

**GRANDVIEW CITY COUNCIL
REGULAR MEETING MINUTES
JUNE 22, 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: Councilmembers Mike Everett and Diana Jennings

Absent: None

Staff present: City Administrator/Public Works Director Cus Arteaga, City Treasurer Matt Cordray, Assistant Public Works Director Todd Dorsett and City Clerk Anita Palacios

2. PLEDGE OF ALLEGIANCE

Mayor Mendoza led the pledge of allegiance.

3. PRESENTATIONS – None

4. PUBLIC COMMENT – None

5. CONSENT AGENDA

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

- A. Minutes of the June 8, 2021 Committee-of-the-Whole meeting**
- B. Minutes of the June 8, 2021 Council meeting**
- C. Payroll Check Nos. 12216-12232 in the amount of \$93,104.56**
- D. Payroll Electronic Fund Transfers (EFT) Nos. 60569-60573 in the amount of \$92,030.17**
- E. Payroll Direct Deposit 06/01/21-06/15/21 in the amount of \$115,684.62**
- F. Claim Check Nos. 122208-122299 in the amount of \$336,445.65**

Roll Call Vote:

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

6. **ACTIVE AGENDA**

- A. **Closed Record Public Hearing – Annexation and Rezone submitted by John and Diane Buettner for Parcel No. 230915-23001 located on Puterbaugh Road, Grandview, WA – Resolution No. 2021-28 authorizing the petition to annex properties known as the John and Diane Buettner 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**

Mayor Mendoza opened the closed record public hearing to consider an annexation and rezone submitted by John and Diane Buettner for Parcel No. 230915-23001 located on Puterbaugh Road, Grandview, Yakima County, 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:

- The City received a Letter of Intent and Petition for Annexation and Rezone signed by John and Diane Buettner to annex Parcel No. 230915-23001 located on Puterbaugh Road, Grandview, Washington, consisting of 19.34 acres to the City of Grandview. The petitioners elected to request annexation under the 60% petition method of annexation. The 60% petition method requires signatures by owners of not less than 60% of the assessed value of the total property proposed for annexation. The petition contained sufficient signatures of the assessed value.
- The petitioners requested the parcel be annexed with an M-1 Light Industrial zoning designation as identified on the City's Future Land Use map. The parcel is included in the City's designated Urban Growth Area as industrial.
- At the March 9, 2021 City Council meeting, Council approved Resolution No. 2021-10 accepting a request from John and Diane Buettner for annexation of Parcel No. 230915-23001 located on Puterbaugh Road, Grandview, Yakima County, Washington and directed staff to present the Petition for Annexation to the Hearing Examiner for a public hearing.
- On April 28, 2021, 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 was presented.
- The Hearing Examiner's recommendation dated May 12, 2021 recommended to the Council that the petition for annexation of Parcel No. 230915-23001 be approved with M-1 Light Industrial zoning.
- Staff further recommended Council approve Resolution No. 2021-28 authorizing the petition to annex properties known as the John and Diane Buettner 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.

No clarification of the record was requested by Council and the public hearing was declared closed.

Following review of the record concerning this issue, Mayor Mendoza advised that the subject was open for decision.

On motion by Councilmember Moore, second by Councilmember Everett, Council accept the Hearing Examiner's conclusions and recommendation that the Petition for Annexation submitted by John and Diane Buettner be approved with an M-1 Light Industrial zoning designation and approved Resolution No. 2021-28 authorizing the petition to annex properties known as the John and Diane Buettner 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.

Roll Call Vote:

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

B. Closed Record Public Hearing – Preliminary Plat – Grandridge Estates Subdivision II – 212 Lots submitted by Dan Swanson dba SDC Inc. Resolution No. 2021-19 approving Grandridge Estates Subdivision II 212-Lot Preliminary Plat.

