

**GRANDVIEW CITY COUNCIL
REGULAR MEETING AGENDA
TUESDAY, SEPTEMBER 13, 2022**



PLEASE NOTE: The maximum occupancy of the Council Chambers is 49 individuals at one time. Access to exits must be kept clear to ensure everyone in the Chambers can safely exit in the event of an emergency.

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. APPROVE AGENDA**
- 4. PRESENTATIONS**
- 5. 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. If you would like to address the Council, please step up to the microphone and give your name and address for the record. Your comments will be limited to three minutes.
- 6. 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 August 23, 2022 Committee-of-the-Whole meeting 1-6
 - B. Minutes of the August 23, 2022 Council meeting 7-10
 - C. Payroll Check Nos. 12911-12944 in the amount of \$29,103.63
 - D. Payroll Electronic Fund Transfers (EFT) Nos. 60871-60877 in the amount of \$119,303.77
 - E. Payroll Direct Deposit 8/16/22-8/31/22 in the amount of \$153,919.26
 - F. Claim Check Nos. 124886-125008 in the amount of \$543,807.54
- 7. 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. Closed Record Public Hearing – Emick Addition Residential Subdivision Preliminary Plat – 14 Lots 11-14
 - Grandview Hearing Examiner Public Hearing Packet dated July 27, 2022 is included as part of the agenda packet per reference in the Hearing Examiner’s Recommendation and Decision (Pages 1-76)
 - B. Resolution No. 2022-39 approving the Emick Addition Residential Subdivision Preliminary Plat – 14 Lots 15-45
 - C. Public Hearing – City of Grandview Water Use Efficiency Goals 46-47

	<u>PAGE</u>
D. Resolution No. 2022-40 adopting Water Use Efficiency (WUE) Goals and Measures	48-60
E. Resolution No. 2022-41 authorizing the Mayor to sign the Technical Assistance Contract No. 010122GV Amendment #1 with the Yakima Valley Conference of Governments	61-62
F. Resolution No. 2022-42 approving Task Order No. 2022-02 with HLA Engineering and Land Surveying, Inc., for the Source Well Improvements	63-70
G. Resolution No. 2022-43 approving Task Order No. 2022-04 with HLA Engineering and Land Surveying, Inc., for the Water Telemetry System Improvements	71-73
H. Resolution No. 2022-44 declaring Police firearms as surplus and authorizing destruction of the firearms	74
I. Resolution No. 2022-45 declaring certain City property from the Police Department as surplus and authorizing disposal by public auction, sale or trade	75
8. UNFINISHED AND NEW BUSINESS	
9. CITY ADMINISTRATOR AND/OR STAFF REPORTS	
10. MAYOR & COUNCILMEMBER REPORTS	
11. EXECUTIVE SESSION (30 minutes) – Union negotiation proposal for the Police Sergeants-Patrol bargaining unit and City Administrator/Public Works Director succession plan	
12. ADJOURNMENT	

The City of Grandview Committee-of-the-Whole and Regular Council Meetings scheduled for Tuesday, September 13, 2022 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/89843463961?pwd=WkxUaVk2SGZCZjVhYjJFeVNnYk5UQT09>

Meeting ID: 898 4346 3961

Passcode: 397995

To join via phone: +1 253 215 8782 US

Meeting ID: 898 4346 3961

Passcode: 397995

**GRANDVIEW CITY COUNCIL
COMMITTEE-OF-THE-WHOLE MEETING MINUTES
AUGUST 23, 2022**

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, Jessie Espinoza, Bill Moore (Mayor Pro Tem), Robert Ozuna, Javier Rodriguez and Joan Souders

Present via teleconference: Councilmember Mike Everett

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 and City Clerk Anita Palacios

3. PUBLIC COMMENT – None

4. NEW BUSINESS

A. Mainstreet Grandview – Street Sound System

Ray Vining, President and Laura Flores, Vice-President of Mainstreet Grandview made a presentation on a street sound system for the downtown business core. Speakers for the sound system would be located on Division from Wine Country Road to Third Street and Second Street from Avenue A to Ash Street. The cost was estimated at \$30,000.

Downtown business owners from Herb's Bar and Grill, Casa Tequila Family Mexican Restaurant, J's Sweet Shack, and Imagine Educational Toys and Gift Shop spoke in favor of the sound system.

Discussion took place.

On motion by Councilmember Everett, second by Councilmember Souders, the C.O.W. directed staff to prepare information for a street sound system for consideration at the September 27, 2022 regular meeting.

Roll Call Vote:

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

- Councilmember Souders – Yes

B. Resolution waiving the requirements of the State bid law to allow a purchase involving special facilities or market conditions – 1999 International 4900 Boom Truck

On motion by Councilmember Moore, second by Councilmember Diaz, the C.O.W. moved a resolution waiving the requirements of the State bid law to allow a purchase involving special facilities or market conditions – 1999 International 4900 Boom Truck to the August 23, 2022 regular meeting for consideration.

Roll Call Vote:

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

C. Resolution authorizing the Mayor to sign a contract for indigent defense services with the Law Office of Beck and Phillips, PLLC

City Clerk Palacios explained that the City contracts with Yakima County District Court for municipal court services. Under the terms of the Yakima County District Court contract, the City was to provide indigent defense services to indigent defendants. The City has contracted with the Law Office of Beck and Phillips, PLLC for indigent defense services since September 2012. Following the Wilbur v. City of Mt. Vernon decision (W.D. Wash. 2013), the City assessed the current system of providing indigent defense services and the current Public Defender Agreement reflects a caseload limit, the reimbursement of costs for investigators and experts, warranty of public defender and quarterly reporting requirements. Staff requested the Law Office of Beck and Phillips, PLLC, submit a proposal for renewal of the Public Defender Agreement. They proposed a two (2) year contract renewal with a ten (10) percent year over year escalation. The annual increase in compensation was necessary to account for the cost of living/inflationary environment of the current economy and their experience. The Public Defender Agreement with the Law Office of Beck and Phillips, PLLC was renegotiated for an additional two (2) year term commencing January 1, 2013 and expiring December 31, 2024.

Discussion took place.

On motion by Councilmember Ozuna, second by Councilmember Souders, the C.O.W. moved a resolution authorizing the Mayor to sign a contract for Indigent Defense Services with the Law Office of Beck and Phillips, PLLC to the August 23, 2022 regular meeting for consideration.

Roll Call Vote:

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

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

D. Resolution authorizing the Mayor to sign the Technical Assistance Contract No. 010122GV Amendment #1 with the Yakima Valley Conference of Governments

City Clerk Palacios explained that each year, the City contracts with the Yakima Valley Conference of Governments to provide technical assistance to staff regarding planning and land use applications. On January 25, 2022, Council approved Resolution No. 2022-02, authorizing the Mayor to sign the Technical Assistance Contract No. 010122GV with the Yakima Valley Conference of Governments (YVCOG) in the amount of \$10,000. Due to the increased volume of land use applications being processed since January 2022 and contracting with YVCOG to facilitate the Council Retreat held on August 3, 2022, the City expended the original contract amount of \$10,000. The Council Retreat was budgeted and would be paid through ARPA funds. Staff recommended increasing the contract amount an additional \$20,000, bringing the total amount of the original contract to \$30,000.

Discussion took place.

On motion by Councilmember Moore, second by Councilmember Ozuna, the C.O.W. moved a resolution authorizing the Mayor to sign the Technical Assistance Contract No. 010122GV Amendment #1 with the Yakima Valley Conference of Governments to the September 13, 2022 regular meeting for consideration.

Roll Call Vote:

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

E. Resolution approving Task Order No. 2022-02 with HLA Engineering and Land Surveying, Inc., for the Source Well Improvements

City Administrator Arteaga explained that Grandview's source well capacity has declined from 5,420 gpm when originally constructed to 3,299 gpm in 2022. Well performance issues due to poor water quality and biofouling are primary causes of the drop in well capacity. The City applied for and received a \$3.5 million loan from the Department of Health (DOH) for the construction of a new well. Council approved the loan agreement with the Department of Health on April 26, 2022. The City has experienced a large amount of new residential construction and a decline in water production. Funding for construction of a new well was received from the DOH and Council also appropriated \$500,000 from the ARPA funding to help support the new well project. He presented Task Order No. 2022-02 with HLA Engineering and Land Surveying, Inc., to provide professional engineering services for the Source Well Improvements in the amount of \$15,000 for environmental, historical and cultural review, \$309,525 for design engineering, \$312,000 for construction engineering, \$96,525 for electrical design and programming, and \$57,750 for

hydrogeological services with a total fee for services in the amount of \$790,800.

Discussion took place.

On motion by Councilmember Ozuna, second by Councilmember Moore, the C.O.W. moved a resolution approving Task Order No. 2022-02 with HLA Engineering and Land Surveying, Inc., for the Source Well Improvements to the September 13, 2022 regular meeting for consideration.

Roll Call Vote:

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

F. Resolution approving Task Order No. 2022-04 with HLA Engineering and Land Surveying, Inc., for the Water Telemetry System Improvements

City Administrator Arteaga explained that in 2022, Council approved \$500,000 from the ARPA appropriations to be used towards the upcoming well improvement project. One of the components of this project was the computerized telemetry system which helps operate the well motors and also helps monitor and maintain the appropriate water levels in the reservoirs. The Water Department has an outdated telemetry system that was considered obsolete because parts were no longer available. Staff was experiencing failures with the current system and at times have seen low water levels in the reservoirs. The current system was in need of replacement to insure the operations of a safe water system. He presented Task Order No. 2022-04 with HLA Engineering and Land Surveying, Inc., to provide professional engineering services for the Water Telemetry System Improvements. All work shall be performed on a time-spent basis at the normal hourly billing rates included in the General Agreement, plus reimbursement for non-salary expense, for the estimated total fee of \$8,800, broken down as follows:

HLA Project Administration/Management Services:	\$5,525.00
CEI Electrical Engineering and Programming Services:	<u>\$40,975.00</u>
Phase1.0 Total:	\$46,500.00

Discussion took place.

On motion by Councilmember Diaz, second by Councilmember Espinoza the C.O.W. moved a resolution approving Task Order No. 2022-04 with HLA Engineering and Land Surveying, Inc., for the Water Telemetry System Improvements to the September 13, 2022 regular meeting for consideration.

