

**GRANDVIEW CITY COUNCIL
REGULAR MEETING MINUTES
APRIL 13, 2021**

1. CALL TO ORDER

Mayor Gloria Mendoza called the regular meeting to order at 7:00 p.m. in the Council Chambers at City Hall.

The meeting was held in person and was also available via teleconference.

Present in person: Mayor Mendoza and Councilmembers David Diaz, Bill Moore (Mayor Pro Tem), Robert Ozuna, Javier Rodriguez and Joan Souders

Present via teleconference: Councilmember Mike Everett

Absent: Councilmember Diana Jennings

On motion by Councilmember Moore, second by Councilmember Diaz, Council excused Councilmember Jennings from the meeting.

Staff present: City Administrator/Public Works Director Cus Arteaga, City Attorney Quinn Plant, City Treasurer Matt Cordray and City Clerk Anita Palacios

2. PLEDGE OF ALLEGIANCE

Mayor Mendoza led the pledge of allegiance.

3. PRESENTATIONS

A. Introduction of Yakima County Commissioners Amanda McKinney, Ron Anderson and Ladon Linde

City Administrator Arteaga introduced newly appointed Yakima County Commissioner Ladon Linde.

B. American Legion Riders – Fill the Combat Boot Fundraiser

Joe Santos, Director of the American Legion Riders Post 130 of Zillah, Washington, requested Council's approval to hold a "Fill the Boot" fundraiser on April 17th from 9:00 a.m. to 2:00 p.m., at the Grandview Museum parking lot. All proceeds from the fundraiser help area Veterans and their families.

On motion by Councilmember Ozuna, second by Councilmember Moore, Council approved the April 17th "Fill the Boot" fundraiser at the Grandview Museum Parking Lot.

Roll Call Vote:

- Councilmember Diaz – Yes
- Councilmember Everett – Yes
- Councilmember Moore – Yes

- Councilmember Ozuna – Yes
- Councilmember Rodriguez – Yes
- Councilmember Souders – Yes

C. 2021 Arbor Day Proclamation & Arbor Day Celebration

Mayor Mendoza proclaimed April 21, 2021 as Arbor Day in the City of Grandview and urged all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands.

4. PUBLIC COMMENT – None

5. CONSENT AGENDA

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

- A. Minutes of the March 23, 2021 Committee-of-the-Whole meeting
- B. Minutes of the March 23, 2021 Council meeting
- C. Minutes of the March 30, 2021 Special Council meeting
- D. Payroll Check Nos. 12096-12124 in the amount of \$30,269.05
- E. Payroll Electronic Fund Transfers (EFT) Nos. 60521-60527 in the amount of \$110,324.74
- F. Payroll Direct Deposit 3/16/21-3/31/21 in the amount of \$129,573.87
- G. Claim Check Nos. 121764-121868 in the amount of \$180,297.81

Roll Call Vote:

- Councilmember Diaz – Yes
- Councilmember Everett – Yes
- Councilmember Moore – Yes
- Councilmember Ozuna – Yes
- Councilmember Rodriguez – Yes
- Councilmember Souders – Yes

6. ACTIVE AGENDA

- A. Closed Record Public Hearing – Rezone Application and Conditional Use Permit Application submitted by North 44 Homes LLC for the Euclid Meadows Manufactured Home Park located north of Grant Court and east of North Euclid Road, Grandview, WA

Mayor Mendoza opened the closed record public hearing to consider the Hearing Examiner's recommendation that the City Council approve the requested rezone and conditional use permit submitted by North 44 Homes LLC for the Euclid Meadows Manufactured Home Park located north of Grant Court and east of North Euclid Road, Grandview, Washington, by reading the public hearing procedure.

There was no one in the audience who objected to her participation as Mayor or any of the Councilmembers' participation in these proceedings. None of the Councilmembers had an interest in this issue nor did any stand to gain or lose any financial benefit as a result of the

outcome of this hearing and all indicated they could hear and consider the issue in a fair and objective manner.

The purpose of the hearing was for the Council to review the record and consider the pertinent facts relating to this issue. No new public testimony was allowed.

City Clerk Palacios provided the following review of the record:

- North 44 Homes LLC submitted a Rezone Application and a Conditional Use Permit Application for Parcel Nos. 230914-32001 and 230914-32004 consisting of 24.84 acres located north of Grant Court and east of North Euclid Road, Grandview, WA. The applicants requested a Rezone from R-1 Low Density Residential and R-3 High Density Residential to MR Manufactured Home Park. The applicants also requested a Conditional Use Permit to develop and construct a manufactured home park.
- On February 18, 2021, a public hearing was held before the Hearing Examiner to receive comments on the proposed Rezone and Conditional Use Permit. The public hearing was continued to March 4, 2021. A copy of the Hearing Examiner's Recommendation RZ#2021-01 and CUP #2021-01 dated March 18, 2021 was presented.
- Following the closed record public hearing, recommend Council accept the Hearing Examiner's Recommendation RZ#2021-01 to approve the requested Rezone from R-1 Low Density Residential and R-3 High Density Residential to MR Manufactured Home Park for Parcel Nos. 230914-32001 and 230914-32004 located north of Grant Court and east of North Euclid Road, Grandview, WA.
- At the April 27, 2021 regular meeting, staff would present an ordinance changing the zoning classification of certain lands and amending the zoning map of the City of Grandview as requested for Parcel Nos. 230914-32001 and 230914-32004 to MR Manufactured Home Park for Council consideration.
- Should the Council approve the requested Rezone, the Hearing Examiner in that event would also approve a Conditional Use Permit for the proposed 24.84-acre Euclid Meadows Manufactured Home Park.

