

**GRANDVIEW CITY COUNCIL
REGULAR MEETING MINUTES
JULY 12, 2016**

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 Gaylord Brewer, Mike Everett, Dennis McDonald, Bill Moore, Gloria Mendoza and Joan Souders. Excused from the meeting was Councilmember Javier Rodriguez.

Staff present were: City Administrator/Public Works Director Cus Arteaga, City Attorney Quinn Plant, City Treasurer Matt Cordray, Parks & Recreation Director Mike Carpenter, Police Chief Kal Fuller, Assistant Public Works Director Santos Trevino, WWTP Superintendent Dave Lorenz and City Clerk Anita Palacios.

2. PLEDGE OF ALLEGIANCE

WWTP Superintendent Lorenz led the pledge of allegiance.

3. PRESENTATIONS – None

4. PUBLIC COMMENT – None

5. CONSENT AGENDA

On motion by Councilmember Brewer, second by Councilmember McDonald, Council approved the Consent Agenda consisting of the following:

- A. Minutes of the June 28, 2016 Committee-of-the-Whole special meeting**
- B. Minutes of the June 28, 2016 regular meeting**
- C. Payroll Electronic Fund Transfers (EFT) Nos. 5581-5586 in the amount of \$89,078.87**
- D. Payroll Check Nos. 8915-8964 in the amount of \$32,398.96**
- E. Payroll Direct Deposit 06/16/16 – 06/30/16 in the amount of \$96,103.14**
- F. Claim Check Nos. 110837-110925 in the amount of \$134,384.61**

6. ACTIVE AGENDA

A. Public Hearing – Proposed Public Use Vacation of Circle Park Dedication

Mayor Childress opened the public hearing to receive comments on a petition to vacate the dedication of Circle Park for public purposes by reading the public hearing procedure.

City Administrator Arteaga provided the staff report. He explained that the City owns property known as "Circle Park". Circle Park was located at the intersection of West Fifth Street and Avenue H. The north half of the park was dedicated on the Plat of PARK SUBDIVISION OF TRACT G, H, I, J, AND K, GRANDVIEW, WASH. In Volume C, page 49. The South half of the park was dedicated on the Plat of CHERRY LANE TRACTS in Volume E, page 9. The property was a dedicated park and roadway. The use of the property as a park or roadway was

discontinued over 50 years ago. The adjacent property owners have over the course of the last 50 years maintained and/or improved these areas. The City has an Agreement for Street Use with one of the four adjacent property owners. The adjacent property owners requested that the Council consider vacating the property and submitted a petition to the City to vacate the dedication of Circle Park for public purposes pursuant to RCW Chapter 58.17. The City Engineer reviewed both plats and there were no restrictions or covenants on the park area listed on the face of the plats. At the May 24, 2016 Committee-of-the-Whole meeting, staff recommended Council consider vacating the right-of-ways and park through the City's standard vacation process. Staff also recommended reserving right-of-ways for West Fifth Street and Avenue H, and reserve easements for any public utilities that may exist. At the May 24, 2016 Committee-of-the-Whole meeting, the C.O.W. moved the Circle Park vacation petition to a regular Council meeting agenda for consideration of a resolution establishing a public hearing date. At the June 14, 2016 Council meeting, Council approved Resolution No. 2016-29 setting the time and date for a public hearing to consider vacation of the dedication of Circle Park for public purposes. Following the public hearing, staff recommended Council approve the petition to vacate Circle Park and direct staff to prepare an ordinance vacating the dedication.

The following comment was received during the public hearing:

- Brad Smith, 502 Avenue H, Grandview, Washington, a petitioner to vacate the dedication of Circle Park, expressed support for the vacation.

City Clerk Palacios advised that no public comments were received by mail.

With no further public comments, Mayor Childress declared the public hearing closed.

On motion by Councilmember Everett, second by Councilmember McDonald, Council directed staff to complete the necessary and legal steps to vacate Circle Park and transfer the dedicated property to the adjacent property owners.

Councilmember Brewer requested that staff research the dedication and/or vacation of public property at the intersection of Cherry Lane and Brewer Road.

B. Public Hearing – 2017-2022 Six-Year Transportation Improvement Program

Mayor Childress opened the public hearing to receive comments on the 2017-2022 Six-Year Transportation Improvement Program by reading the public hearing procedure.

City Administrator Arteaga explained that each year during the month of June, the City was required to update the Six-Year Transportation Improvement Plan (TIP). He provided a brief summary of the projects that were included in the 2017-2022 TIP.

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

C. Resolution No. 2016-33 adopting the 2017-2022 Six-Year Transportation Improvement Program

On motion by Councilmember Moore, second by Councilmember Souders, Council approved Resolution No. 2016-33 adopting the 2017-2022 Six-Year Transportation Improvement Program.