Roll Call Vote:

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

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

G. Resolution declaring Police firearms as surplus and authorizing destruction of the firearms

Police Chief Fuller explained that Grandview Police Department (GPD) acquired several firearms over the years that would fire more than one shot at a time when pulling the trigger. GPD currently has eight (8) such firearms. House Bill 1054 (passed by the House on April 23, 2021) now classifies these firearms as “military weapons.” HB1054 declares that these firearms must be destroyed prior to December 1, 2022. Four (4) of the firearms on this list were issued to officers. After their destruction the firearms would need to be replaced the following year. Rifles were an item on the Police Department’s capital items replacement list.

Discussion took place.

On motion by Councilmember Souders, second by Councilmember Moore, the C.O.W. moved a resolution declaring Police firearms as surplus and authorizing destruction of the firearms to the September 13, 2022 regular meeting for consideration.

Roll Call Vote:

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

H. Resolution declaring certain City property from the Police Department as surplus and authorizing disposal by public auction, sale or trade

Police Chief Fuller explained that the Police Department has the following vehicles which were no longer needed for the conduct of City business and were being recommended for surplus:

- 1996 Dodge Ambulance, VIN #1B6MC36W1TJ128563, License #40713D, (PD/9997)
- 2003 Ford Explorer, VIN: 1FMZU73K83ZB14857, License #71522D (PD/9999)
- 2007 Dodge Charger, VIN: 2B3KA43H27H758718, License #44100D, (PD210)
- 2008 Dodge Charger, VIN: 2B3KA43H78H199118, License #46522D, (PD/211)
- 2008 Dodge Charger, VIN: 2B3KA43H98H199119, License #46523D, (PD/212)

Discussion took place.

On motion by Councilmember Rodriguez, second by Councilmember Espinoza, the C.O.W. moved a resolution declaring certain City property from the Police Department as surplus and authorizing disposal by public auction, sale or trade to the September 13, 2022 regular meeting for consideration.

Roll Call Vote:

- Councilmember Diaz – Yes
- Councilmember Espinoza – Yes
- Councilmember Everett – 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 Souders, the C.O.W. meeting adjourned 7:00 p.m.

Mayor Gloria Mendoza

Anita Palacios, City Clerk

**GRANDVIEW CITY COUNCIL
REGULAR MEETING MINUTES
AUGUST 23, 2022**

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, Jessie Espinoza, Bill Moore (Mayor Pro Tem), Robert Ozuna, Javier Rodriguez and Joan Souders

Present via teleconference: Councilmember Mike Everett

Absent: None

Staff present: City Administrator/Public Works Director Cus Arteaga, City Attorney Quinn Plant, 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. APPROVE AGENDA

On motion by Councilmember Moore, second by Councilmember Espinoza, Council approved the August 23, 2022 regular meeting agenda as amended to include the following items on the Consent Agenda:

- **Resolution waiving the requirements of the State bid law to allow a purchase involving special facilities or market conditions – 1999 International 4900 Boom Truck**
- **Resolution authorizing the Mayor to sign a contract for Indigent Defense Services with the Law Office of Beck and Phillips, PLLC**

Roll Call Vote:

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

4. PRESENTATIONS – None

5. PUBLIC COMMENT

Steve Saunders, candidate for Yakima County Commissioner District 3, introduced himself to the Council.

6. CONSENT AGENDA

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

- A. Minutes of the July 26, 2022 Committee-of-the-Whole meeting
- B. Minutes of the July 26, 2022 Council meeting
- C. Payroll Check Nos. 12849-12910 in the amount of \$130,966.69
- D. Payroll Electronic Fund Transfers (EFT) Nos. 60852-60858 in the amount of \$98,634.41
- E. Payroll Electronic Fund Transfers (EFT) Nos. 60862-60866 in the amount of \$90,742.96
- F. Payroll Direct Deposit 7/16/22-7/31/22 in the amount of \$131,628.98
- G. Payroll Direct Deposit 8/1/22-8/15/22 in the amount of \$121,416.53
- H. Claim Check Nos. 124692-124885 in the amount of \$579,177.12
- I. Resolution No. 2022-37 waiving the requirements of the State bid law to allow a purchase involving special facilities or market conditions – 1999 International 4900 Boom Truck
- J. Resolution No. 2022-38 authorizing the Mayor to sign a contract for Indigent Defense Services with the Law Office of Beck and Phillips, PLLC

Roll Call Vote:

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

7. ACTIVE AGENDA

- A. Ordinance No. 2022-12 providing for the annexation of property known as the Statewide Development 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

This item was previously discussed at the June 14, 2022 regular meeting.

On motion by Councilmember Moore, second by Councilmember Souders, Council approved Ordinance No. 2022-12 providing for the annexation of property known as the Statewide Development 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.

Roll Call Vote:

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

8. UNFINISHED AND NEW BUSINESS – None

9. CITY ADMINISTRATOR AND/OR STAFF REPORTS

Canyon Road Fire – City Administrator Arteaga reported that staff was working with Washington Cities Insurance Authority to submit a claim for damages for the water transmission main that was destroyed as a result of the Canyon Road fire that occurred on August 10, 2022.

2023 Preliminary Budget – City Administrator Arteaga reported that the budget worksheets were distributed to Department Heads on August 9, 2022. Department Heads were busy completing budget estimates for filing with the City Treasurer by September 6, 2022.

10. MAYOR & COUNCILMEMBER REPORTS

Dollar Tree Fire – City Administrator Arteaga advised that the Dollar Tree anticipates rebuilding following the July 4, 2022 fire that destroyed the building.

Dollar General – The Dollar General was under construction and a grand opening was being planned for September 2022.

Council Retreat – Councilmember Ozuna requested that the Council Retreat summary be placed on the September 27, 2022 C.O.W. meeting for discussion.

Employee Appreciation BBQ – Councilmember Espinoza reported that the Employee Appreciation BBQ was planned for September 28th, 12:00 Noon at the Fire Department. The event would be catered and he requested the Mayor and Council donate \$200 to pay for the catering. A payroll deduction was authorized.

11. ADJOURNMENT

On motion by Councilmember Moore, second by Councilmember Rodriguez, the Council meeting adjourned at 7:20 p.m.

Mayor Gloria Mendoza

Anita Palacios, City Clerk



**CITY OF GRANDVIEW
NOTICE OF CLOSED RECORD PUBLIC HEARING
EMICK ADDITION PRELIMINARY PLAT**

NOTICE IS HEREBY GIVEN that the City Council of the City of Grandview will hold a closed record public hearing on **Tuesday, September 13, 2022 at 7:00 p.m.**, to consider the Hearing Examiner's recommendation that the City Council approve the following:

Applicant(s): Ronald J. Emick
Property Owner(s): Richard & Michelle Eucker
Proposed Project: Emick Addition Residential Subdivision – Preliminary Plat 14 Lots
Current Zoning: R-2 Medium Density Residential
Current Use: Concord grape vineyard
Location of Project: Highland Road, Grandview, Yakima County, Washington.
Parcel No.: 230924-32014

The closed record public hearing will be held in person in the Council Chambers at City Hall, 207 West Second Street, Grandview, Washington and will also be available via teleconference as follows:

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

Join Zoom Meeting

<https://us06web.zoom.us/j/89843463961?pwd=WkxUaVlk2SGZCZjVhYjFeVNNYk5UQT09>

Meeting ID: 898 4346 3961

Passcode: 397995

To join via phone: +1 253 215 8782 US

Meeting ID: 898 4346 3961

Passcode: 397995

A copy of the Hearing Examiner's recommendation is available at no charge from the City Clerk's Office, 207 West Second Street, Grandview, WA 98930, PH: (509) 882-9200 or anitap@grandview.wa.us.

CITY OF GRANDVIEW

Anita G. Palacios, MMC, City Clerk

Publish: Grandview Herald – August 10, 2022

**CITY OF GRANDVIEW
CITY COUNCIL**

CLOSED RECORD PUBLIC HEARING PROCEDURE

THE FOLLOWING PROCEDURE IS USED BY THE GRANDVIEW CITY COUNCIL TO MEET APPEARANCE OF FAIRNESS REQUIREMENTS AND TO CREATE OR SUPPLEMENT THE HEARING RECORD:

MAYOR

Tonight's closed record public hearing will include the following land use proposal:

Applicant(s): Ronald J. Emick

Property Owner(s): Richard & Michelle Eucker

Proposed Project: Emick Addition Residential Subdivision – Preliminary Plat 14 Lots

Current Zoning: R-2 Medium Density Residential

Current Use: Concord grape vineyard

Location of Project: Highland Road, Grandview, Yakima County, Washington.

Parcel No.: 230924-32014

The closed record public hearing will now begin:

1. This hearing must be fair in form and substance as well as appearance, therefore:
 - a. Is there anyone in the audience who objects to my participation as Mayor or any Councilmember's participation in these proceedings? (If objections, the objector must state his/her name, address, and the reason for the objection.)
 - b. Do any of the Councilmembers have an interest in this property or issue? Do any of you stand to gain or lose any financial benefit as a result of the outcome of this hearing? Can you hear and consider this in a fair and objective manner?
 - c. Has any member of the Council engaged in communication outside this hearing with opponents or proponents on these issues to be heard? If so, that member must place on the record the substance of any such communication so that other interested parties may have the right at this hearing to rebut the substance of the communication.
 - d. Thank you, the hearing will continue.
(or)
At this point, Councilmember ***** will be excusing him/herself from the meeting. [Ask Councilmember to state his/her reasons for being excused.]

2. The purpose of this hearing is for the Council to review the record and consider the pertinent facts relating to this issue.
3. No new testimony will be allowed. Any clarification of the record being requested by the Councilmembers will first be authorized by the Mayor after consulting with the City Attorney.
4. The record generated will be provided by staff. Staff will now provide a review of the record.
5. Councilmembers will now consider the record and discuss among themselves the facts and testimony from the open record hearing. (Discussion and any requests for clarification of the record are made).

(Requests for clarification are directed to the Mayor and must be specific to the record. The Mayor after consulting with the City Attorney will authorize the clarification or deny it based on the opinion of the City Attorney.

6. If clarification of the record is authorized:
 - a. When you address the Council, begin by stating your name and address for the record.
 - b. Speak slowly and clearly.
 - c. You will be allowed to only provide the clarification of the record as authorized. No new testimony will be allowed.
7. Now that we have reviewed the record concerning this issue, this subject is open for decision. Council may:
 - a. Approve as recommended.
 - b. Approve with conditions.
 - c. Modify, with or without the applicant's concurrence, provided that the modifications do not:
 - i. Enlarge the area or scope of the project.
 - ii. Increase the density or proposed building size.
 - iii. Significantly increase adverse environmental impacts as determined by the responsible official.
 - iv. Deny (re-application or re-submittal is permitted).
 - v. Deny with prejudice (re-application or re-submittal is not allowed for one year).
 - vi. Remand for further proceedings and/or evidentiary hearing in accordance with Section 14.09.070.

