

**GRANDVIEW CITY COUNCIL  
REGULAR MEETING AGENDA  
TUESDAY, SEPTEMBER 28, 2021**



**This meeting will be held in person and will also be available via teleconference. For meeting information and instructions, please contact City Hall at (509) 882-9200.**

**REGULAR MEETING – 7:00 PM**

**PAGE**

- 1. CALL TO ORDER & ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. PRESENTATIONS**
- 4. PUBLIC COMMENT** – At this time, the public may address the Council on any topic whether on the agenda or not, except those scheduled for public hearing.
- 5. CONSENT AGENDA** – Items on the Consent Agenda will be voted on together by the Council, unless a Councilmember requests that items be removed from the Consent Agenda and discussed and voted upon separately. An item removed from the Consent Agenda will be placed under Unfinished and New Business.
  - A. Minutes of the September 14, 2021 Committee-of-the-Whole meeting 1-4
  - B. Minutes of the September 14 , 2021 Council meeting 5-8
  - C. Payroll Check Nos. 12388-12403 in the amount of \$89,602.21
  - D. Payroll Electronic Fund Transfers (EFT) Nos. 60630-60634 in the amount of \$84,763.27
  - E. Payroll Direct Deposit 09/01/21-09/15/21 in the amount of \$117,344.08
  - F. Claim Check Nos. 122758-122848 in the amount of \$471,690.44
- 6. ACTIVE AGENDA** – Notice: Items discussed at the 6:00 pm Committee-of-the-Whole meeting of an urgent or time sensitive nature may be added to the active agenda pursuant to City Council Procedures Manual Section 3.18(c).
  - A. Ordinance No. 2021-12 amending 2021 Annual Budget 9-10
  - B. Resolution No. 2021-40 authorizing the Mayor to sign an Industrial Wastewater User Contract Amendment with FruitSmart Inc. 11-13
  - C. Ordinance No. 2021-13 providing for the annexation of property known as the John and Diane Buettner annexation to the City of Grandview pursuant to the petition method, and incorporating the same within the corporate limits thereof, providing for the assumption of existing indebtedness, requiring said property to be assessed and taxed at the same rate and basis as other property within said City, adopting a comprehensive land use plan, and changing the official zoning map of the City 14-19
- 7. UNFINISHED AND NEW BUSINESS**
- 8. CITY ADMINISTRATOR AND/OR STAFF REPORTS**
- 9. MAYOR & COUNCILMEMBER REPORTS**
- 10. ADJOURNMENT**

The City of Grandview Committee-of-the-Whole and Regular Council Meetings scheduled for Tuesday, September 28, 2021 at 6:00 pm and 7:00 pm will be held in person and will also be available via teleconference.

Please join the meeting from your computer, tablet or smartphone.

Join Zoom Meeting

<https://us06web.zoom.us/j/87999838994?pwd=N2w4N2twcjExd291R0V3UUI3RFRZUT09>

To join via phone: +1 253 215 8782

Meeting ID: 879 9983 8994

Passcode: 959344

**GRANDVIEW CITY COUNCIL  
COMMITTEE-OF-THE-WHOLE MEETING MINUTES  
SEPTEMBER 14, 2021**

**1. CALL TO ORDER**

Mayor Gloria Mendoza called the Committee-of-the-Whole meeting to order at 6:00 p.m., in the Council Chambers at City Hall.

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

**2. ROLL CALL**

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 Attorney Quinn Plant, City Treasurer Matt Cordray, Police Chief Kal Fuller, Assistant Public Works Director Todd Dorsett, WWTP Superintendent Dave Lorenz and City Clerk Anita Palacios

**3. PUBLIC COMMENT**

Eagle Scout Project – Darrel Franworth of Boy Scout Troop 643, presented a proposal to construct horseshoe pits at Eastside Park for his Eagle Scout project.

Council concurred with the project and agreed for him to proceed.