D. Ordinance No. 2016-9 amending Grandview Municipal Code Section 5.22.020 permission for alcoholic beverages in Country Park to expand the duration of time during which beer and/or wine may be served at Country Park Events Center

On motion by Councilmember Everett, second by Councilmember Brewer, Council approved Ordinance No. 2016-9 amending Grandview Municipal Code Section 5.22.020 permission for alcoholic beverages in Country Park to expand the duration of time during which beer and/or wine may be served at Country Park Events Center.

E. Ordinance No. 2016-10 adopting a new Chapter 5.25 of the Grandview Municipal Code establishing a Special Event Permit

On motion by Councilmember Everett, second by Councilmember Souders, Council approved an amendment to Section 5.25.080 Appeals of Ordinance No. 2016-10 to provide for a nonrefundable appeal fee in the amount of \$150.

On motion by Councilmember Everett, second by Councilmember Moore, Council approved Ordinance 2016-10 adopting a new Chapter 5.25 of the Grandview Municipal Code establishing a Special Event Permit as amended.

7. UNFINISHED AND NEW BUSINESS

B. Municipal Pool Improvements

At the June 28, 2016 meeting, Council directed staff to provide information for the proposed pool improvements along with information regarding councilmanic bonds for funding all proposed future improvements.

City Administrator Arteaga provided the following information for Council consideration:

- Approved five-year pool improvement plan: He explained that the goal of the plan was to budget for the improvements annually and provide flexibility in the event that funds were not available. Any fixtures and/or amenities added were to be reusable in the event that Council decided to construct a new pool facility in the future. The plan also provided for new amenities that would generate positive community support, while enticing local patrons to swim at the Grandview pool.
- Cost estimate for new pool facility: He explained that due to the short time frame, staff provided an estimate utilizing the City of Prosser's pool construction in 2011. A new pool facility similar to Prosser's could cost approximately \$3 to \$4 million to construct. The annual repayment estimate for a \$ 3.5 million pool with a 25-year repayment term at 4.5% interest would be approximately \$250,000.
- Aquatics budget: He explained that the aquatics budget was subsidized approximately \$78,000 per year and adding a new debt to the aquatics budget would increase that amount to \$328,000 per year. The new debt increase would not include the additional operating and maintenance costs such as labor, power and chemicals.
- Councilmanic bonds: He explained that councilmanic bonds were a non-voted revenue bond that did not have a minimum dollar amount. Bonds in the amount of \$3 million and under could be on a ten-year repayment schedule at a lower interest rate and could be paid off in advance without penalties. Bonds in the amount of \$4 million and above

could be financed for a longer period of time if the life of the project supported the longer term (up to 25-years). Current interest rates were between 2.5% to 3%. A reimbursement clause of 12- to 18-months could be added to a non-voted bond in the event that funds were expended for construction of pool improvements before a non-voted bond was approved.

At the June 28, 2016 meeting, Council discussed a proposal of moving forward with the Phase II improvements by separating specific construction items and bidding those items separately (i.e., electrical, fencing, and water slide). In addition, the demolition portion would be completed by the City's Public Works Department. He recommended Council consider this approach for the completion of the Phase II improvements.

In conclusion, he explained that a new pool facility was still needed. He recommended the City consider contacting the Grandview School District as a potential partner. Currently, the high school swim teams have no choice but to practice and compete at neighboring facilities. In addition, the incorporation of swimming lessons as part of the School District's physical education program would garner additional community support.

Following discussion, Council directed staff to prepare a calendar identifying a start and finish date for the completion of the Phase II improvements.

8. MAYOR & COUNCILMEMBER MEETING REPORT

City Administrator Commendation – The Council thanked City Administrator Arteaga for providing the information on the municipal pool improvements and the sealcoat program in such an efficient and timely manner.

9. EXECUTIVE SESSION – Property Matters

Mayor Childress adjourned the meeting to an executive session at 8:05 p.m., for approximately 15 minutes to discuss property matters per RCW 42.30.110(1)(c) with the aforementioned Mayor, Councilmembers, City Attorney, City Administrator and WWTP Superintendent present. The meeting resumed at 8:20 p.m., with the aforementioned Mayor, Council and staff present.

No action was taken.

10. CITY ADMINISTRATOR AND/OR STAFF REPORTS

Newspaper Coverage – City Administrator Arteaga reported that he attempted contact with the editor of the Daily Sun News to discuss coverage of Council meetings.

11. ADJOURNMENT

On motion by Councilmember Mendoza, second by Councilmember Brewer, Council adjourned the meeting at 8:30 p.m.

Mayor Norm Childress

Anita Palacios, City Clerk