**CITY OF GRANDVIEW
AGENDA ITEM HISTORY/COMMENTARY
CITY COUNCIL MEETING**

ITEM TITLE:

Closed Record Public Hearing – Emick Addition
Residential Subdivision Preliminary Plat – 15 Lots

Resolution No. 2022-39 approving the Emick Addition
Residential Subdivision Preliminary Plat – 15 Lots

AGENDA NO. Active 6 (A) & (B)

AGENDA DATE: September 13, 2022

DEPARTMENT

Planning/Hearing Examiner

FUNDING CERTIFICATION (City Treasurer)
(If applicable)

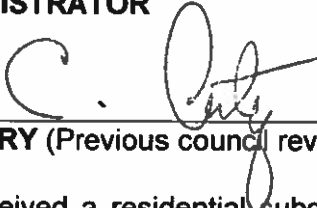
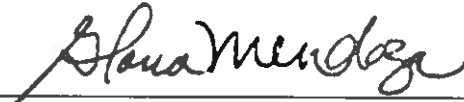
DEPARTMENT DIRECTOR REVIEW

Anita Palacios, City Clerk (Planning)



CITY ADMINISTRATOR

MAYOR

ITEM HISTORY (Previous council reviews, action related to this item, and other pertinent history)

The City received a residential subdivision application submitted by Ronald J. Emick on behalf of property owners Richard and Michelle Eucker for preliminary plat approval of a 15-lot residential subdivision to be known as Emick Addition. The proposed preliminary plat is located at on the south side of Highland Road about 400-500 feet east of Elm Street.

ITEM COMMENTARY (Background, discussion, key points, recommendations, etc.) Please identify any or all impacts this proposed action would have on the City budget, personnel resources, and/or residents.

On July 27, 2022, a public hearing was held before the Hearing Examiner to receive comments on the proposed preliminary plat. A copy of the Hearing Examiner's Recommendation SUB#2022-02 dated August 10, 2022 is attached along with the Grandview Hearing Examiner Public Hearing Packet dated July 17, 2022.

ACTION PROPOSED

Recommend Council accept the Hearing Examiner's conclusions and recommendation to approve the 15-lot Preliminary Plat of "Emick Addition" for the development of single family and/or two-family residences in the Residential Comprehensive Plan designation and the R-2 Medium Density Residential District zoning classification because it satisfies all of the subdivision ordinance, zoning ordinance and other applicable requirements and criteria for approval so long as the recommended conditions are satisfied as outlined in Recommendation SUB#2022-02.

Further recommend that Council approve Resolution No. 2022-39 approving the Emick Addition Residential Subdivision Preliminary Plat – 15 Lots.

RESOLUTION NO. 2022-39

**A RESOLUTION OF THE CITY OF GRANDVIEW, WASHINGTON,
APPROVING THE EMICK ADDITION RESIDENTIAL SUBDIVISION
PRELIMINARY PLAT – 15 LOTS**

WHEREAS, the applicant, Ronald J. Emick on behalf of property owners Richard and Michelle Eucker applied for preliminary plat approval for a 15-lot residential subdivision designated as Emick Additions; and

WHEREAS, the Hearing Examiner held an open record public hearing on July 27, 2022 on the proposed preliminary plat and provided a recommendation for approval to the City Council subject to compliance with conditions; and

WHEREAS, the City Council held a closed record public hearing on September 13, 2022 on the proposed preliminary plat and approved the preliminary plat subject to the conditions outlined in the Hearing Examiner's Recommendation SUB#2022-02 dated August 10, 2022;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRANDVIEW, AS FOLLOWS:

The City Council hereby adopts the Hearing Examiner's Recommendation in SUB#2022-02 and approves the 15-lot preliminary plat known as "Emick Additions" subject to conditions as outlined in the Hearing Examiner's Recommendation, a copy of which is attached hereto and incorporated herein by reference.

PASSED by the **CITY COUNCIL** and **APPROVED** by the **MAYOR** at its regular meeting on September 13, 2022.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

**CITY OF GRANDVIEW
HEARING EXAMINER’S RECOMMENDATION**

August 10, 2022

**In the Matter of Application for)
Preliminary Plat Approval)
Submitted by:)
)
Applicant Ronald J. Emick d/b/a)
Cambria Properties, LLC and)
Owners Richard/Michelle Eucker)
)
For the Approval of a 15-Lot)
Preliminary Plat to be Named)
“Emick Addition” on the South)
Side of Highland Road East of)
Elm Street in the R-2 Medium)
Density Residential District)**

SUB#2022-02

A. Introduction. The findings relative to the hearing process conducted for this proposed preliminary plat are as follows:

(1) The open record public hearing for this proposed Preliminary Plat of “Emick Addition” was held on July 27, 2022.

(2) Byron Gumz, Yakima Valley Conference of Governments Planning Manager who serves as the Planner for the City of Grandview, presented his staff report which recommended approval of the proposed preliminary plat subject to conditions. City Administrator/Public Works Director Cus Arteaga and City Clerk Anita Palacios answered questions regarding details relative to the application.

Ronald J. Emick/Cambria Properties, LLC 1
Property Owners Richard & Michelle Eucker
15 Lot Preliminary Plat of “Emick Addition”
Located on Highland Road East of Elm Street

(3) Applicant Ronald J. Emick and his surveyor who prepared the preliminary plat, Douglas S. Gray of Gray Surveying & Engineering, Inc., clarified the recommended share of the costs of installing a larger water main along Highland Road to be borne by the City and otherwise expressed agreement with the recommended conditions and appreciation for the City's manner of processing the proposal.

(4) This recommendation regarding the proposed Preliminary Plat of "Emick Addition" has been issued within 14 days of the open record public hearing held on July 27, 2022, as is required by Subsection 14.09.030(A)(4) of the Grandview Municipal Code.

B. Summary of Recommendation. The Hearing Examiner recommends that the Grandview City Council approve this proposed Preliminary Plat of "Emick Addition" subject to conditions.

C. Basis for Recommendation. Based on a view of the site with no one else present on July 27, 2022; consideration of the staff report, exhibits, written comments, testimony and other evidence presented at the open record public hearing on July 27, 2022, relative to the proposed preliminary plat shown on page 7 of the record; and a consideration of the Grandview Subdivision Ordinance and the Grandview Zoning Ordinance which are set forth in the Grandview Municipal Code (GMC); the Hearing Examiner makes and issues the following:

FINDINGS

I. Applicant/Property Owners. The applicant who testified at the hearing is Ronald J. Emick d/b/a Cambria Properties, LLC, 19905 S. 1745 PRSW, Prosser,

Ronald J. Emick/Cambria Properties, LLC 2
Property Owners Richard & Michelle Eucker
15 Lot Preliminary Plat of "Emick Addition"
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WA 99350. The property owners are Richard and Michelle Eucker, 290 Walnut Lane, Grandview, WA 98930. The licensed surveyor who prepared the preliminary plat and testified at the hearing is Douglas S. Gray of Gray Surveying & Engineering, Inc., P.O. Box 510, Yakima, WA 98907 (*Pages 1 – 6 of the record*).

II. Location. The proposed preliminary plat is located on the south side of Highland Road about 400 - 500 feet east of Elm Street and about 420 feet north of Cornell Road. The Yakima County Assessor’s parcel number for the 23.85-acre parcel to be subdivided into a total of 14 lots of approximately 8,295 square feet in size and a 15th lot for future development of approximately 21.6 acres in size is 230924-32014 (*Pages 3, 4, 10 and 63 of the record*).

III. Application. The main aspects of this application for preliminary plat approval which was submitted on June 7, 2022, and determined to be complete for processing on June 14, 2022, may be described as follows:

(1) The proposed Preliminary Plat of “Emick Addition” would subdivide approximately 23.85 acres into 14 residential lots of about 8,295 square feet in size for either single-family and/or two-family (duplex) residential development and leave a 15th lot of about 21.6 acres in size for future development. Ordinance No. 2022-07 effective May 2, 2022, changed the Comprehensive Plan future land use designation of the property within the preliminary plat from Industrial to Residential and the zoning of the property within the preliminary plat from M-1 Light Industrial to R-2 Medium Density Residential. (*Pages 3, 4, 7 and 63 of the record*).

(2) If the proposed preliminary plat is approved by the City Council, the access to the 14 lots would be off of Highland Road like the residences north of

Highland Road in that area. There would be a dedication of 15 feet of additional right-of-way for additional street width along the frontage of the plat (*Pages 4 and 7 of the record*). Water and sewer service would be provided by the City of Grandview (*Page 17 of the record*). Stormwater would be collected and diverted by means of curbs, catch basins and piping in accordance with City of Grandview standards (*Page 12 of the record*). Additional features of the proposed preliminary plat will be detailed in other sections of this Recommendation relative to the requisite criteria for the review and consideration of proposed preliminary plats.

IV. Environmental Review. The State Environmental Policy Act (SEPA) review process for this proposed preliminary plat resulted in the issuance of a Determination of Non-Significance (DNS) on July 8, 2022. It was not appealed. The review process included a mailing to property owners within 300 feet of the property and agencies having jurisdiction or interest in the proposal of a Notice of Development Application, Environmental Determination and Notice of Public Hearing on June 20, 2022, which invited comments using the optional DNS process authorized by WAC 197-11-355 (*Pages 31-38 of the record*). The written comments of three agencies and of one neighbor have been included in the record with the Hearing Examiner’s responses similar to the Staff responses set forth in italics as follows:

(1) The Washington Department of Archaeology and Historic Preservation (DAHP) commented by email of June 30, 2022, that DAHP’s “statewide predictive model indicates that there is a moderate to low probability of encountering cultural resources within the proposed project area. However, because the project area has not been surveyed in the past, we ask that you prepare an Inadvertent Discovery Plan (IDP) and prepare construction crews for the possibility of encountering archaeological material during ground disturbing activities” (*Pages 52-53 of the record*).

A recommended condition is that the applicant have an Inadvertent Discovery Plan in place and that construction crews be educated regarding the communication requirements and actions needed in the event that cultural resources are discovered. The applicant's surveyor submitted an Inadvertent Discovery Plan by email dated July 5, 2022 (Pages 54-59 of the record).