**4. NEW BUSINESS**

**A. American Rescue Plan Act – Infrastructure Revolving Loan Program for Long-Term Benefits – Chris Wickenhagen, YVCOG Executive Director**

Chris Wickenhagen, Executive Director with the Yakima Valley Conference of Governments (YVCOG), presented the Infrastructure Revolving Loan (IRL) program for long-term benefits that would remove a huge barrier to development. The program would provide short-term, low interest loans to developers and YVCOG members to fund the construction of infrastructure for housing. The initial start-up costs would include the following: each IRL participant would provide a minimum 20% of ARPA funds; developers would pay a low flat rate application cost for each loan; and non-profit HUD-approved housing developers would be included at no application cost. Administration of the program was outlined as follows: YVCOG staff would vet each program for ARPA compliance; YVCOG would create a Technical Advisory Committee of IRL city participants; IRL TAC would review, approve and prioritize projects for funding; and YVCOG would handle contracts, compliance and reporting. She explained that if the City was interested in participating in the IRL program, she would need to receive a letter indicating that along with the name of the City representative that would sit on the Technical Advisory Committee.

Discussion took place.

Council agreed to place this item on the next C.O.W. agenda for further consideration.

**B. Bulletproof Vest Purchase**

Police Chief Fuller explained that the Grandview Police Department for many years participated in the Bulletproof Vest Partnership (BVP) program created by the Bulletproof Vest Partnership Grant Act of 1998. This was a U.S. Department of Justice initiative designed to provide a critical resource to state and local law enforcement by providing grants that cover part of the cost of bulletproof vests. Applications for grant funds were accepted in April of each year and awards were issued before October of each year. Bulletproof vests have a five-year expiration date. Every five years, Grandview PD purchases replacement vests for its officers. The current vests that the officers have expire in November 2021. It was recently discovered that the PD vests were due for replacement in 2021. Expiration dates were improperly calculated during the 2020 budget process and capitol replacement funds were not requested at that time. The cost for each vest was approximately \$1,300 plus shipping and 18 vests were needed for an estimated expenditure of \$27,000. Reimbursement from the grant program would be approximately \$8,000. Vests were one of the City's normal capital replacement items and were funded. Safariland LLC vests were an item on the State Bid Contract #03720 and no bidding would be necessary.

Discussion took place.

**On motion by Councilmember Diaz, second by Councilmember Moore, the C.O.W. authorized the City Treasurer to prepare a budget amendment in the amount of \$27,000 to purchase vests as a capitol replacement item from Acct# 001-032-0-594-22-64-02 and to present that amendment to Council for consideration at the September 28, 2021 regular Council meeting.**

Roll Call Vote:

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

**C. Ordinance authorizing the execution and delivery of a Local Agency Financing Lease and related documentation relating to the refinancing of the costs of acquisition of certain real property**

City Treasurer Cordray explained that in 2011, the City entered into an agreement with Yakima Valley College to occupy a joint library building. The cost to the City was \$750,000. This was paid by a loan, with a term of 20 years at an interest rate of 3.875%, from the Washington State Treasurer. Recently, the City Treasurer was contacted by the State Treasurer with an opportunity to refinance the remaining life of the loan to a lower interest rate of 1.0%. This could be done at no cost to the City. Given current interest rates, it was in the best interest of the City to refinance the remaining 11 years of the Library loan. The total savings within the Current Expense Fund

was estimated to be around \$70,000.

Discussion took place.

**On motion by Councilmember Everett, second by Councilmember Jennings, the C.O.W. moved an ordinance authorizing the execution and delivery of a Local Agency Financing Lease and related documentation relating to the refinancing of the costs of acquisition of certain real property to the September 14, 2021 regular Council meeting for consideration.**

Roll Call Vote:

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

**D. Ordinance amending 2021 Annual Budget**

City Treasurer Cordray explained that staff monitoring and review of fund and department budgets identified a budget account to be amended. An ordinance would be prepared to provide for the amending of the 2021 Annual Budget to accommodate the changes in sources and uses. By Fund the highlights of the budget changes were:

- Current Expense Fund: Increase revenues for One Time Law Enforcement Legislative Assistance. Increase appropriations to General Facilities Repairs & Maintenance for new fire alarm system and to Police Administration Regular Salaries & Wages for Assistant Chief early retirement. Net effect was a decrease to estimated ending fund balance.

Discussion took place.