Council requested clarification of the record as follows *(transcribed verbatim)*:

Rodriguez – Councilmember Rodriguez

Mendoza – Okay.

Rodriguez – I mean just on the manufactured home park, what exactly, there are several types, what would it be.

Mendoza – Okay I will.

Palacios – It's in the packet.

Rodriguez – In the big one.

Palacios – Yes, in the big packet.

Arteaga – What is your question, what specific.

Rodriguez – The specific question, I mean, are the lots being sold or is it just they are going to be selling the new manufactured homes and renting the lots.

Arteaga – The lots will be owned by the developer. They'll be rented to folks that will bring in a home and the developer I believe will also sell the homes to the people that will be renting from him. The difference like in this one cause I'm sure your picturing other courts, is the difference on this one the development will be similar to a the one that you just approved on Grandridge. Streets will be the wider streets, the 40 foot street, curb, gutter, sidewalks, lights. It will be the same infrastructure as a residential area. This project will also include some improvements to North Euclid which will be widening half a road, adding curb, gutter and sidewalk to the east side of it, adding some street lights to it so the development will be similar to a residential development other than the lots will be smaller.

Mendoza – Okay any other clarification.

Diaz – Madam Mayor.

Mendoza – Okay Councilmember Ozuna. Okay we'll go with Councilmember Diaz.

Diaz – So we can discuss some content of the proposal because that's (inaudible)?

Everett – I'm sorry Councilmember Ozuna, I can't hear what you said.

Mendoza – It's Councilmember Diaz.

Diaz – Can we actually discuss the proposal, the content of the whole package?

Mendoza – It's clarification.

Diaz – Or clarification.

Mendoza – You can request clarification.

Diaz – Well, I guess I would ask especially for all the Councilmembers here is that one of the recommendations that was made by the Yakima Valley Conference of Governments was to deny the application and they stated very clearly why and also the State, Washington State Department of Transportation had some concerns on the Exit of 180, Exit 73 the traffic flow was one and the high traffic movements.

Palacios – You need to request clarification of the Hearing Examiner's.

Diaz – So not discussion.

Palacios – Well if you, if you have questions about what the Hearing Examiner proposed. That's where you need to request clarification from.

Diaz – Oh.

Mendoza – Okay Councilmember Ozuna.

Diaz – So I guess my other question would be, the Grandview Comprehension Plan for planning is that, because I see that it goes against some of the information that's in the packet regarding that.

Palacios – But the Hearing Examiner ruled that it didn't.

Diaz – Excuse me.

Palacios – The Hearing Examiner ruled that it did not.

Diaz – Exist.

Palacios – That it didn't go against the Comprehensive Plan.

Diaz – But some of the staff findings in that report speak (inaudible).

Souders – But we can only talk to this part of it. What's in our.

Diaz – Yes, I saw the rebuttal from one to the other.

Palacios – So the Hearing Examiner is recommending approval. So he heard the staff report recommended denial.

Diaz – So that was considered.

Palacios – Correct. That was taken into consideration and he, then his his findings.

Diaz – I saw, I saw the rebuttal that they gave and so forth. I read that.

Palacios – Correct.

Diaz – The questions were answered.

Arteaga – So what.

Mendoza – So Councilmember Ozuna.

Ozuna – What are our, what's our options. I mean approve, to delay or do we not approve. Is that kind of the options?

Plant – So the Hearing Examiner's report is contained at pages 17 through 45.

Ozuna – Right.

Plant – I mean just sort of procedurally speaking. His report is 17 through 45 of the packet.

Ozuna – Yeah, I read it, I mean I read it.

Plant – And the packet, this packet were talking about, this is the material that the Hearing Examiner had before him in addition to the testimony and upon which he based his recommendation. So the approval the, this is his recommendation to Council. So the Council's option is to accept the Hearing Examiner's recommendation, to reject the Hearing Examiner's recommendation or to approve it with modifications or conditions.

Everett – Can you, I'm sorry, I'm sorry, can you repeat that. You faded out.

Plant – Or to approve it with modifications or conditions.

Everett – Pardon me.

Plant – Or to approve it with modifications or conditions.

Arteaga – There are, number seven, page 15.

Everett – Can we table it for modifications and improvements.

Mendoza – So the question is can it be tabled for improvements or modifications. So tonight the recommendation is to approve the public, the recommended or to modify, if that's a, so at this, you know, at this time, we are discussing and you can ask for clarifications of what's presented before you and so we would have to make that determination tonight. So at this point, um, we are allowing discussion, you know, between City Council.