(2) HLA Engineering and Surveying Inc., the City of Grandview's consultant for its Water and Sewer utilities, provided two sets of comments. The comments dated June 21, 2022, state that there is sufficient capacity in the system to provide water services to the proposed development and that City standards require installation of an 8-inch water main in portions of Highland Road in place of the existing 4-inch and 6-inch water main (Pages 48-49 of the record). The comments dated July 20, 2022, recommend that a 12-inch water main be installed to provide fire flow for future development with the City to participate in the cost of oversizing the water main from 8-inch to 12-inch. The comments also pointed out that Chapter 4 of the Construction Standards provide that the cost of materials for the oversizing, which as a practical matter is the cost of oversizing a pipeline that is required to be installed by a developer, will be reimbursed to the developer upon submission of invoices showing the actual cost of the materials furnished and the cost of the same materials of the size required (Page 50 of the record).

A recommended condition requires the water main serving the proposed preliminary plat be upsized from the existing 4-inch and 6-inch pipe size to the required 8-inch water main pipe size standard and also be oversized from the required 8-inch water main pipe size standard to a 12-inch water main pipe size in order to provide requisite future fire flow for future development, with the City to bear the cost of oversizing the water main from the requisite 8-inch standard to the recommended 12-inch size. At the hearing it was clarified that the City's recommended responsibility for the cost of oversizing the water main size from 8-inch to 12-inch would include the cost for the existing homes that are currently connected to the water main to be connected to the oversized 12-inch water main by the same contractor who installs the 12-inch line (Pages 71-72 of the record).

(3) The Washington State Department of Ecology (DOE) provided water quality comments to the effect that if it is anticipated that the ground will be disturbed with the potential for stormwater discharge off-site, an NPDES Construction Stormwater General Permit is recommended which requires

preparation of a Stormwater Pollution Prevention Plan (Erosion Sediment Control Plan) prior to any clearing, grading or construction. DOE also provided water resource comments regarding the requirement of a water right if groundwater is utilized during construction for such things as dust suppression (*Pages 60-62 of the record*).

Stormwater requirements will involve a system of curbs, catch basins and pipe to prevent the discharge of stormwater off-site as stated in the SEPA Checklist at pages 11 and 12 of the record which will be in compliance with the City's development standards. Groundwater will not be required for construction activities because municipal water is available for dust suppression (Page 65 of the record).

(4) A Highland Road neighbor residing in the adjacent property to the west and north of the property provided comments during the rezone process for this property earlier this year which are more pertinent now because they relate to the development of the rezoned parcel (*Page 46 of the record*). The comments of Beatrice Nielsen included:

- a. Is the property being surveyed? If so, when?
- b. Will the irrigation valve be maintained? Will irrigation be extended to adjacent properties?
- c. Request that grapes are removed in order to install fencing along property lines.
- d. Will fencing be required?

The property will be required to be surveyed as part of the subdivision process. The applicant has five years to complete a survey and is not required to provide the scheduling. Irrigation piping is required to be installed within the subdivision boundaries and extended to the edge of the subdivision to allow for future extension by others. The existing vineyard will be removed in the future for roads and homesites (Page 13 of the record). It is the property owner's decision whether or not to remove the grapes. Sitescreening and/or fencing is not required between residential zoning districts. It is the decision of the individual property owner or owners whether to install fencing (Page 65 of the record).

V. Floodplain/Floodway/Critical Areas. There are no 100-year floodplain, floodway or critical areas within the proposed Preliminary Plat of “Emick Addition” *(Pages 11 and 14 of the record).*

VI. Comprehensive Plan, Zoning and Land Uses. The property is within the Comprehensive Plan Future Land Use Map designation of Residential and within the zoning classification of R-2 Medium Density Residential District. The property is currently used for agriculture (a vineyard). The properties to the north and west are used for residential purposes. The properties to the east are used for residential and agricultural purposes. The properties to the south are used for residential and industrial purposes *(Pages 3, 14, 63 and 64 of the record).*

VII. Notices of the Public Hearing. Notices of the July 27, 2022, open record public hearing were provided by posting the notice at the City Hall, Library and Police Department and on the City’s website at www.grandview.wa.us on June 20, 2022; by mailing the notice to property owners within 300 feet of the subject property, interested parties and governmental agencies on June 20, 2022; by posting the notice at three places on the property on June 22, 2022; and by publishing the notice in the City’s official newspaper, the Grandview Herald, on June 22, 2022 *(Pages 31-39, 40-44 and 45 of the record respectively).*

VIII. Jurisdiction. The Grandview Hearing Examiner is required to receive and to examine available information, conduct public hearings, prepare a record thereof and enter findings of fact and conclusions based upon those facts, together

with a recommendation to the City Council, for enumerated types of land use applications which include preliminary plats set forth in GMC §2.50.080(C)(3). GMC §16.12.100 provides that the Grandview City Council may either adopt or reject the Hearing Examiner's recommendation *(page 64 of the record)*.

IX. Development Standards of the R-2 Medium Density Residential Zoning District (GMC §17.34.050). Compliance with development standards of the R-2 Medium Density Residential zoning district will be determined at the construction stage of each lot that is created by the plat *(Pages 65-66 of the record)*. Those development standards include, for example, the following:

- (1) The maximum number of dwelling units per lot is two;
- (2) The minimum lot area is 7,500 square feet for single-family structures and 8,000 square feet for two-family structures;
- (3) The maximum lot coverage is 40 percent;
- (4) The minimum yard structural setbacks are 20 feet in the front, 5 feet in the side with the exception of 20 feet in the side along the flanking street of a corner lot, 10 feet in the rear for the principal building and 5 feet in the rear for accessory buildings with the exception of 20 feet from an alley in the rear for garages with vehicle doors parallel to an alley;
- (5) The maximum building height of principal buildings is 30 feet and of accessory buildings is 15 feet;
- (6) The minimum number of parking spaces for each dwelling unit is two spaces;
- (7) Residential design standards are governed by GMC §17.70.100 and fences, hedges and landscaping standards are governed by GMC Chapter 17.75.

X. Subdivision Design Standards (GMC Chapter 16.24). Subdivision design standards include, for example, the following which either apply or do not apply to this proposed preliminary plat in the manner set forth below in italics (*Pages 66-70 of the record*):

(1) Lots (GMC §16.24.020) - Access and Frontage: Each lot shall have direct access to and frontage upon dedicated public streets. Minimum frontage shall be 50 feet except for lots located within the arc of a curve or where unusual topography exists where a minimum frontage of 35 feet is allowed.

The proposed lots would have frontage along Highland Road exceeding 50 feet which would comply with this standard.

(2) Lots (GMC §16.24.020) - Lot Lines: Insofar as practical, side lot lines shall be at right angles to street lines or radial to curved street lines. Side and rear lot lines shall be straight or composed of straight lines.

The proposed lot lines comply with this standard.

(3) Lots (GMC §16.24.020) - Frontage on Two Streets: Lots having frontage on two streets shall be avoided whenever possible. However, double frontage lots are permitted only where determined by the city to be essential to provide separation of residential lots from principal and minor arterial streets, high-intensity land uses, or to overcome specific disadvantages of topography or parcel configuration.

Since no lots have frontage along two streets, this standard does not apply.

(4) Blocks (GMC §16.24.030) - Length, Width and Shape: The lengths, widths, and shapes of blocks shall be determined with due consideration of (a) the provisions of adequate building sites suitable to the special needs of the proposed subdivision; (b) the need for convenient and safe access, circulation and control of street traffic; and (c) the limitations and opportunities of the topography. The maximum length of a block shall be 1,000 feet.

Since the proposed lots all front Highland Road and no blocks are proposed, this standard does not apply.

(5) Streets (GMC §16.24.040) - Right-of-Way: Right-of-way shall be dedi-

cated for new or existing streets to or within a subdivision to accommodate the following right-of-way widths: (a) Arterial streets: 70 feet minimum; (b) Collector streets: 60 feet minimum; and (c) Local streets: 50 feet minimum.

Since Highland Road is classified as a Local Access Street which requires 50 feet of right-of-way, the proposed subdivision includes a 15-foot-wide dedication of right-of-way along Highland Road to provide 25 feet of right-of-way for the south half of the street fronting on the plat.

(6) Streets (GMC §16.24.040) - Construction Guidelines: Construction guidelines for (a) Arterial streets are 44-foot-wide roadway surface face of curb to face of curb, hot mix asphalt (HMA) surfacing, curb and gutter, sidewalk both sides, illumination, and storm drainages required; (b) Collector streets are 40-foot-wide roadway surface face of curb to face of curb, hot mix asphalt (HMA) surfacing, curb and gutter, sidewalk both sides, illumination, and storm drainages required; and (c) Local access streets are 40-foot-wide roadway surface face of curb to face of curb, hot mix asphalt (HMA) surfacing, curb and gutter, sidewalk one side, illumination, and storm drainage required.

Since Highland Road is a Local Access Street, a recommended condition is that the developer construct the southern half of Highland Road to meet City standards. Though sidewalk on only one side of a Local Access Street is required, the City encourages construction of sidewalks on both sides of the street to facilitate pedestrian safety and mobility along City streets. The developer is not required to install additional street lights on Highland Road since this application is vested to the version of GMC §16.28.080 existing before August 2, 2022.

(7) Streets (GMC §16.24.040) - Curbs and Gutters: Cement concrete barrier curb and gutter shall be installed along all new streets. Curb and gutter shall be poured as a single unit in accordance with the city's design and construction standards and specifications for public works improvements.

The applicant is required to meet this standard as part of the construction of the southern half of Highland Road.

(8) Streets (GMC §16.24.040) - Surfacing Between Curbs: The street area between the curbs shall be constructed with the following minimum compacted depth of surfacing materials: (a) Three-inch hot mix asphalt class one-half inch PG 64-28; (b) Three-inch crushed surfacing – top course (five-eighths-inch to zero);

and (c) Six-inch crushed surfacing – base course (one and one-quarter inch to zero). All materials installed and work performed pursuant to the requirements of the above paragraph shall be done in accordance with the city’s design and construction standards and specifications for public works improvements.

The applicant is required to meet this standard as part of the construction of the southern half of Highland Road.

(9) Streets (GMC §16.24.040) - Grades: All grades of streets and curbs shall be approved by the city engineer or other licensed engineer acting on behalf of the city before any improvement is commenced.

Design plans for Highland Road are required to be submitted for review and approval by the City Engineer or other licensed engineer acting on behalf of the City.

(10) Streets (GMC §16.24.040) - Cul-de-Sacs: The maximum length shall be 600 feet and right-of-way radius shall be 60 feet.