**On motion by Councilmember Moore, second by Councilmember Diaz, the C.O.W. moved an Ordinance amending 2021 Annual Budget to the September 28, 2021 regular Council meeting for consideration.**

Roll Call Vote:

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

**E. Resolution authorizing the Mayor to sign an Industrial Wastewater User Contract Amendment with FruitSmart Inc.**

City Administrator Arteaga explained that Grandview Municipal Code Section 13.12.130 requires industrial discharge contracts for each large industrial user. The contract includes a Schedule "A" attachment that identifies maximum loading limits for flow, BOD and TSS. FruitSmart was continuing to grow and expand operations which requires them to request additional capacity for their Schedule "A" attachment. In order to allow FruitSmart to operate and in order for the City not to restrict additional sewer capacity, staff recommended that a new Schedule "A" for FruitSmart be approved.

Discussion took place.

**On motion by Councilmember Moore, second by Councilmember Ozuna, the C.O.W. moved a resolution authorizing the Mayor to sign an Industrial Wastewater User Contract Amendment with FruitSmart Inc., to the September 28, 2021 regular Council meeting for consideration.**

Roll Call Vote:

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

**5. OTHER BUSINESS – None**

**6. ADJOURNMENT**

**On motion by Councilmember Moore, second by Councilmember Rodriguez, the Committee-of-the-Whole meeting adjourned at 6:55 p.m.**

---

Mayor Gloria Mendoza

---

Anita Palacios, City Clerk

**GRANDVIEW CITY COUNCIL  
REGULAR MEETING MINUTES  
SEPTEMBER 14, 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 Attorney Quinn Plant, City Attorney Tony Menke, 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**

**A. United Family Center – Gloria Guizar, Operations Manager**

Gloria Guizar, Operations Manager at United Family Center explained that United Family Center was a community-based facility, staffed with Substance Use Disorder Professionals and Mental Health Professionals. In addition to those programs, United Family Center offers Family Preservation Services, After School Programs and Summer Programs. As an agency, they envisioned a future in which all children and youth, regardless of the complexity of their needs, living conditions, and social-economic backgrounds would be connected to caring peers and have access to appropriate services and support, so they could be healthy, experience positive development, and live and thrive in their homes and communities.

**4. PUBLIC COMMENT – None**

**5. CONSENT AGENDA**

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

- A. Minutes of the August 24, 2021 Committee-of-the-Whole meeting
- B. Minutes of the August 24, 2021 Council meeting
- C. Payroll Check Nos. 12353-12387 in the amount of \$27,611.80
- D. Payroll Electronic Fund Transfers (EFT) Nos. 60620-60626 in the amount of \$100,337.30
- E. Payroll Direct Deposit 08/16/21-08/31/21 in the amount of \$131,206.66

- F. Claim Check Nos. 122660-122757 in the amount of \$369,259.43

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. **Resolution No. 2021-39 accepting a request from Pro Made Construction LLC for annexation of Parcel Nos. 230914-24006, 230914-24010, 230914-31003, 30914 31004, 230914-34006, 230914-34009, 230914-34401, 230914-34402, 230914-34403, 230914-34404, 230914-34405, 230914-34406, 230914-34407, 230914-34421, 230914-34422, 230914-34423, 230914-34424 located on Wilson Hwy, North Fourth Street, and North Fifth Street, Grandview, Yakima County, Washington to the City of Grandview**

This item was previously discussed at the August 24, 2021 C.O.W. meeting.

**On motion by Councilmember Moore, second by Councilmember Ozuna, Council approved Resolution No. 2021-39 accepting a request from Pro Made Construction LLC for annexation of Parcel Nos. 230914-24006, 230914-24010, 230914-31003, 230914-31004, 230914-34006, 230914-34009, 230914-34401, 230914-34402, 230914-34403, 230914-34404, 230914-34405, 230914-34406, 230914-34407, 230914-34421, 230914-34422, 230914-34423, 230914-34424 located on Wilson Hwy, North Fourth Street, and North Fifth Street, Grandview, Yakima County, Washington to the City of Grandview.**

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. **Ordinance No. 2021-11 authorizing the execution and delivery of a Local Agency Financing Lease and related documentation relating to the refinancing of the costs of acquisition of certain real property**

This item was previously discussed at the September 14, 2021 C.O.W. meeting.