Arteaga – To clarify so that we don't get confusing. I think that there has been, you were referring to information that was there, but that was during that hearing. At this event, we have the Hearing Examiner made his recommendation which is included in the packet and based on his recommendation that's what we need to take action on and on page 15, number 7, you have three choices.

Mendoza – Of the record. If clarification of the record is authorized. Do we have anyone that would like to request further clarification that's joining us through Zoom? You must address the Council, begin by stating your name and address for the record, speak slowly and clearly, you will be allowed to only provide the clarification of the record as authorized. No testimony will be allowed. Okay so moving on. Now that we have reviewed the record concerning this issue, this subject is open for discussion and the Council may approve or recommend. These are the options, approve or, you know, the Hearing Examiner, approve with conditions or modify, with or without the applicant's concurrence, provided that the modifications do no enlarge the area or scope of the project, increase the density or proposed building size, significantly increase adverse environmental impacts as determined by the responsible official, deny re-application or re-submittal is permitted, deny with prejudice re-application or re-submittal is not allowed for one year, remand for further proceedings and/or evidentiary hearing in accordance with Section 14.09.070, so.

Plant – Just, I mean, just for clarification, a denial would mean that the property would remain zoned as it is currently zoned.

Mendoza – So, I will.

Moore – Madam Mayor.

Mendoza – Uh-huh.

Moore – I would move for approval as recommended.

Mendoza – Okay so we have a motion on the floor to move to approve as recommended by the Hearing Examiner. Okay so I will open it up. It sounds like there is a.

Everett – Madam.

Mendoza – Uh-huh. Councilmember Everett.

Everett – Yes, I would move, um, to deny cause it sounds like the motion to approve died for lack of a second. I would move to deny the application and I'm doing so based on the recommendation of staff and particularly on page 193 quote to break it all down to its simplest terms, this development as proposed is too many units of this specific type and intensity of housing. I think it's, we should not be going that intense that large of a number of houses of this kind. That's why I made the motion. I believe that they they can reapply, am I correct Madam, Mr. Attorney.

Plant – Yes, I don't know if there's any reason they couldn't reapply.

Rodriguez – Councilmember Rodriguez seconds.

Mendoza – Okay so we have a motion and a second to deny the application as presented by the Hearing Examiner and I will a, you know, ask um if there is any further discussion and if all Councilmembers would like to address this. Okay.

Souders – I will.

Mendoza – Okay Councilmember Souders.

Souders – If I was, if I have to vote tonight, I would a vote for what was just accept, what's on the floor right now, the denial, giving them an opportunity. I believe it's to many, to many houses on the property or the amount of property and to keep the area, you know, in a nice, good neighborhood like feeling and I felt like, I felt like it was to many buildings on to small of property.

Mendoza – Okay.

Souders – And how many people could be living in these (inaudible) houses. That's my opinion, that's my thought, so if I have to vote for the motion that's on the floor, I would approve denying it and giving them an opportunity to redo it.

Palacios – The applicant is requesting to speak.

Mendoza – Okay we have Brad Beauchamp that's requesting to speak.

Plant – No, the record has to be confined to what was before the Hearing Examiner. We can't accept new testimony by staff, by the Hearing Examiner or by the applicant.

Mendoza – Okay so further discussion.

Everett – Madam Mayor, I'm confused.

Mendoza – Okay.

Everett – I thought we started voting. Was I wrong.

Mendoza – Yeah, we have a motion and a second and I opened it up for discussion on the motion.

Brad Beauchamp – Madam Mayor was there a point a clarification that could be made. There is a gross error happening in this conversation.

Palacios – That's Mr. Beauchamp.

Plant – No, there's, sorry, we can't take new evidence on the record at this point.

Brad Beauchamp – The record, the record needs to be explained though. It's being misquoted and it's there in front of you, but it's not being understood.

Everett – Point of order. I thought we had the opportunity for a hearing. We've gotten through the discussion of the hearing. I think people had an opportunity to speak and we were discussing it and then we put a motion on the floor and we were voting on it. I think anything else is out of order.

Mendoza – Okay so we have a motion and a second and is there any further discussion by Councilmembers. Okay I will go around and do um a roll call vote and I will start with Councilmember Everett.

On motion by Councilmember Everett, second by Councilmember Rodriguez, Council denied the Hearing Examiner's Recommendation RZ#2021-01 to approve the requested Rezone from R-1 Low Density Residential and R-3 High Density Residential to MR Manufactured Home Park for Parcel Nos. 230914-32001 and 230914-32004 located north of Grant Court and east of North Euclid Road, Grandview, WA, as presented with permission to resubmit.

Roll Call Vote:

- Councilmember Everett – Yes
- Councilmember Diaz – Yes
- Councilmember Moore – No
- Councilmember Ozuna – Yes
- Councilmember Rodriguez – Yes
- Councilmember Souders – Yes

B. Public Hearing – 2021-2026 Six-Year Transportation Improvement Program Amendment

Mayor Mendoza opened the public hearing to receive comments on an amendment to the 2021-2026 Six-Year Transportation Improvement Program by reading the public hearing procedure.