Since no cul-de-sacs are proposed, this standard does not apply.

(11) Streets (GMC §16.24.040) - Offset Intersections: Offset intersections shall have a minimum of 100 feet between street centerlines.

Since no internal roads requiring an intersection are proposed, this standard does not apply.

(12) Streets (GMC §16.24.040) - Curves: The minimum centerline radii for horizontal curves shall be 100 feet and the minimum length for vertical curves shall be 50 feet.

Since all proposed access is off of Highland Road, this standard does not apply.

(13) Streets (GMC 16.24.040) - Alleys: Alleys are not required but may be included in the subdivision at the developer’s option. Alleys shall have a minimum right-of-way width of 20 feet. Utility easements may be provided in lieu of alleys.

Since no alleys are proposed, this standard does not apply.

(14) Streets (GMC §16.24.040) - Dead-End Roads: All dead-end roadways shall include cul-de-sacs. The city may allow use of an “L” or “hammerhead” turnaround upon approval by the public works director.

Since no dead-end roads are proposed, this standard likewise does not apply.

(15) Street trees (GMC §16.24.045): Regulations for street trees are outlined in GMC Chapter 12.14.

It is not recommended that street trees be required to be planted along Highland Road.

(16) Utility Easements (GMC §16.24.050) - Alignment from block to block: Utility easements shall be continuous and aligned from block to block within a subdivision and with adjoining subdivisions.

Since there are no blocks proposed, this standard does not apply.

(17) Utility Easements (GMC §16.24.050) - Across the Front of Lots: A 10-foot-wide utility easement for underground power, telephone, irrigation water and cable television shall be provided across the front of each lot within a subdivision and short subdivision. Side lot line easements shall be required where deemed necessary to adequately provide lots with utility services or to provide for continuous easements.

A 10-foot-wide utility easement must be provided across the front of the lots within the proposed preliminary plat.

(18) Utility Easements (GMC §16.24.050) - For Other Utility Lines: Easements for other new and/or future utility lines shall be a minimum of 16 feet wide, provided the width of such easements for buried utilities will be at least twice the depth of the planned excavation.

Since there are no easements proposed for other new or future utility lines, this standard does not apply.

(19) Easements (GMC §16.24.050) - Drainage Easements: Drainage easements shall be provided where a subdivision is traversed by a watercourse, drainageway, or stream channel.

Since there is no watercourse, drainageway or stream channel located on this proposed preliminary plat, this standard does not apply.

(20) Easements (GMC §16.24.050) - For Unusual Facilities: Easements for unusual facilities such as high voltage electric lines, irrigation canals, and high-capacity gas transmission lines shall be approved by the public works director.

Since there are no unusual facilities that cross the property, this standard does not apply.

(21) Design And Engineering Plans Required (GMC §16.24.060): The developer shall submit to the public works director plan and profile drawings of the proposed streets, grading and water, sewer, storm drainage, planting in public rights-of-way, and irrigation water systems for construction purposes prepared in accordance with the city's design and construction standards and specifications for public works improvements. Following initial review by the city and any required corrections by the developer for compliance with the city's design and construction standards and specifications for public works improvements, the developer shall submit to the city the original plan tracings and specifications for final approval. The city's responsible officials shall approve such drawings and specifications before any groundwork is done. Construction shall be in accordance with drawings and specifications approved by the city.

The applicant is required to provide plan and profile drawings of the proposed streets, grading and water, sewer, storm drainage, planting in public rights-of-way, and irrigation water systems for construction purposes prepared in accordance with the City's design and construction standards and specifications for public works improvements.

(22) Submission of As-Built Drawings (GMC §16.24.070): The developer's consulting engineer shall prepare and maintain a neatly marked, full-sized print set of record drawings showing the final location and layout of all new construction of the public facilities. Prior to final acceptance by the city of Grandview, one set of reproducible record drawings and two sets of prints prepared by the developer's engineer and clearly marked "Record Drawings" shall be delivered to the public works director for review and acceptance.

The applicant is required to provide a set of as-built drawings to the Public Works Director upon completion of any required improvements.

XI. Subdivision Improvements (GMC Chapter 16.28). Subdivision improvement requirements include, for example, the following which apply to this

proposed preliminary plat in the manner set forth below in italics (*Pages 66-70 of the record*):

(1) Streets (GMC §16.28.010): Existing or proposed streets within or adjacent to a proposed subdivision shall be improved at the expense of the developer by the construction of curbs, gutters, sidewalks, illumination, storm drainage and pavement surface in conformance with the city's design and construction standards and specifications for public works improvements.

The applicant is required to construct the southern half of Highland Road to the City of Grandview standards after dedicating 15 feet of frontage for additional street right-of-way. The developer is not required to install additional illumination on Highland Road under the provisions applicable to this application. No other street improvements are required due to the fact that only about 140-280 trips per day would be added to the existing traffic on Highland Drive by developing the lots for middle-income residences for 14-28 families (Pages 14 – 16 of the record).

(2) Utilities (GMC §16.28.020): All underground utilities (non-city-owned) in all new residential areas shall be installed and maintained at a depth of not less than three feet below the graded surface of said way or street, provided existing installations may be maintained at the present level until replaced. All new or existing utilities within or adjacent to a proposed subdivision shall be installed underground, except for the following: (a) Electric, pad-mounted transformers; (b) Electric transmission systems of a voltage of 15 KV or more; (c) Service meters at structures; (d) TV cable amplifiers, distribution taps; (e) Telephone pedestals and cross-connection terminals; and (f) Temporary services necessary for construction. No buildings or structures, except fences, shall be permitted to be constructed on any utility easements, or over any utility facilities. Masonry fences will be considered as structures, rather than fences.

All utilities serving the subdivision are required to be installed underground with the exception of the six types of items listed in GMC 16.28.020(B).

(3) Water (GMC §16.28.030): A complete domestic water distribution and fire protection system shall be installed at the expense of the developer in conformance with the city's approved water system plan. All water lines and services shall be installed prior to street improvements. The water distribution system shall be designed and constructed in accordance with the State Department

of Health regulations, the city's design and construction standards and specifications for public works improvements, and the standard practices of the city. Fire hydrants shall be installed, at the expense of the developer, at locations determined necessary by the fire chief. Water mains shall be extended to the far edge of subdivisions for future extension by others. The city, at its discretion, may direct that water main diameters in excess of that needed for service and fire protection for the subdivision be installed. If the city directs such oversizing, the city will pay the difference in pipe material cost between the pipe diameter required for the subdivision and the city-directed oversized diameter of the pipe.

The June 21, 2022, Memorandum from HLA Engineering and Land Surveying, Inc. indicates that the City will have water system capacity to serve the proposed preliminary plat (Pages 48-49 of the record). But the July 20, 2022, Supplemental Memorandum from HLA recommends that a 12-inch water main be installed along Highland Road and that the City participate in the cost of oversizing the line from the required 8-inch water main size standard to a 12-inch water main size in order to better complete the water supply looping system in the area (Page 50 of the record). GMC §16.28.030 requires the City to reimburse the developer for the cost of materials for oversizing the 8-inch water main which the developer is required to install in order to comply with the City's standard to a 12-inch water main that will serve the needs of future development. As a practical matter, the cost of the materials required to be reimbursed by GMC §16.28.030 is usually the only additional cost involved in oversizing a line that is going to have to be upsized to the City's standard by the developer, as is the case here. One detail that was clarified during the hearing was that the City's responsibility would include the cost of connecting the existing homes to the oversized 12-inch water line.

(4) Sanitary Sewer (GMC §16.28.040): A sanitary sewer system shall be installed at the expense of the developer with a separate connection to the city sewer system for each lot and shall be constructed in conformance with the Comprehensive Sewer Plan. Sewer lines should be located within the paved portion of the street right-of-way, and must be a minimum of eight inches in diameter. The sanitary sewer system shall be designed and constructed in accordance with the State Department of Ecology regulations, the city's design and construction standards and specifications for public works improvements, and the standard practices of the city. Sewer mains shall be extended to the far edge of subdivisions for future extensions by others. The city, at its discretion, may direct

that sewer main diameters in excess of that needed for service for the subdivision be installed. If the city directs such oversizing, the city will pay the difference in pipe material cost between the pipe diameter required for the subdivision and the city-directed oversize diameter pipe. A city-approved backflow prevention device shall be installed at the expense of the developer on the side sewer extension for each lot.

The City's Engineer, HLA Engineering and Land Surveying, Inc., indicated that the City sewer system has pipeline, lift station and wastewater treatment plant capacity available to serve the proposed subdivision. HLA further indicated that wastewater from the subdivision will gravity flow to the gravity flow sewer main in Highland Road (Page 49 of the record). Each lot is required to have a separate connection to the sewer main.

(5) Storm Drainage (GMC §16.28.050): Each subdivision shall provide a drainage system for the collection, control, and disposal of surface water runoff. All storm drainage improvements shall be planned, designed, permitted, constructed and maintained in accordance with the requirements of the latest edition of the Washington Department of Ecology Stormwater Management Manual for Eastern Washington (SWMMEW). It is the intent of this section to adequately provide for suitable drainage provision in all short or long subdivisions. All subdivisions shall provide for drainage such that their development does not conflict with present drainage patterns or create a drainage problem within itself or for its neighbors. A drainage plan, where required, shall be designed by a professional engineer licensed in the state of Washington and submitted to the city for review and approval for any proposed land development that will increase the quantity of or in any way alter the drainage runoff occurring prior to development. The drainage plan is subject to the following requirements:

(a) Design calculations for peak flow and peak volume storage requirements shall be based on a design storm frequency of 25 years. At the city's discretion, if the facilities are critical to public health and safety, or significant property damage could occur, or the development is located in a drainage problem area, they shall be designed to successfully pass the 50-year or 100-year storm.

(b) The plan shall provide for the on-site detention and/or retention, and disposal, of the total water intercepted and collected by the

development and the areas (improved or unimproved) lying and draining presently to and through the proposed development for the design storm, unless other natural or manmade systems are available for use.

(c) There exist several areas of subsurface drainage systems, known as drainage improvement districts or DIDs. These systems were designed and constructed specifically for the purpose of lowering the ground water tables sufficiently to promote agricultural development. It was never the intent of these systems to convey surface drainage. Over the years, the drainage demand on these systems has steadily increased to the point where almost all of the DIDs are experiencing overloaded conditions. Engineers shall not consider the use of any of these DIDs in their drainage plans.