**On motion by Councilmember Everett, second by Councilmember Jennings, Council approved Ordinance No. 2021-11 authorizing the execution and delivery of a Local Agency Financing Lease and related documentation relating to the refinancing of the costs of acquisition of certain real property.**

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. Sanitary Sewer Trunk Main Replacement – C & R Tractor Contract Termination**

City Administrator Arteaga explained that the City and C & R Tractor have agreed to terminate the construction contract for the Sanitary Sewer Trunk Main Replacement project effective September 17, 2021. A letter was prepared by the City Engineer and distributed to Council for consideration.

**On motion by Councilmember Everett, second by Councilmember Souders, Council authorized the Mayor to sign the C & R Tractor contract termination letter and authorized staff to prepare the bid documents to complete the remainder of the project.**

Roll Call Vote:

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

**8. CITY ADMINISTRATOR AND/OR STAFF REPORTS – None**

**9. MAYOR & COUNCILMEMBER REPORTS**

McDonald's Grand Opening – Councilmember Ozuna reported that the new McDonald's restaurant would be holding a grand opening/ribbon cutting on October 9<sup>th</sup> at 1:00 p.m.

Moment of Silence – Council observed a moment of silence to commemorate the one-year anniversary of the passing of former Grandview Mayor/Yakima County Commissioner Norm Childress and the 9/11 anniversary.

**10. EXECUTIVE SESSION – Union Negotiations**

Mayor Mendoza adjourned the meeting to an executive session at 7:45 p.m., for approximately 30 minutes to discuss union negotiations per RCW 42.30.110(1)(g) with the aforementioned Mayor, Councilmembers, and City Attorneys present.

The meeting resumed at 8:30 p.m., with the aforementioned Mayor, Council and staff present.

No action was taken.

**11. ADJOURNMENT**

**On motion by Councilmember Moore, second by Councilmember Rodriguez, the Council meeting adjourned at 8:30 p.m.**

---

Mayor Gloria Mendoza

---

Anita Palacios, City Clerk

**ORDINANCE NO. 2021-12**

**AN ORDINANCE OF THE CITY OF GRANDVIEW, WASHINGTON,  
AMENDING THE 2021 ANNUAL BUDGET**

**WHEREAS**, the original 2021 estimated beginning fund balances and revenues do not reflect available budget sources; and

**WHEREAS**, there are necessary and desired changes in uses and expenditure levels in the funds; and

**WHEREAS**, there are sufficient sources within the funds to meet the anticipated expenditures.

**NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF GRANDVIEW, WASHINGTON DO ORDAIN AS FOLLOWS:**

**Section 1.** That the 2021 annual budget be amended to reflect the changes presented in Exhibit A.

**Section 2.** That the City Administrator is authorized and directed to adjust estimated revenues, expenditures and fund balances reflecting the determined changes.

**Section 3.** This Ordinance shall be in full force and effect five (5) day after its passage and publication as required by law.

**PASSED** by the **CITY COUNCIL** and **APPROVED** by the **MAYOR** at its regular meeting on September 28, 2021.

\_\_\_\_\_  
**MAYOR**

**ATTEST:**

\_\_\_\_\_  
**CITY CLERK**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
**CITY ATTORNEY**

PUBLICATION: 09/29/21  
EFFECTIVE: 10/4/21

**Exhibit A**

<b>Beginning Balance</b>	<b>Estimated Revenues</b>	<b>Appropriated Expenditures</b>	<b>Ending Balance</b>	<b>Budget Total</b>
--------------------------	---------------------------	----------------------------------	-----------------------	---------------------

<b>Current Expense Fund</b>					
Original 2021 Budget	1,350,130	7,277,390	6,903,240	1,724,280	8,627,520
Amendment Amount		45,000	78,000	(33,000)	45,000
<b>Amended Total</b>	<b>1,350,130</b>	<b>7,322,390</b>	<b>6,981,240</b>	<b>1,691,280</b>	<b>8,672,520</b>