City Administrator Arteaga explained that the amendment to the 2021-2026 Six-Year Transportation Improvement Program was to procure right-of-way to accommodate new roadway design for the Old Inland Empire Highway Improvements from Grandridge Avenue to Elm Street.

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

C. Resolution No. 2021-14 amending the 2021-2026 Six-Year Transportation Improvement Program to procure right-of-way to accommodate new roadway design for the Old Inland Empire Highway Improvements from Grandridge Avenue to Elm Street

On motion by Councilmember Moore, second by Councilmember Souders, Council approved Resolution No. 2021-14 amending the 2021-2026 Six-Year Transportation Improvement Program to procure right-of-way to accommodate new roadway design for the Old Inland Empire Highway Improvements from Grandridge Avenue to Elm Street.

Roll Call Vote:

- Councilmember Diaz – Yes
- Councilmember Everett – Yes
- Councilmember Moore – Yes
- Councilmember Ozuna – Yes
- Councilmember Rodriguez – Yes
- Councilmember Souders – Yes

D. Ordinance No. 2021-04 amending the 2021 Annual Budget

This item was previously discussed at the March 23, 2021 C.O.W. meeting.

On motion by Councilmember Rodriguez, second by Councilmember Diaz, Council approved Ordinance No. 2021-04 amending the 2021 Annual Budget.

Roll Call Vote:

- Councilmember Diaz – Yes
- Councilmember Everett – Yes
- Councilmember Moore – Yes
- Councilmember Ozuna – Yes
- Councilmember Rodriguez – Yes
- Councilmember Souders – Yes

E. Resolution No. 2021-15 approving Task Order No. 2021-05 with HLA Engineering and Land Surveying, Inc., for the Elm Street Resurfacing

This item was previously discussed at the March 23, 2021 C.O.W. meeting.

On motion by Councilmember Everett, second by Councilmember Rodriguez, Council approved Resolution No. 2021-15 approving Task Order No. 2021-05 with HLA Engineering and Land Surveying, Inc., for the Elm Street Resurfacing.

Roll Call Vote:

- Councilmember Diaz – Yes
- Councilmember Everett – Yes
- Councilmember Moore – Yes
- Councilmember Ozuna – Yes
- Councilmember Rodriguez – Yes
- Councilmember Souders – Yes

F. Resolution No. 2021-16 approving the final plat of Grandridge Estates – Phase 4 located on Grandridge Road

This item was previously discussed at the April 13, 2021 C.O.W. meeting.

On motion by Councilmember Moore, second by Councilmember Diaz, the C.O.W. moved a resolution approving the final plat of Grandridge Estates – Phase 4 located on Grandridge Road to the April 13, 2021 regular Council meeting for consideration.

Roll Call Vote:

- Councilmember Diaz – Yes
- Councilmember Everett – Yes
- Councilmember Moore – Yes
- Councilmember Ozuna – Yes
- Councilmember Rodriguez – Yes
- Councilmember Souders – Yes

7. UNFINISHED AND NEW BUSINESS – None

8. CITY ADMINISTRATOR AND/OR STAFF REPORTS – None

9. MAYOR & COUNCILMEMBER REPORTS

Stassen Way Landscaping (Dykstra Park) – Councilmember Souders commended the Public Works Department for the Dykstra Park landscaping along Stassen Way.

Economic Development Planning – Mayor Mendoza addressed Councilmember Everett's March 31, 2021 letter regarding the March 30, 2021 special Council meeting regarding Economic Development Planning, a copy of the following documents are attached hereto and incorporated herein as part of these minutes:

- March 31, 2021 Letter from Michael L. Everett, Attorney at Law

- April 13, 2021 Comments Regarding Councilmember Everett's Letter from Mayor Gloria Mendoza
- April 12, 2021 Memorandum from City Administrator Cus Arteaga regarding Economic Development Questions.
- April 7, 2021 Letter from Ricky C. Kimbrough, PLLC, regarding Matters of Concern

Discussion took place.

Councilmember Souders and Everett excused themselves from the meeting.

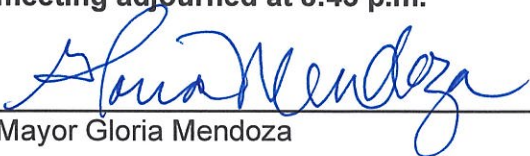
On motion by Councilmember Moore, second by Councilmember Diaz, Council cancelled the April 20th special Council meeting regarding Economic Development Planning and further discuss a new special meeting date at the first Council meeting in May 2021.

Roll Call Vote:

- Councilmember Diaz – Yes
- Councilmember Moore – Yes
- Councilmember Ozuna – Yes
- Councilmember Rodriguez – Yes

10. ADJOURNMENT

On motion by Councilmember Moore, second by Councilmember Rodriguez, the Council meeting adjourned at 8:45 p.m.



Mayor Gloria Mendoza



Anita Palacios, City Clerk



The Law Offices of
Michael L. Everett

March 31, 2021

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

MAYOR MENDOZA:

I am writing because I am very disappointed at last night's meeting.

Apparently, I was not clear enough in what I had asked and expected of the meeting.