Mayor Mendoza opened the closed record public hearing to consider the Grandridge Estate Subdivision II 212-lot preliminary plat submitted by Dan Swanson d/b/a SDC Inc., for property located northwest of Grandridge Road/Apricot Road, Grandview, WA, 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:

- The City received a subdivision application submitted by Dan Swanson d/b/a SDC, Inc., for preliminary plat approval of a 212-lot residential subdivision to be known as Grandridge

Estates Subdivision II. The proposed preliminary plat is located northwest of Grandridge Road/Apricot Road.

- On April 29, 2021, a public hearing was held before the Hearing Examiner to receive comments on the proposed preliminary plat. The Hearing Examiner's Recommendation SUB#2021-01 dated May 13, 2021 was presented.
- The Hearing Examiner's recommendation dated May 13, 2021 recommended to the Council that the 212-lot preliminary plat of "Grandridge Estates Subdivision II" to be located on Assessor's Parcel Numbers 230926-23008, 230926-23009 and 230926-24003 be approved, subject to compliance with the conditions outlined in the Hearing Examiner's Recommendation SUB#2021-01.
- Staff further recommended that Council approve Resolution No. 2021-29 approving Grandridge Estates Subdivision II 212-Lot Preliminary Plat.

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

Councilmember Everett – Madam Mayor

Mayor Mendoza – Yes

Councilmember Everett – I'd like to ask the staff clarify the record and I can't cite the page, I apologize, but within the packet is an agreement that was entered into with the developer that said the City might request an assignment of property for a green area or contribute monies to the City for use in the parks and we use the word might. I wonder if the staff can clarify that situation for us.

Mayor Mendoza – Our City Administrator

City Administrator Arteaga – I'll stand up so I can make sure that you hear me. During the presentation of the staff report from COG at the time there was a requirement for some green space. Through the process, we have negotiated a contribution from the developer in the amount of \$20,000 for park improvements at Dykstra Park. Last year, the developer donated \$25,000. He provided \$5,000 more than what had been agreed upon and the money was incorporated into last year's budget for improvements to Dykstra Park which we're going to use for improvements to resurface the basketball court there and we are going to be using some of that money to make some repairs along the pathway because there are a lot of chuck holes and that pathway in that park is utilized by a lot of the citizens all day long and then the developer also participated in, part of his infrastructure he needed to provide the conduit, the pole boxes for street lights and the street light installation for Pacific Power there's a contribution that we have to make for the light poles and the developer has been paying for 50% of those costs which was not a mitigated requirement, but he voluntarily agreed to assist the City in providing those needed funds to install the street lighting there and in addition, he has agreed to make a \$5,000 contribution to the Fire Department for equipment that might be needed through the Fire Department because I think at the time when the development was going in, we were in the process of purchasing SCBA's and the developer has agreed that once he completes phase 8, he was going to make a contribution and it wasn't a required contribution, but it was a contribution that he wanted to make to the community. So he has met all of the requirements that have been asked of him and more.

Councilmember Everett – Thank you for that clarification.

The public hearing was declared closed.

Following review of the record concerning this issue, Mayor Mendoza advised that the subject was open for decision.

On motion by Councilmember Everett, second by Councilmember Diaz, Council accepted the Hearing Examiner's conclusions and recommendation that the 212-lot preliminary plat of "Grandridge Estates Subdivision II" to be located on Assessor's Parcel Numbers 230926-23008, 230926-23009 and 230926-24003 be approved subject to compliance with conditions outlined in the Hearing Examiner's Recommendation SUB#2021-01 and approved Resolution No. 2021-19 approving Grandridge Estates Subdivision II 212-Lot Preliminary Plat.

Roll Call Vote:

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

C. Resolution No. 2021-30 authorizing the Mayor to sign the Grant Agreement – Q1 2021 Electric Vehicle Charging Grant with PacifiCorp d/b/a Pacific Power

This item was previously discussed at the June 8, 2021 C.O.W. meeting.