**RESOLUTION NO. 2021-40**

**A RESOLUTION OF THE CITY OF GRANDVIEW, WASHINGTON,  
AUTHORIZING THE MAYOR TO SIGN AN INDUSTRIAL WASTEWATER USER  
CONTRACT AMENDMENT WITH FRUITSMART INC.**

**WHEREAS**, the City of Grandview owns and operates sewer and wastewater treatment facilities (Facility) for the collection, treatment and disposal of municipal and industrial wastewater; and,

**WHEREAS**, the operation of this Facility is subject to the laws and regulations of the United States and of the State of Washington including, without limitation, laws and regulations relating to discharge of industrial wastewater as administered by the Washington State Department of Ecology (WSDOE), which issues permits to both the City and to the user; and,

**WHEREAS**, the capacity of the facility shall be defined by the WSDOE approved engineering report and as specified within the waste discharge permit issued to the City; and,

**WHEREAS**, a portion of the Facility capacity shall be allocated to an industrial user under contract; and,

**WHEREAS**, said industrial user shall be required to enter into a contract with the City of Grandview prior to discharge to the City wastewater treatment facility,

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

The Mayor is hereby authorized to sign an Industrial Wastewater User Contract Amendment with FruitSmart, Inc., for the discharge of industrial wastewater to the City of Grandview Wastewater Treatment Plant 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 September 28, 2021.

**MAYOR**

\_\_\_\_\_  
**ATTEST:**

\_\_\_\_\_  
**CITY CLERK**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
**CITY ATTORNEY**

**CITY OF GRANDVIEW  
Industrial Wastewater User Contract**

**CONTRACT AMENDMENT**

Contracted User:     **FruitSmart®, Inc.  
201 North Euclid Road  
P.O. Box 519  
Grandview, WA 98930**

Date:                   **September 8, 2021**

WHEREAS, the City of Grandview, a municipal corporation, has entered into an Industrial Wastewater User Contract with the above Contracted User; and

WHEREAS, Section 5.2 of the Industrial Wastewater User Contract provides for the allocation of a portion of the capacity of the City's wastewater treatment facilities to the Contracted User in accordance with Schedule "A" attached to the Contract; and

WHEREAS, the Contract allows for the adjustment of Contracted Capacity, and adjustments in capacity are reasonable based on additional information collected through metering and monitoring of the industrial discharges from the Contracted User.

NOW, THEREFORE, the parties agree to amend the Industrial User Contract as follows:

1.       The Schedule "A" attached hereto shall replace the Schedule "A" included in the contract.

IN WITNESS WHEREOF, the parties hereto have executed this Contract Amendment as of the day and year first above written.

**CITY OF GRANDVIEW**

\_\_\_\_\_  
GLORIA MENDOZA, MAYOR

ATTEST:

\_\_\_\_\_  
ANITA PALACIOS, CITY CLERK

**CONTRACTED USER**

  
\_\_\_\_\_  
DULY AUTHORIZED REPRESENTATIVE

**SCHEDULE A - FruitSmart, Inc.**  
Capacity Allocation Summary  
Effective May 1, 2021

City of Grandview  
Wastewater Treatment Facilities  
INDUSTRIAL USER CONTRACT

Project No. 21007  
May 1, 2021

		MAXIMUM MONTHLY ALLOCATION <sup>3</sup>												
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
<b>Contract Allocation</b>														
Flow (MGD) <sup>2</sup>		0.274	0.277	0.274	0.317	0.315	0.317	0.300	0.300	0.350	0.419	0.367	0.300	0.318
Flow (1,000 gallons per month)		8,494	7,756	8,494	9,510	9,765	9,510	9,300	9,300	10,500	12,989	11,010	9,300	115,928
Peak Flow (1,000 gallons per quarter) <sup>1</sup>		Quarterly Total = 24,744			Quarterly Total = 28,785			Quarterly Total = 29,100			Quarterly Total = 33,299			
BOD (pounds per day) <sup>2</sup>		8,500	9,000	9,000	9,000	10,000	9,000	9,000	9,500	10,000	9,500	9,000	9,000	9,208
BOD (pounds per month)		263,500	252,000	279,000	270,000	310,000	270,000	279,000	294,500	300,000	294,500	270,000	279,000	3,361,500
Peak Loading (pounds per quarter) <sup>1</sup>		Quarterly Total = 794,500			Quarterly Total = 850,000			Quarterly Total = 873,500			Quarterly Total = 843,500			
TSS (pounds per day) <sup>2</sup>		1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,900	1,900	1,900	1,900	1,350	1,533
TSS (pounds per month)		41,850	37,800	41,850	40,500	41,850	40,500	41,850	58,900	57,000	58,900	57,000	41,850	559,850
Peak Loading (pounds per quarter) <sup>1</sup>		Quarterly Total = 121,500			Quarterly Total = 122,850			Quarterly Total = 157,750			Quarterly Total = 157,750			