(d) Detention and/or retention of storm water runoff from any proposed land development shall be accomplished by storm water holding facilities, either open or closed. Storm water shall be introduced into permeable soils via an infiltration system in accordance with the SWMMEW, all remaining on site.

(e) The drainage plan shall incorporate all calculations for the determination of the required size of the system. Said calculations shall be based on required criteria hereinafter stated and upon an analysis of estimated runoff from areas contributing runoff to those facilities. Peak flow analyses and storage volume quantities shall be done using methods presented in the SWMMEW. The assumption for the infiltration rate used will need to be verified by the developer by actual field testing in the case of infiltration systems. Collection systems shall be either gravity pipe systems, open channels, or a combination of the two.

(f) The submitted drainage plan shall incorporate, among other data, a topographical map to clearly define: (i) The proposed development; (ii) All areas, improved or unimproved, lying upstream and draining to and across the proposed development; and (iii) Drainage course, natural or otherwise, to which the proposed development shall drain.

(g) Said plans shall include a plan-profile of the systems, including cross-sections of all open ditches and channels. Hydraulic and physical data such as grades, bottom elevations of ditches and channels, inverts of pipes at all structures, such as manholes and catch basins, sizes and lengths of all

pipes, length of ditches and channels, and top elevations of all catch basin covers shall be called out. This includes the invert elevations of the existing or other proposed storm drainage systems that the subject drainage plan proposes to tie into.

A drainage plan meeting the design and construction requirements of GMC §16.28.050 is required to be submitted and approved by the City Engineer prior to finalization of the plat.

(6) Sidewalks (GMC §16.28.060): Cement concrete sidewalks shall be constructed at the developer's expense along all new and existing streets in conformance with the following minimum standards: (a) Sidewalks shall be located in the right-of-way and shall be four inches thick in walk areas (behind barrier curb) and six inches thick in drivable areas (behind depressed and rolled curb); (b) Sidewalks shall be placed along at least one side of all local access streets and shall have a minimum width of five feet; (c) Sidewalks shall be placed along both sides of all arterial and collector streets and shall have a minimum width of six feet; (d) Where a proposed subdivision or short subdivision is located adjacent to an existing street, the subdivider is not required to provide a sidewalk on the opposite side of the street; and (e) Curb ramps for physically handicapped shall be constructed pursuant to RCW 35.68.075 and 35.68.076 at all intersections and other appropriate locations.

Highland Road is a Local Access Street which requires sidewalk on one side of the street. However, developers are encouraged to install sidewalks along both sides of a street. Design and installation of sidewalks shall be coordinated with the Director of Public Works.

(7) Street Signs and Traffic Control (GMC §16.28.070): The subdivider shall install, at his expense, street signs and traffic control devices to the satisfaction of the public works director.

No street signs or traffic control devices are required for this subdivision.

(8) Street Lighting (GMC §16.28.080): This application is vested to the version of this section that was effective until it was recently amended effective on August 2, 2022, so as to provide that street lights shall now be installed with the initial capital cost at the developer's expense in conformance with three standards. The former version applicable to this preliminary plat provided that street lights

shall be installed with the initial capital cost at the city's expense in conformance with the following standards: (a) One street light at each intersection; (b) One street light at midblock if the block is longer than 450 feet; and (c) Placement of street lights along arterial and collector streets shall conform to the city's design and construction standards and specifications for public works improvements.

Since this subdivision is not creating an intersection or proposing blocks and since Highland Road is a local access street, this standard does not apply.

(9) Irrigation facilities (GMC §16.28.090): A pressurized irrigation piping system shall be installed at the expense of the developer within the subdivision boundaries with a separate three-fourths-inch minimum pipe diameter service lateral to each lot. The irrigation system shall be designed and constructed in accordance with the standard practices of the city. Irrigation mains shall be four-inch diameter, pressure class 160 psi or greater, polyvinyl chloride (PVC) pipe installed and maintained at a depth of not less than two feet below the graded surface of streets or utility easements. Individual irrigation service laterals shall be three-fourths-inch diameter, Schedule 40, polyvinyl chloride (PVC) pipe installed and maintained at a depth of not less than two feet below the graded surface of streets or utility easements. Irrigation mains shall be extended to the far edge of subdivisions for future extension by others.

Irrigation water is obtained from the City of Grandview which acquires the irrigation water from the Sunnyside Valley Irrigation District. GMC §16.28.090 provides that a developer is responsible for the expense of installing the necessary irrigation facilities and the type of facilities to be installed.

XII. General Review Criteria for Preliminary Plats and Other Types of Development Applications. GMC §14.03.035 states that a Hearing Examiner may make land use decisions as determined by the City Council at the request of the Planning Commission or City Administrator. GMC §14.07.030(B) requires at least 10 days notice of public hearings by publication, mailing and posting. GMC §14.03.040(A)(6) and GMC §14.09.030(A)(4) provide that a recommendation is

to be made to the Grandview City Council regarding applications for preliminary plats that must comply with the provisions of GMC §14.09.030(A)(3) and GMC §14.09.030(A)(4). GMC §14.01.040(H) defines a development as any land use permit or action regulated by GMC Titles 14 through 18 including but not limited to subdivisions and other types of land use permits. GMC §14.09.030(A)(3)(c) provides that the Hearing Examiner is not to recommend approval of a proposed development without first making the following findings and conclusions:

(1) The development is consistent with the Comprehensive Plan and meets the requirements and intent of the Grandview Municipal Code. The proposed preliminary plat will satisfy this requirement because the City's Comprehensive Plan Future Land Use Map designates the property under consideration as Residential and the preliminary plat is intended to create 14 lots for single-family residences and/or duplexes. The proposed preliminary plat would also be consistent with Housing Element Goal 1, Policy 1.1, Objective 1 which is to encourage the construction of new units to increase the local housing supply; Policy 1.3 which is to support housing availability to meet the needs of all income groups; and Housing Element Goal 2 to the effect that residential areas that are safe, sanitary and attractive places to live will be established and maintained in Grandview. The proposed preliminary plat will also meet the intent of the Grandview Municipal Code by providing lots for single-family residences and duplexes which will be developed in compliance with Grandview Municipal Code requirements within the R-2 Medium Density Residential District. GMC §17.34.010 states that the R-2 zoning district is established to provide a medium density residential environment. Lands within this district generally should contain multiple unit residential structures of a scale compatible with structures in lower density districts with useful yard spaces. The R-2 district is intended to allow for a gradual increase in density from low density residential districts and, where compatible, can provide a transition between different use areas. Single-family residences and duplexes are permitted uses in the R-2 zoning district per GMC §17.34.020.

(2) The development makes adequate provisions for drainage, streets and other public ways, irrigation water, domestic water supply and sanitary wastes. Since the proposed uses on the property will comply with all applicable City development standards and regulations as described in detail above in this Recommendation, the proposed development will in fact make adequate provisions for drainage, streets and other public ways, irrigation water, domestic water supply and sanitary wastes in the ways detailed in the findings above in this Recommendation.

(3) The development adequately mitigates impacts identified under other GMC chapters and in particular GMC Title 18. This criterion is satisfied because the City's SEPA Responsible Official determined that the proposed preliminary plat would not result in any probable significant adverse environmental impacts under GMC Title 18. As a result of that determination, a SEPA Determination of Non-Significance was issued on July 8, 2022, which was not appealed.

(4) The development is beneficial to the public health, safety and welfare and is in the public interest. A residential development on this property in accordance with the Comprehensive Plan Residential designation and the R-2 Medium Density Residential District zoning classification would be beneficial to the public health, safety and welfare and would be in the public interest because it would provide needed additional single-family and/or two-family residential housing within the City of Grandview that would comply with all of the City's development standards.

(5) The development does not lower the level of service of transportation below the minimum standards as shown within the Comprehensive Plan. If the development results in a level of service lower than those shown in the Comprehensive Plan, the development may be approved if improvements or strategies to raise the level of service are made concurrent with the development. For the purpose of this section, "concurrent with the development" is defined as the required improvements or strategies in place at the time of occupancy, or a financial commitment is in place to complete the improvements or strategies within six years of approval of the development. No evidence was submitted at the hearing to suggest that 14 single-

family and/or two-family residences would lower the level of service of transportation below the minimum acceptable level of service on City streets which is described as LOS D by the Comprehensive Plan Transportation Element.

(6) The area, location and features of any land proposed for dedication are a direct result of the development proposal, are reasonably needed to mitigate the effects of the development, and are proportional to the impacts created by the development. The dedication of 15 feet of additional right-of-way along the frontage of the plat on Highland Road to bring the south half of Highland Road up to the City's standard for Local Access Streets is proposed and reasonably needed to mitigate the effects of the development and is proportional to the impacts created by the addition of 14 additional residential lots fronting upon Highland Road that would use Highland Road for their sole access.

XIII. Specific Review Criteria for Preliminary Plats. GMC §16.12.090

requires the Hearing Examiner to review a proposed subdivision during a public hearing to determine its conformance with six enumerated standards. The determinations relative to conformance with those standards are as follows:

(1) Conformance with the provisions of the zoning ordinance for the City. All of the lots in the plat will be developed in conformance with the provisions of the City's zoning ordinance requirements as detailed above in this Recommendation.

(2) Conformance with the general purposes of the Comprehensive Plan. As previously noted, the proposed preliminary plat for residential development would result in the construction of new dwelling units to increase the local housing supply in conformance with the Comprehensive Plan Future Land Use Map designation for the property of Residential. As is noted above in this Recommendation, the proposed preliminary plat is in conformance with the following Comprehensive Plan provisions: Housing Element Goal 1, Policy 1.1, Objective 1; Policy 1.3; and Housing Element Goal 2.

(3) Conformance with the provisions of this title. The proposed preliminary plat and development of the lots in the plat will be required to be in conformance with all applicable provisions of Title 16 (Subdivisions), as well as all applicable provisions of the Grandview Municipal Code, including without limitation Title 12 (Streets, Sidewalks and Public Places), Title 15 (Buildings and Construction) and Title 17 (Zoning).

(4) Conformance with the comprehensive water and sewer plans. The proposed preliminary plat would utilize City water and sewer services and would otherwise be in conformance with the comprehensive water and sewer plans, especially if the water main is oversized to a 12-inch line, as confirmed and recommended respectively by HLA Engineering and Land Surveying, Inc. Memoranda dated June 21, 2022, and July 20, 2022.

(5) Conformance with the ordinances governing streets, rights-of-way, and curbs and gutters. Street, right-of-way, curb and gutter improvements to the south half of Highland Road fronting the plat will be in conformance with all City ordinance provisions governing streets, rights-of-way, curbs and gutters.