On motion by Councilmember Everett, second by Councilmember Souders, Council approved Resolution No. 2021-30 authorizing the Mayor to sign the Grant Agreement – Q1 2021 Electric Vehicle Charging Grant with PacifiCorp d/b/a Pacific Power.

Roll Call Vote:

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

7. UNFINISHED AND NEW BUSINESS

A. "Together Grandview Can" 2021 – August 10, 2021

The "Together Grandview Can" community event was scheduled for Tuesday, August 10, 2021 from 6:00 to 7:30 p.m. at Westside Park.

On motion by Councilmember Everett, second by Councilmember Moore, Council moved the C.O.W. and regular meetings to Monday, August 9, 2021 and cancelled the Tuesday, August 10, 2021 C.O.W. and regular meetings in order for the Mayor and Council to attend the “Together Grandview Can” community event.

8. CITY ADMINISTRATOR AND/OR STAFF REPORTS

Sewer Main Replacement Project – City Administrator Arteaga reported that it was clear that the contractor would be unable to complete the Sewer Main Replacement Project. A meeting was held with the contractor today to implement an exit strategy in order to hire another contractor to complete the project.

Chlorine Shortage – City Administrator Arteaga reported that the chemical manufacturer in Longview, Washington, suffered a critical production failure for chlorine/sodium hydroxide which were essential to drinking water and wastewater utilities throughout the State. The Department of Health contacted all certified water system operators to make them aware of the situation. The City was working to inventory needs until production resumed.

Street Stripes – City Administrator Arteaga reported that the City contracted with Stripe Rite to re-stripe the City streets starting next week.

9. MAYOR & COUNCILMEMBER REPORTS

Museum Donation – Tresner Wagon – Councilmember Diaz reported that the Museum would be receiving a donation of the Tresner Wagon on June 25, 2021 from the Yakima Valley Museum. The wagon was part of an early Grandview Parade. The Tresner Family established themselves in the Grandview area in 1894. They homesteaded in the area and later operated a harness business in Grandview. The wagon was part of the Gannon Wagon Collection purchased by the Yakima Valley Museum.

Economic Development Planning – Councilmember Everett suggested that the next Economic Development Planning meeting be scheduled for Tuesday, June 29, 2021 at 6:00 p.m., and requested that the Mayor and Council prioritize their lists and return to the City Clerk.

On motion by Councilmember Everett, second by Councilmember Diaz, Council scheduled a special Council meeting for Tuesday, June 29, 2021 at 6:00 p.m., regarding economic development planning.

AWC Annual Conference – Councilmember Moore reported that he was attending the online AWC Annual Conference on June 22-25, 2021.

American Rescue Plan Act Funding Update – Councilmember Ozuna requested an update on the American Rescue Plan Act funding.

City Administrator Arteaga explained that the City received an email from the Washington State Office of Financial Management (OFM) on June 7, 2021 advising that the City was eligible to receive Coronavirus Local Fiscal Recovery Funds from the federal American Rescue Plan. Some cities would receive funds directly from the U.S. Treasury. Smaller cities and towns called non-entitlement units (NEU) would not receive their funds directly from the Treasury. The Treasury

would send these funds to the OFM for distribution. Award amounts were based on the population of the NEU. The City's total award amount was \$3,092,401 with a payment of \$1,546,201 in 2021 and \$1,546,201 in 2022. As required by the Treasury to facilitate the transfer of funds to NEU's, the City was required to provide information to OFM by June 18, 2021. The City provided the required information to OFM and received a confirmation email on June 17, 2021 that the documentation provided was complete.

Rotary Presentation – Councilmember Ozuna reported that he made a presentation at the Grandview Rotary Club regarding the City's new website and video.

10. ADJOURNMENT

On motion by Councilmember Moore, second by Councilmember Souders, the Council meeting adjourned at 8:15 p.m.

Mayor Gloria Mendoza

Anita Palacios, City Clerk