- The Contracted User may exceed the monthly contract allocation so long as the quarterly amount (3 month total) does not exceed the Quarterly Total amount listed.
- The above allowable wastewater discharges are considered to be the maximum discharge for a month expressed in terms of gallons or pounds per day. They represent the average daily loading over the month based on available test data. They do not represent maximum daily discharge limits.
- The discharge of toxic substances as described in paragraph 6.4 of the contract, or harmful waste as described in section 13.12.030 of the Grandview Municipal Code, is prohibited.



## WASHINGTON STATE BOUNDARY REVIEW BOARD FOR YAKIMA COUNTY

128 North Second Street  
Fourth Floor Courthouse  
Yakima, Washington 98901

(509) 574-2300 • FAX (509) 574-2301

September 10, 2021

**RECEIVED**

**SEP 13 2021**

**CITY OF GRANDVIEW**

Anita Palacios  
City of Grandview  
207 W. Second Street  
Grandview, WA 98930

RE: File No.: BRB2021-00002, City of Grandview – John & Diane Buettner Annexation.

Dear Ms. Palacios:

This is to notify that the 45-day filing period that followed your filing the "Notice of Intention" for the subject annexation ended on September 9, 2021. No one invoked the Boundary Review Board's jurisdiction; therefore, the annexation is deemed approved by the BRB pursuant to RCW 36.93.100(4).

In order to complete the final filing process, **Please let me know:**

1. **The date on which the City records with the County Auditor the ordinance annexing this property.** I will then be able to retrieve the Auditor's imaged PDF of the recorded ordinance for notifying affected agencies.
2. **The date on which the ordinance becomes effective,** so that I can inform affected agencies.

Please contact me with any questions.

Sincerely,

**Aman Walia**

Chief Clerk

Washington State Boundary Review Board for Yakima County  
Fourth Floor County Courthouse | 128 N. 2nd Street | Yakima, WA 98901

[aman.walia@co.yakima.wa.us](mailto:aman.walia@co.yakima.wa.us)

<https://www.yakimacounty.us/801/Boundary-Review-Board>

*Yakima County ensures full compliance with Title VI of the Civil Rights Act of 1964 by prohibiting discrimination against any person on the basis of race, color, national origin, or sex in the provision of benefits and services resulting from its federally assisted programs and activities. For questions regarding Yakima County's Title VI Program, you may contact the Title VI Coordinator at 509-574-2300.*

*If this letter pertains to a meeting and you need special accommodations, please call us at 509-574-2300 by 10:00 a.m. three days prior to the meeting. For TDD users, please use the State's toll free relay service 1-800-833-6388 and ask the operator to dial 509-574-2300.*



**ORDINANCE NO. 2021-13**

**AN ORDINANCE OF THE CITY OF GRANDVIEW, WASHINGTON, PROVIDING FOR THE ANNEXATION OF PROPERTY KNOWN AS THE JOHN AND DIANE BUETTNER ANNEXATION TO THE CITY OF GRANDVIEW PURSUANT TO THE PETITION METHOD, AND INCORPORATING THE SAME WITHIN THE CORPORATE LIMITS THEREOF, PROVIDING FOR THE ASSUMPTION OF EXISTING INDEBTEDNESS, REQUIRING SAID PROPERTY TO BE ASSESSED AND TAXED AT THE SAME RATE AND BASIS AS OTHER PROPERTY WITHIN SAID CITY, ADOPTING A COMPREHENSIVE LAND USE PLAN, AND CHANGING THE OFFICIAL ZONING MAP OF THE CITY**