(6) Conformance with other standards necessary to serve the public good. GMC §16.12.110 states that the City Council shall approve a proposed preliminary plat if it makes appropriate provisions for the public health, safety and general welfare and for such open spaces, drainageways, streets, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and schoolgrounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school; and if the public use and interest will be served by the platting of such subdivision and dedication. Each of these requirements for the City Council's approval will be addressed separately in the following section.

XIV. Criteria Required for City Council Approval of Preliminary Plats.

GMC §16.12.110 provides that the City Council must find that the proposed preliminary plat makes appropriate provisions for the public health, safety and

general welfare and for such open spaces, drainageways, streets, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and schoolgrounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school, and if the public use and interest will be served by the platting of such subdivision and dedication in accordance with the requirements of RCW 58.17.110 before it may approve a preliminary plat. The findings relative to those criteria as they are applied to the proposed Preliminary Plat of “Emick Addition” are as follows:

(1) The Subdivision Will Make Appropriate Provisions for the Public Health, Safety and General Welfare (RCW 58.17.110(2)(a)). The proposed preliminary plat will make appropriate provisions for the public health, safety and general welfare by the very fact that it will comply with the subdivision and zoning development standards and land use requirements which have been adopted by the Grandview City Council specifically for the purpose of promoting the public health, safety and general welfare and because the proposed preliminary plat will create new lots in a good location for construction of additional single-family and/or two-family residences to help serve the City’s housing needs.

(2) Appropriate Provisions for Streets or Roads or Other Public Ways (RCW 58.17.110(2)(a)). The proposed preliminary plat will make appropriate provisions for streets and roads by including a dedication of 15 feet of street right-of-way width along the frontage of the plat and by developing the south half of Highland Road in accordance with all of the City of Grandview standards and requirements.

(3) Appropriate Provisions for Open Spaces, Parks, Playgrounds and Recreation Areas (RCW 58.17.110(2)(a)). The residential lots within the proposed preliminary plat will comply with the R-2 minimum lot size requirements of 7,500 square feet for single-family residences and 8,000 square feet for any duplexes. The maximum lot coverage limitation of 40% will allow for open

space on each lot for playground and recreational purposes. In addition, the undisputed evidence in the record is to the effect that there are a number of parks and/or school grounds within a one-mile radius of the proposed preliminary plat.

(4) Appropriate Provisions for Drainageways (RCW 58.17.110(2)(a)).

A system of curbs, catch basins and pipe to prevent the discharge of stormwater off-site that are constructed in compliance with the City's development standards will make appropriate provisions for drainageways.

(5) Appropriate Provisions for Transit Stops (RCW 58.17.110(2)(a)).

Since the City of Grandview does not currently have a public transportation system, the preliminary plat is not required to make provisions for transit stops.

(6) Appropriate Provisions for Potable Water Supplies (RCW 58.17.110 (2)(a)).

Appropriate provisions will be made for potable water because the subdivision will be supplied by the City of Grandview public water system through a new 12-inch water main constructed by the developer with the City's participation in the cost of oversizing of the pipe beyond the size that is required for this proposed development.

(7) Appropriate Provisions for Sanitary Wastes (RCW 58.17.110(2)(a)).

Appropriate provisions will be made for sanitary wastes because sewer services will be provided by the City of Grandview public sewer system which has the pipeline, lift station and wastewater treatment plant capacity to serve the proposed subdivision by means of gravity flow from the subdivision to the gravity flow sewer main in Highland Road.

(8) Appropriate Provisions for Schools and Schoolgrounds (RCW 58.17.110(2)(a)).

The residents of the proposed subdivision will have access to public schools and schoolgrounds. No testimony or written comments were submitted indicating a need for any provisions to be made within the preliminary plat for schools or schoolgrounds.

(9) Appropriate Provisions for Sidewalks and other Planning Features that Assure Safe Walking Conditions for Students Who Only Walk to and from School (RCW 58.17.110(2)(a)). The proposed preliminary plat will make

appropriate provisions for sidewalks for students and others by including sidewalks that are constructed in accordance with City of Grandview standards.

(10) Adequate Facilities for Irrigation Water (RCW 58.17.310). There will be adequate facilities for irrigation water installed by the developer of the type required by GMC §16.28.090. The irrigation water itself will be obtained from the City of Grandview which in turn acquires it from the Sunnyside Valley Irrigation District.

CONCLUSIONS

Based upon the foregoing Findings, the Hearing Examiner reaches Conclusions:

(1) The Hearing Examiner has authority to recommend that the Grandview City Council approve the 15-lot Preliminary Plat of “Emick Addition” for the development of single-family and/or two-family residences in the Residential Comprehensive Plan designation and the R-2 Medium Density Residential District zoning classification because it satisfies all of the subdivision ordinance, zoning ordinance and other applicable requirements and criteria for approval so long as the recommended conditions are satisfied.

(2) The Grandview Municipal Code public notice requirements for the July 27, 2022, open record public hearing relative to this proposed preliminary plat have been satisfied.

(3) SEPA environmental review for the proposed preliminary plat which was conducted pursuant to RCW 43.21C and GMC Title 18 resulted in the issuance of a final Determination of Non-Significance (DNS) on July 8, 2022, which was not appealed.

(4) The proposed preliminary plat, with the addition of improvements required to be constructed to City of Grandview standards and the other conditions to be imposed, would be consistent and compliant with the Comprehensive Plan,

the subdivision ordinance, the zoning ordinance, the applicable development standards and the requisite criteria for approval.

(5) No testimony was submitted in opposition to the proposed preliminary plat at the hearing.

(6) The public use and interest will be served by the proposed preliminary plat because it will provide additional single-family and/or duplex residential housing within the City of Grandview.

(7) The Hearing Examiner's recommendation regarding this proposed Preliminary Plat of "Emick Addition" will be considered and decided by the Grandview City Council at a closed record public hearing with the result that it can either be approved, denied or conditioned by the City Council. Said decision could be appealed to Yakima County Superior Court in accordance with the applicable City ordinance and State statutory requirements.

RECOMMENDATION

The Hearing Examiner recommends to the Grandview City Council that the 15-lot Preliminary Plat of "Emick Addition" to be located on Assessor's Parcel Number 230924-32014 and to have its access to and from Highland Road which is described in the application, this Recommendation and other related documents in the record of this matter be **APPROVED**, subject to compliance with the following conditions:

Prior to the finalization of the subject subdivision, the following conditions must be completed within five (5) years from the date of the Grandview City Council's decision approving the preliminary plat. The findings, conditions and time limit prescribed in the decision pertain to the conditional land use action authorized for this subdivision only, and do not include timelines associated with other permits (for example, building permits). Failure to comply with all conditions of

the City Council's decision approving the Preliminary Plat of "Emick Addition" will result in the revocation of the decision approving said preliminary plat.

(1) Construction of the proposed subdivision shall conform to all requirements of the GMC, including, but not limited to, Title 12 (Streets, Sidewalks, and Public Places), Title 15 (Buildings and Construction), Title 16 (Subdivisions), and Title 17 (Zoning).

(2) Besides compliance with the Inadvertent Discovery Plan prepared by the applicant, construction crews shall be educated regarding the communication requirements and actions needed in the event that any cultural resources are discovered.

(3) The southern half of Highland Road shall be built to meet City of Grandview standards along the length of the parent parcel.

(4) The existing water main in Highland Road shall be replaced with a 12-inch water main along Highland Road with the City of Grandview being responsible for the cost difference between an 8-inch line and a 12-inch line, including the cost of connecting the existing homes to the new 12-inch water main by the same contractor that installs the new 12-inch line.

(5) The applicant shall dedicate an additional 15 feet of public street right-of-way along the south side of Highland Road.

(6) All utilities serving the subdivision shall be installed underground with the exception of items listed in GMC §16.28.020(B).

(7) All lots must be served with public sewer, and all applicable fees must be paid, easements provided, and lines installed to each of the lots according to the requirements of the sewer service provided prior to final plat approval.

(8) All lots must be served with public water, and all applicable fees must be paid, easements provided, and lines installed to each of the lots prior to final plat approval.

(9) Irrigation easements and distribution facilities must be provided as specified by the City of Grandview, and confirmation of the City's approval shall be in the form of a signature on the face of the final plat after the Sunnyside Valley Irrigation District approves the construction plans.

(10) Irrigation facilities shall be installed in accordance with the requirements of GMC §16.28.090.

(11) Utility easements along the front of the 14 lots which front on Highland Road shall have a width of 10 feet.

(12) All easements for sewer, water, electric, gas, telecommunications, irrigation and similar utilities which are granted per City standards shall be shown on the final plat and shall be reserved for and granted to all utilities and their respective successors and assigns that serve lots within the subdivision and other property with utility services, and said easements shall grant the right to enter upon the lots at all times to install, lay, construct, renew, operate and maintain underground conduit, cables, pipe and wires with necessary facilities and other equipment.

(13) A drainage plan which meets the design and construction requirements of GMC §16.28.050 is required to be submitted and approved by the City Engineer prior to finalization of the plat.

(14) Plan and profile drawings of the proposed streets, grading and water, sewer, storm drainage, planting in public rights-of-way, and irrigation water systems for construction purposes shall be prepared in accordance with the City of Grandview's design and construction standards and specifications for public works improvements.

(15) A set of as-built drawings shall be provided to the Public Works Director upon completion of any required improvements.

(16) At the time the final plat is to be recorded, all property taxes and special assessments shall be paid for the full year as required by RCW 84.56.345.

(17) The final plat shall comply with all of the requirements of GMC §16.16.020 as they exist at the time the final plat is submitted.

DATED this 10th day of August, 2022.