While almost everything that the Council does touches on "economic development, that is not specifically what I was hoping for. As I have previously said, it is unclear to me whether we have any goals for the City or if we are just hoping that someone drops by and does something nice. I have no idea what you or the Council hope to achieve. This in my opinion results in unattractive and unappealing City not developing in any coherent way, and not likely to result in much.

It was my hope that the Council can come together and establish a vision and goals for the City. Obviously, if this happens it will include some "economic development", but of what kind I don't know since I have no idea of where the City wants to go.

Perhaps, you want the Council to simply be "cheer leaders". However, I have no idea what I am supposed to cheer for.

I hope that at the next meeting or meetings we focus on establishing goals and priorities. I hope that you can help provide that leadership.

Thank you,

MICHAEL L. EVERETT
Attorney at Law

Comments regarding Councilmember Everett's Letter

April 13, 2021

I will be addressing Councilmember Everett's request for me to provide leadership. Councilman Everett may leave the meeting before I finish reading this letter because he has done that in the past. Irrigardless we need to adress some of the issues councilmember Everett raised.

One should first learn to follow to be a great leader. I am here to serve the people of Grandview and to improve the quality of life of the people of Grandview. Leading a city is a team effort. We will make decisions as a team. I would not have stepped up if I did not know I was capable of leading Grandview to the next level and the hard work ahead of us. I served as councilmember; I knew the challenges we faced as a team.

Each of us, individually, might have the talent but talent must be matched with teamwork in order to win. We must work as a team; we must get prepared and well organized. A great leader faces challenges and is honest with his team. There is work to be done. We've been running in opposite directions, some councilmembers have been developing their own game plans criticizing other team members while others are not speaking up. This has to stop and we need to pull together as a team.

We cannot allow distractions and councilmembers need to treat staff, department heads and others making presentations at our meetings with respect. We have a responsibility to protect and defend this city and its employees.

I approach every lead position in the same manner and the process has never let me down. It is an amazingly simple but highly effective approach. It involves working alongside and getting to know people, in key positions, employees, systems, day to day practices. It also involves face to face relationships, talking, playing, laughing, and enjoying people who live, work, and visit us. It involves listening, strategizing, and trusting. It also involves dealing with the challenges of the role with the same ease as the fun tasks of my role. This approach leads me to areas that need attention, like today. I promise you, the city of Grandview will continue to thrive and grow.

Brief Statement of my approach and work as Mayor

I have met with businesses, citizens, organizations such as Rotary, Chamber of Commerce, School Superintendent, Administrators and staff and other city leaders and most Councilmembers who honored my invitation to meet personally. For those councilmembers who have yet to accept my invitation to meet face to face to discuss, the city you represent, my invitation still stands. I have also met and talk to people who live and come to work here. This task will continue to be a priority for as long as I serve as Mayor.

First year as Mayor:

- Assessed the needs of the city and the people who live and work here
- Assessed strengths and weaknesses of City Departments
- Assessed strength and weaknesses of Department Heads

It is my assessment that we have great Departments and Department Heads that are ready, willing, and very capable to take this city to the next level. I have confidence that our Department Heads under the direction of our highly experience City Administrator, have what it takes to lead their staff to the growth and development of our City.

Now/Second year as Mayor:

- Assessed City Council strengths and weaknesses
- Team building and design a growth and development action plan

After two years of council meetings as Mayor and four years as Councilmember.

- It is my respectful and sincere assessment that, here, on the City Council is where the team needs to be strengthened.

Which brings me to address Councilmember Everett's letter. I will read the letter.

1. Councilmember Everett states that he was not clear enough on what he asked and expected

- Councilmember Everett was clear. He requested an in-person meeting with no agenda to allow free discussion. He requested that our staff provide pens and paper to hang on the wall which were provided. But he didn't show. Instead, he attended by Zoom and flaunted the mascot of his favorite team and was watching the game during the meeting.
- Councilmember Everett is now blaming the people who were at the meeting. This is the constant disrespect displayed all too often to staff and all who do show up to do the work.
- I recommended that we have the retreat in the month of May at the community center. To assure we could meet in person, with a facilitator to allow the facilitator to write our ideas and to provide a statement of work.
- Councilman Everett is complaining about a meeting he motioned for and planned.

2. Second paragraph, Everett claims he does not know of any goals that the City has and no idea what Council hopes to achieve.

When I became the Mayor in the first year, I shared my visions for the City with the Councilmembers, which are as follows:

I asked the City Administrator if he knew City Councils current goals. Here is what he provided.

- I was going to first reach out to our Community Members so they could share what they, the taxpayers, wanted.

After these community visits, I reported in previous City Council meetings, that the top requests of the community members, businesses, and leaders to be the following.

- Put Grandview on the Map
- Additional Housing
- More Restaurants
- Hotels
- The information I gathered was that they want year-round jobs. Which most of the industries and the new commercial businesses are providing; so, this goal is being met.
- They wanted better housing. With all the new development in place now, this goal is being met.
- They wanted safe neighborhoods and, as you know, we are in the top ten in Washington as one of the safest Cities, so this goal is being met.
- They wanted a clean and attractive City. Because of our top-of-the-line graffiti program, our attractive City entrances and our beautiful downtown, this goal is being met.
- They wanted Grandview on the map with social media marketing, open microphone with the Mayor on the radio and social media, new web page design, this goal is being met.