**WHEREAS**, the City of Grandview, Washington received a petition for annexation, known as the John and Diane Buettner Annexation, of certain real property pursuant to RCW 35A.14.120, a legal description of which is attached hereto on Exhibit "A"; and

**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; and

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

**WHEREAS**, petitioners further understood the proposed zoning of said area proposed for annexation would be M-1 Light Industrial for Parcel No. 230915-23001; and

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

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

**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, the City Clerk submitted a "Notice of Intention" to the Yakima County Boundary Review Board pursuant to RCW 36.93.090; and

**WHEREAS**, on September 10, 2021, the Yakima Boundary Review Board notified the City that the 45-day review period lapsed on the "Notice of Intention" and the annexation was deemed approved by the Boundary Review Board,

**NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF GRANDVIEW DO ORDAIN, as follows:**

**SECTION 1.** There has been filed with the City Council of the City of Grandview, a petition in writing signed by property owners owning a majority of the assessed value of the property proposed for annexation hereinafter described on Exhibit "A"; 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; that prior to filing of said petition, the City Council had on March 9, 2021 agreed to consider the annexation as proposed in the Letter of Intent; and that petitioners further understood the proposed zoning of said area proposed for annexation would be M-1 Light Industrial for Parcel No. 230915-23001.

**SECTION 2.** April 28, 2021 was set as the date for the open record public hearing before the Hearing Examiner and June 22, 2021 was set as the date for the closed record public hearing on said petition before the Grandview City Council; notice of such hearings were published in the Grandview Herald, a newspaper of general circulation in the City of Grandview; notice of such hearings was also posted in three public places within the territory proposed for annexation; notice of such hearings was also mailed to owners of property within three hundred feet of the territory proposed for annexation; and said notice specified the time and place of such hearings and invited interested persons to appear and voice approval or disapproval of the annexation.

**SECTION 3.** The territory proposed by said petition to be annexed to the City of Grandview is situated in the County of Yakima in the State of Washington, is contiguous, approximate and adjacent to the present corporate limits of said City, and is more particularly described in Exhibit "A," which is attached hereto and incorporated in full by this reference.

**SECTION 4.** The territory set forth in this ordinance and for which said petition for annexation as filed should be and is hereby made a part of the City of Grandview.

**SECTION 5.** Pursuant to the terms of the annexation petition, all property within this territory annexed hereby shall be assessed and taxed at the same rate and on the same basis as property within the City, including assessment or taxes in payment of any bonds issued or debts contracted prior to or existing at the date of annexation.

**SECTION 6.** All property within the territory so annexed shall be subject to and a part of the Comprehensive Plan of the City of Grandview as presently adopted or as is hereafter amended.

**SECTION 7.** All property within the territory so annexed shall be and hereby is zoned be M-1 Light Industrial for Parcel No. 230915-23001.

**SECTION 8.** This ordinance shall take effect and be in full force five (5) days after its passage and publication as provided by law.

**PASSED** by the **CITY COUNCIL** and **APPROVED** by the **MAYOR** at its regular meeting on September 28, 2021.

**MAYOR**

\_\_\_\_\_  
**ATTEST:**

\_\_\_\_\_  
**CITY CLERK**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
**CITY ATTORNEY**

**PUBLICATION: 9/29/21**

**EFFECTIVE: 10/4/21**

April 30, 2021

Exhibit "A"

