construction of public street and utility improvements similar to Stover Loop. Once the infrastructure improvements were complete, Grandview Lumber would be relocated and expanded and the additional lots sold for commercial purposes. He noted that the Yakima County Supporting Investments in Economic Development (SIED) Board provides grants and loans to political subdivisions to fund projects that support tangible or potential investments in public infrastructure.

On motion by Councilmember Moore, second by Councilmember Bren, Council unanimously authorized staff to prepare an application to the Yakima County SIED Board for a grant/loan to fund public street and infrastructure improvements as part of Cliff Lewis/Grandview Lumber development.

YVCOG General Membership Meeting – The Yakima Valley Conference of Governments General Membership meeting would be held at the Grandview Community Center on September 17th.

AWC Regional Meeting – The Association of Washington Cities would be conducting their annual Regional Meeting on November 5th in Yakima.

Euclid Lift Station West Forcemain Relining – The relining of the Euclid Lift Station west forcemain was completed this week.

Bonnieview Road Improvements – The light poles on Bonnieview Road remain to be moved by Pacific Power and Light Company.

9. MAYOR & COUNCILMEMBER MEETING REPORTS

Street Tree Trimming – Councilmember Bren recommended that the City contact an arborist and develop a tree trimming plan for the street trees.

Yakima Valley Office of Emergency Management – Mayor Childress reported that the City of Yakima withdrew from the Yakima Valley Office of Emergency Management. Previously the City of Yakima along with 13 other cities and Yakima County were part of the Yakima Valley Emergency Management Plan. The withdrawal of the City of Yakima potentially could increase the amount the other cities and Yakima County pay for their yearly assessment. Yakima County and the mayors from the other cities would be meeting to discuss the issue. He would report back to Council following the meeting.

10. EXECUTIVE SESSION – Purchase of Property

Mayor Childress adjourned the meeting to an executive session at 9:00 p.m., for approximately 15 minutes to discuss purchase of property with the aforementioned Mayor, Councilmembers, City Attorney, City Administrator, Parks & Recreation Director and City Clerk present. The meeting resumed at 9:15 p.m., with the aforementioned Mayor, Council and staff present.

11. ADJOURNMENT

On motion by Councilmember Souders, second by Councilmember Rodriguez, Council unanimously adjourned the regular meeting at 9:15 p.m.

Mayor Norm Childress

Anita Palacios, City Clerk