I will stop here but there are many more examples of how good we are doing in Grandview, which I can share at future meetings.

These goals are being met and are on-going initiatives.

Just because Councilmember Everett does not agree with the approach and the goals and as he states does not know where the city is going, does not mean the city is not moving forward. The CITY IS ON THE MOVE AND GROWING, in the words of your web page design team.

3. His opinion is an unattractive and unappealing city.

Clearly this is only his opinion. An opinion that I and thousands of the citizens, that we all represent most certainly not share or agree with. This was probably the most disturbing comment of all because it shows the length Councilmember is willing to go in his offenses.

4. Third paragraph Councilmember Everett states that he does not know where the City is going.

The information above is noticeably clear as to where we are going.

5. Councilmember Everett wants Council to be cheerleaders, but he has no idea what he is to cheer about.

- Everywhere I go, I get complimented on what Grandview has, what Grandview is doing and how good our staff is to work with. Look around and if you truly cannot see all the success that we are having, then you need to truly ask yourself “what am I missing”!
- After reading Councilmember Everett’s opinions of our City and team it explains a lot about his negative behavior towards staff, city, and partners. As Mayor I am genuinely concerned about Councilmember Everett representing the City of Grandview in Economic Development or any other City initiative.

In the 6 years I have sat next to Councilmember Everett here in the Council chambers I have witnessed Councilmember Everett do the opposite of a cheerleader for our team.

6. Councilmember Everett hopes I can provide leadership.

- This request will be met because I will no longer allow one Councilmember to try to over-run my meetings. We will follow established policies and procedures and we will support the wishes of the majority of the Councilmembers.

Economic Development is a hard subject and to be successful we must work together. We must be flexible and open minded but, the most important thing is: Are we doing what our citizens want? How many of the Councilmembers have truly spent the amount of time that I have in this last year meeting with Grandview’s citizens? How many of the Councilmembers have met with our School Superintendent to understand what they need as we continue to grow? How many of the Councilmembers have met with the local commercial businesses to understand what they want?

I have done this, so I do know where we need to go and I need your help, as the Governing Board, to help me take this great community of ours, to the next level. We will accomplish this by having professional and organized meetings, by being supportive of one another, and by supporting our amazing staff.

Now I would like to go around the table and ask all Councilmembers if you think Grandview is an unattractive and unappealing city? I would like to know where each councilmember stands.

GRANDVIEW IS ON THE MOVE AND GROWING!



Memorandum

To: Mayor

From: Cus Arteaga, City Administrator/Public Works Director

Date: April 12, 2021

Re: Economic Development Questions

Please consider this as a follow up to your question regarding Councilman's Mike Everett comment that "staff does not know what Council's Goals are.

I will break my answer into three different categories:

NEW BUSINESSES:

- Top priority is a hotel. We have been working on this for at least the last three years. We have a location selected, a developer to work with, a hotel chain to work with and we completed the feasibility study.
- Second priority is a drug store (a Walgreens).
- Third priority is a sit-down restaurant. Such as a McDonalds, Denny's and/or a Black Angus.

AMENITIES:

- An aquatic center. This has been on the books for a very long time, and we have taken it to the voters without success.
- A promoter for the Amphitheater to promote concerts.
- A golf Course. The WWTP was identified as a possible location.

CITY SERVICES:

- Safe City. To see lower crime rates and more interaction between the Officers and the Public.

- Clean City. To increase Code Enforcement throughout the city and cleanup the City entrances.
- Continue to improve residential neighborhoods.

NEW ADDITIONS:

- Electric charging systems (a grant application was submitted to PP&L on March 31, 2021 for nine locations).
- Further Improvements of the downtown building

RICKEY C. KIMBROUGH, PLLC

a professional legal services limited liability company

April 7, 2021

RECEIVED

APR - 8 2020

CITY OF GRANDVIEW

✓ The Honorable Gloria Mendoza
Mayor of the City of Grandview
109 W. 2nd Street
Grandview, WA 98930

The Honorable Michael L. Everett
Councilperson
802 W. 2nd Street
Grandview, WA 98930

The Honorable Bill Moore
Councilperson
207 W. 2nd Street
Grandview, WA 98930

The Honorable Joan Souders
Councilperson
207 W. 2nd Street
Grandview, WA 98930

The Honorable Javier Rodriguez
Councilperson
207 W. 2nd Street
Grandview, WA 98930

The Honorable Robert Ozuna
Councilperson
207 W. 2nd Street
Grandview, WA 98930

The Honorable David Diaz
Councilperson
207 W. 2nd Street
Grandview, WA 98930

The Honorable Diana Jennings
Councilperson
207 W. 2nd Street
Grandview, WA 98930

RE: Matters of Concern

Dear Mayor Mendoza and Council Members:

Let me begin by saying that I am not a resident of Grandview, as I live just outside the City Limits. I do, however, own real property within the City Limits of Grandview, and I have practiced law here for the past 47 years. So, while I am not eligible to vote for any of you, I do feel a responsibility to chime in with my two cents worth on matters of community importance. Take it for what it's worth.