HLA No. 21007

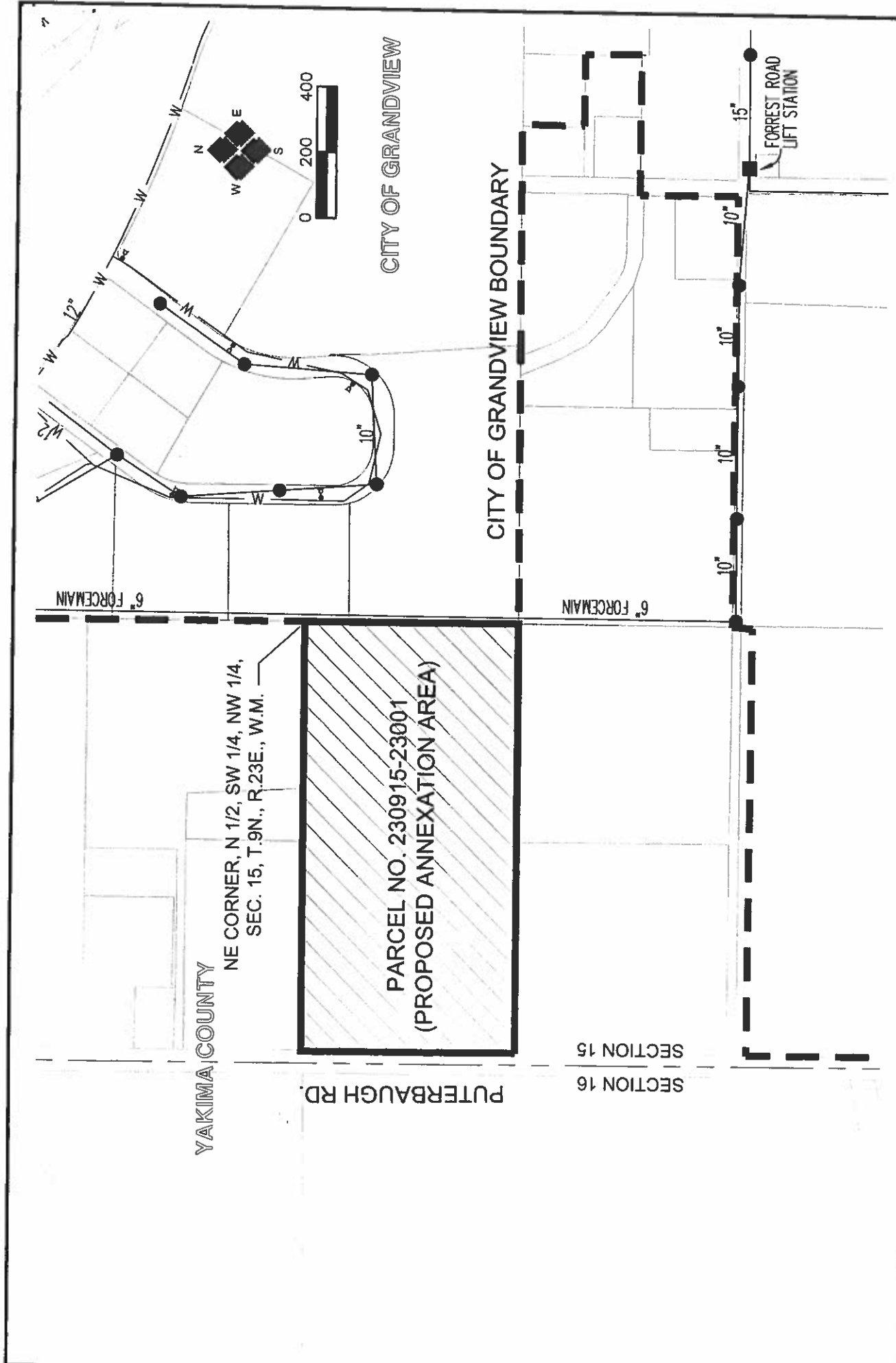
City of Grandview Buettner Annexation

**LEGAL DESCRIPTION**

The North Half of the Southwest Quarter of the Northwest Quarter of Section 15,  
Township 9 North, Range 23 East, W.M.  
EXCEPT the West 25.00 feet dedicated for roadway purposes as conveyed to Yakima  
County by instrument recorded under Auditor's File Number 1601260, records of  
Yakima County, Washington.



4-30-21



**ANNEXATION EXHIBIT**  
**for, CITY OF GRANDVIEW**  
 YAKIMA COUNTY, WASHINGTON  
 BUETTNER ANNEXATION

JOB NO: 21007G  
 DWG: 21007ANNEX.dwg  
 DATE: 5-3-21 DRAWN  
 BY: TDF CHECKED BY:  
 ETH

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

**HILA**  
 Engineering and Land Surveying, Inc.