I am aware of Councilman Everett's recent motion that this council to meet March 30, 2021, for the purpose of planning for economic development, parenthetically labeled "Renewal of Grandview." More specific to Councilman Everett's effort was his statement that:

But what is our job? It is to provide direction so that the Staff knows what we want for Grandview. Currently I don't know what that direction or goals for Grandview (are) and I think that if we asked the Staff they could not articulate what the direction is.

I couldn't agree more! Yogi Bera once said, "If you don't care where you are going, you're not lost." Without intention to be offensive, my view is that our city leadership hasn't much cared where it was going for the past five or six decades. Consequently, our growth and development has been haphazard and inconsistent. We routinely talk of "economic development" as if those two words were some kind of golden ring that once grasped would render life in Grandview better, more prosperous, and more comfortable for everyone. In fact, that term, "economic development" is largely meaningless. Let's talk about our collective vision for what we would like to see Grandview become.

While I certainly acknowledge that municipal leadership roles have long gone unappreciated. The tedious and unglamorous work of attending regular meetings, providing municipal services, and keeping the bills paid, while absolutely essential to our quality of life, has not earned the kind of appreciation it should have over the years. But leadership demands more than simply keeping the bills paid and renewing routine contracts. It is often a challenge for those in positions of municipal leadership to remain relevant, persistent, and creatively progressive while taking care of the tedious day-to-day chores. We currently have a city council of well qualified, articulate, leaders who are more than capable of performing the routine and articulating a vision for this community. Now, more than any other time in our history, is the opportunity for City leadership to step up, be bold, adopt new ideas, take new actions, make new ways, to improve the quality of life for Grandview residents, and above all chart a course for what we hope to be like in five years; ten years and twenty years. But it all has to start with a vision. Remember, "if you don't care where you are going, you're not lost."

It seems to me essential to any kind of planning, to recognize where and what we are as a community now. Grandview has historically been primarily a residential community with a strong agricultural association. Sixty years ago, we were a small town of around 3,000 residents. The town was a "whole community," in the sense that we had local groceries, drug stores (two with soda fountains), a custom meat market, men's and women's clothing stores, hardware stores, public schools, churches, a smattering of professional offices, restaurants, and a local movie theater. Most residents could obtain the things they needed or wanted here locally. *Circa* 1974, that all changed with the completion of the I-82. With the interstate, travel to Yakima and the Tri-Cities became much easier, and the shopping in those larger cities much more appealing. Local retail struggled and the downtown core began to be neglected and dry up. Private ownership investment in improving downtown structures was minimal.

With the advent of the internet and on-line shopping, the fate of local retail was pretty much sealed. With the minor exception of boutique retail stores, there has been little growth in local retail for several decades. In my view, this is not going to change. The downtown area of Grandview has, for the most part, become dilapidated and obsolete, and is relegated pretty much to local professional offices, hair salons, barber shops, restaurants, bars, and a few small retail stores.

What has flourished over the past several decades is Grandview as a residential community. We have profited from good schools, a relatively quiet and safe environment, with easy access to the interstate. Housing needs in Grandview have continued to grow along with our population. This is a trend that, in my opinion is likely to continue even though Grandview has a very low public profile.

Here are a few things that I think could be viable visions for Grandview:

1. **Business growth.** Most all communities want to see businesses grow and prosper. More and prosperous businesses mean more jobs, more tax revenue for the City, and a better standard of living. The Grandview Port has made some real progress in attracting new businesses. To better attract and facilitate business growth within the City, we need to make the City's infrastructure more appealing to new businesses. I believe that means taking on the task of improving our infrastructure, including the expanding of water, sewer and streets. There are areas on the outskirts of the City, both East and West, that are ripe for commercial use, but are not served by city utilities. Charging all of those costs of extending those utilities to the developer or end commercial user, creates a substantial impediment to the sale and development of those properties. As an example, Grandview has had two I-82 freeway interchanges in place now for 45 years, yet we have yet to see much of the adjoining interchange properties developed at all; no restaurants, no fuel stations, no convenience stores, no rest areas. I believe the primary reason for that is that there are no available utilities to these properties, and the cost of extending them is prohibitive to businesses.

Infrastructure includes more than just roads and utilities. It also includes good reliable internet access. For most of us, including professional offices, the internet access we have available here is poor. I recommend that improving the infrastructure be a top priority vision for Grandview.

Infrastructure, I think should be expanded to include available labor to fill jobs. The Grandview area has a substantial pool of unskilled labor, but the pool of of skilled labor, or semi-skilled labor is shallow. Have you tried to find a local plumber lately? A skilled carpenter? Painter? Tractor mechanic? Grandview made a great stride forward when Yakima Valley College located a campus here.

What appears to have been neglected is vocational training for mechanics, carpenters, and yes, plumbers, and also legal assistants (Remember Trend College), medical assistants, medical office administrators, computer technicians, and heavy equipment operators. Particularly as residential construction now appears to be taking off, applicable skilled and semi-skilled labor will be in high demand. It very well might serve our community needs and benefit local residents to pursue expanded vocational education right here in Grandview, whether in partnership with Yakima Valley College, or other vocational training entities.

Most major motor vehicle companies appear to have made the commitment to produce only electric powered vehicles within the next 10 to 20 years. Those vehicles have to charge their batteries somewhere. Fast Charging stations are now springing up in the more populated areas, but I have been unable to find one between Yakima and the TriCities. According to a Washington State website, there are supposed to be three in Prosser, although I don't know that any actually exist there. An electric vehicle fast charging station seems like it would be ideally located by one of our freeway interchanges, and due to the amount of time necessary to such recharging, even at the fast charging stations, ancillary business opportunities such as fast food, coffee and the like would be a natural at those locations. Pursuit of fast EV charging stations would appear to be a good goal.

Also within my notion of infrastructure is the idea of Grandview's public image. It's not that we have a bad public image as much as it doesn't appear to me that we have much of a public image at all. When you travel between Yakima and TriCities how many highway signs do you see that tell you how many miles to Grandview? I'll wager there is not more than one, if that many. Prosser and Sunnyside are well posted; but Grandview seems to be completely neglected. Where are Grandview's accomplishments publicized? Grandview recently approved a major residential development on Grandridge Road. I have never seen a news release or media article about that, at all. Several new businesses have located in the port area and yet, those too don't seem to garner any attention. Perhaps we should consider having our own Public Relations person or department, to update and expand news on the City's Website, and to promote our accomplishments with other media outlets.

Finally, I think it would be a good vision to renew the downtown core. From personal experience, I am aware that this is extremely challenging. The downtown core is mostly 100 year old buildings with inadequate electrical wiring, plumbing, heating, ventilation, and certainly restricted parking. Most property owners in the downtown core are reluctant to invest money in fixing or

improving their buildings because they generate little or no revenue. Several of these buildings have had no maintenance during my life time here of over 70 years. What modifications have been done to most of them have been McGivered and superficial. The challenge here will be to convince the owners of these properties to spend money remodeling and updating their businesses, when the buildings are rented at low rates, or stand vacant and produce no income at all. How long has the old Johnson's Pharmacy Building (corner of 2nd and Division) stood empty. As a historical side note, I do know that building was inhabited by squatters for several years who lived in the basement of the building, unknown to most everyone. It might be worth pursuing for the City to establish communications with these business owners, offering some incentives to either update and remodel their buildings to improve appearances and functionality, or in the alternative, sell their buildings to the City. Old unused buildings could be torn down and at the very least made into parking lots, or create space for new construction that might be more in demand, including senior citizen housing (close to stores and other services). I am sure that minds less fossilized than mine could think of a number of creative uses for downtown space. What is apparent is that what is there isn't working, and, in several respects is an eye sore. If we want better, we've got to do better. In this case, that may involve spending some real money to rehabilitate the downtown.

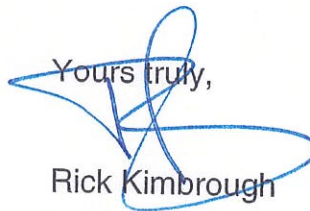
2. Residential Growth. As indicated above, Grandview has now had a very steady population and housing growth. Last year, housing needs studies conducted by a number of entities, indicated that Grandview needed 650 to 750 new houses to accommodate need. Facilitating property development for housing should be another top priority vision for Grandview. I would urge that for future development, a closer look at proposed development of residential areas be considered. Perhaps it is simply an economic reality, but one of our biggest assets is available property, so why are we permitting development of 8,000 to 10,000 square foot lots laid out on straight streets, with no green spaces, when more spacious yards, curved streets and intermittent green spaces would be more appealing. While I believe that Grandview has been very hospitable to housing development, perhaps more consideration should be given to aesthetic requirements for future developments.

Along the lines of residential growth, consideration should also be given to improving quality of life items for our residents. Youth activities and facilities, a new swimming pool complex, softball/soccer fields, or even a YMCA type complex. These are the kinds of things that people looking to relocate will look at in making a decision whether to relocate here or somewhere else. Call it curb appeal or quality of life accoutrements, these things make a difference.

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I am sure each of you have other ideas of visions for this community. Perhaps we would all benefit from a community vision board, widely accessible, to accumulate as many vision ideas as possible to sift through, evaluate and prioritize. Once we've done that, we can move on to establishing the action steps necessary to accomplish make those visions reality and ultimately see some real progress. But first, we've got to know where we are going.

Although I was disappointed to hear that Councilman Everett's proposed council meeting to discuss visions for the city did not progress well, I believe that is one of the most important things this body could devote its time to. Progress is never easy; it takes planning and effort. But failing to have goals; failing to plan; failing to take action is simply not an alternative. As the chosen leaders of this community, it rests upon your shoulders to give voice to the vision of how this community will be going forward. Hard, maybe, but certainly worth the effort. Taking this bull by the horns, developing a cohesive, progressive, ambitious vision for our town, that would be the real leadership this city has not had for many many years.

Yours truly,

Rick Kimbrough

RCK/ng