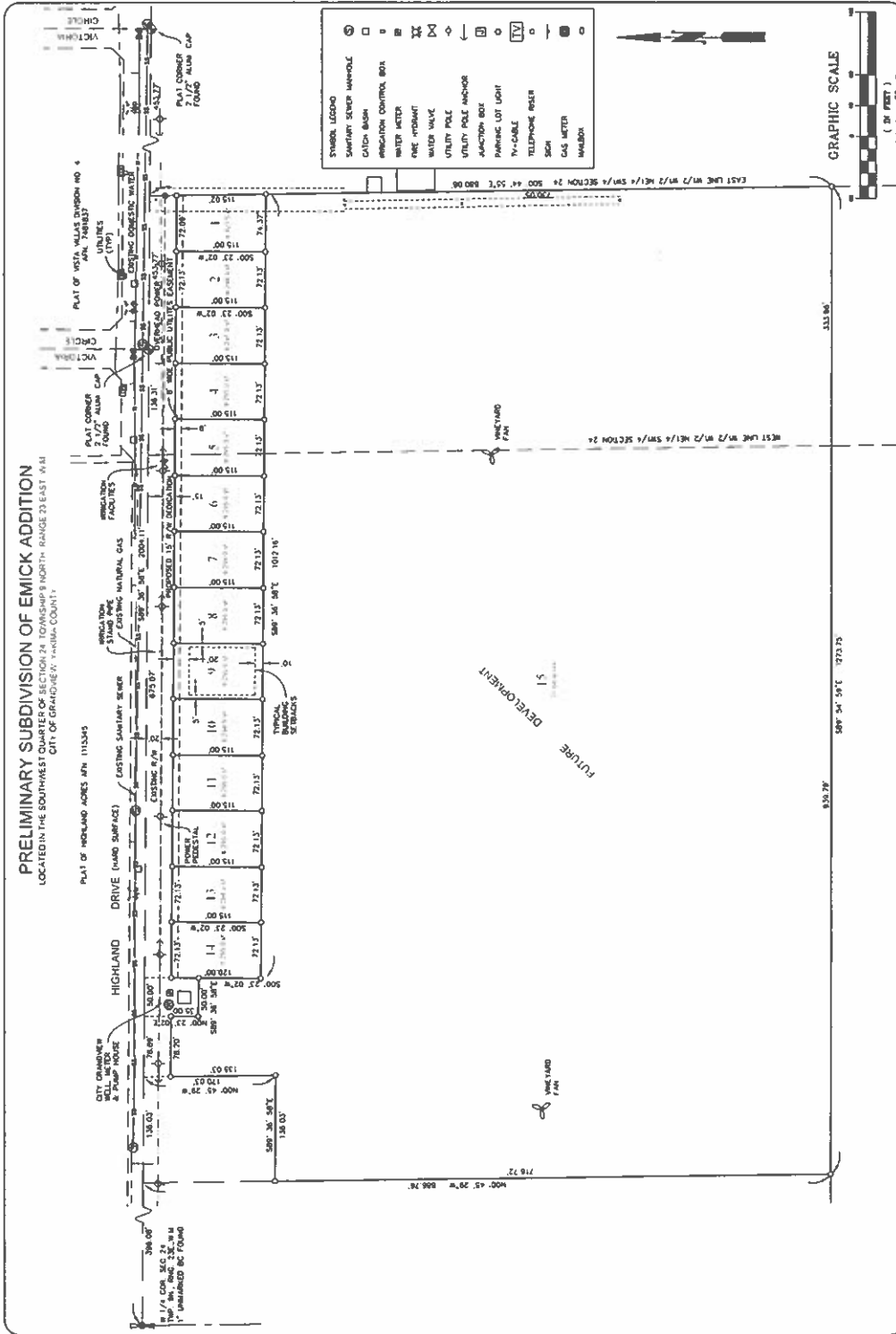


Gary M. Cuillier, Hearing Examiner

Ronald J. Emick/Cambria Properties, LLC
Property Owners Richard & Michelle Eucker
15 Lot Preliminary Plat of "Emick Addition"
Located on Highland Road East of Elm Street

29

PRELIMINARY SUBDIVISION OF EMICK ADDITION
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 9 NORTH, RANGE 23 EAST, N.M.
 CITY OF GRANDVIEW, LINCOLN COUNTY, NEBRASKA



EQUIPMENT AND PROCEDURES USED:

- a: TRIMBLE RS GPS AND TOTAL STATION
- b: THIS SURVEY MEETS OR EXCEEDS THE ACCURACY CONTAINED IN WAC 332-130-030

DATE: _____

REVISIONS:

AUDITOR'S CERTIFICATE
 FILED FOR RECORD THIS DAY OF _____ 20____
 AT _____, NEBRASKA UNDER AUDITOR'S FILE NUMBER _____
 REQUEST OF _____ COUNTY, NEBRASKA AT THE REQUEST OF _____

SURVEYOR'S CERTIFICATE
 THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY SUPERVISION IN COMPLIANCE WITH THE SURVEYING ACT AS AMENDED BY NEB. STAT. CH. 21-120 RECORDED IN JANUARY 2021 BY RON EMICK IN SECTION 24, TOWNSHIP 9 NORTH, RANGE 23 EAST, N.M. LINCOLN COUNTY, NEBRASKA.

DEVELOPER'S CERTIFICATE
 I, _____, DEVELOPER, HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THIS MAP IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DEVELOPER: _____

DATE: _____

GRAPHIC SCALE:
 1" = 50' (OR PART)
 1" = 50' (OR PART)

PROJECT INFORMATION:
 NAME: **RON EMICK**
 ADDRESS: 1900 SOUTH 17th STREET, P.O. BOX 1000, LINCOLN, NE 68502
 PHONE: (402) 441-1111
 PROJECT NO.: 230924-330-14



Si necesita esta información en español,
visite www.grandview.wa.us o llame al 882-9200, Gracias

**CITY OF GRANDVIEW
NOTICE OF PUBLIC HEARING
WA STATE DEPARTMENT OF HEALTH
WATER USE EFFICIENCY REQUIREMENTS**

NOTICE IS HEREBY GIVEN that the City Council of the City of Grandview, Washington, will conduct a public hearing on **TUESDAY, SEPTEMBER 13, 2022 at 7:00 p.m.**, in the Council Chambers at City Hall, 207 West Second Street, Grandview, WA, to receive comments on the City's water use efficiency goals. A copy of which is available for review at City Hall.

All persons are invited to appear and provide comments. Comments may also be submitted in writing to the City Clerk, 207 West Second Street, Grandview, WA 98930 until 5:00 p.m., the day of the hearing and will be entered into the record. The Grandview City Hall is handicap accessible. Arrangements to reasonably accommodate special needs, including handicap accessibility or interpreter, will be made upon receiving 24-hour advance notice. Contact City Clerk Anita Palacios at (509) 882-9200, located at Grandview City Hall at 207 West Second Street.

CITY OF GRANDVIEW

Anita G. Palacios, MMC
City Clerk

Publication: Grandview Herald – Wednesday, August 17 & August 24, 2022

**CITY OF GRANDVIEW
CITY COUNCIL**

PUBLIC HEARING PROCEDURE

THE FOLLOWING PROCEDURE IS USED BY THE GRANDVIEW CITY COUNCIL TO MEET APPEARANCE OF FAIRNESS REQUIREMENTS:

MAYOR

1. The public hearing for the purpose of receiving comments on the City's water use efficiency goals is now open.
2. Before hearing from the public, City Administrator Cus Arteaga will present the staff report.
3. Public comments will now be received. When you address the Council, begin by stating your name and address for the record.
4. Comments received by mail will now be entered in the record. The City Clerk will read any received.
5. The public testimony portion of this hearing is now closed. No further comments will be received.

RESOLUTION 2022-40

**A RESOLUTION OF THE CITY OF GRANDVIEW, WASHINGTON,
ADOPTING WATER USE EFFICIENCY (WUE) GOALS AND MEASURES**

WHEREAS, the Department of Health (DOH) requires all public water systems evaluate and reestablish water use efficiency (WUE) goals through a public process as part of updating a water system plan, in accordance with WAC 246-290-830; and

WHEREAS, the WUE program is intended to help water customers use water more efficiently and reduce future water system demands; and

WHEREAS, the WUE goals must include evaluation and establishment of measures supporting how the goals will be met; and

WHEREAS, it is the goal of the City to promote water conservation;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRANDVIEW, AS FOLLOWS:

GOAL: Reduce single-family residential water consumption per service by 2% over the next 10-year planning period.

MEASURES: The City plans to implement the following measures to achieve the above goal.

1. Water Conservation School Career Days Outreach Program
2. Irrigation Run Time Reduction
3. Customer Leak Detection
4. DOH Publication Distribution
5. Water Conservation Devices
6. Consumer Consumption History

PASSED by the **CITY COUNCIL** and **APPROVED** by the **MAYOR** at its regular meeting on September 13, 2022.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM

CITY ATTORNEY



CHAPTER 4 - WATER USE EFFICIENCY (WUE) PROGRAM



4.1 WATER USE EFFICIENCY PROGRAM (WUE)

4.1.1 Planning Requirements

In 2003, the Washington State Legislature passed the Municipal Water Supply-Efficiency Requirements Act (commonly called the Municipal Water Law) as part of a multi-year effort to reform the state’s water laws. The act requires all municipal water suppliers to use water more efficiently in exchange for water right certainty and flexibility to meet future water demands. The Legislature directed the DOH to adopt a rule that establishes water use efficiency requirements for all municipal suppliers. The Water Use Efficiency (WUE) Rule, which became effective on January 22, 2007, includes the following key items:

- **WUE Program** – This element of the rule requires the collection of water production and consumption data, forecast of future water demands, evaluation of system leakage, evaluation of water rate structures, and the implementation of WUE measures. This Program is a required element of all Water System Plans prepared after January 22, 2008.
- **Distribution System Leakage (DSL) Standard** – Municipal water suppliers with 1,000 or more connections are required to satisfy a DSL standard equal to 10% or less of total production by July 1, 2010.
- **WUE Goal Setting and Performance Reporting** – Municipal water suppliers are required to set WUE goals through a public process and report annually on their performance to customers and to DOH. For water systems with 1,000 or more connections, the deadline for establishing systems goals was July 1, 2009. WUE goals must be established through a public process for a six-year period and should be re-evaluated each cycle.

The rule requirements and compliance deadlines are shown in Table 4-1.

TABLE 4-1 WATER USE EFFICIENCY RULE REQUIREMENTS		
Requirement	Deadlines	
	1,000 or more Connections	Under 1,000 Connections
Begin Production & Consumption Data Collection	January 1, 2007	January 1, 2008
Establish WUE Goals	July 1, 2009	July 1, 2010
Include WUE Program in Planning Documents	January 22, 2008	January 22, 2008
Submit First Annual Performance Report	July 1, 2008	July 1, 2009
Submit Service Meter Installation Schedule	July 1, 2008	July 1, 2009
Meet DSL Standard	July 1, 2010	July 1, 2011
Complete Installation of all Service Meters	January 22, 2017	January 22, 2017





A WUE Program is one requirement of the WUE Rule. All Water System Plans submitted to the DOH after January 22, 2008, are required to include a WUE Program. WAC 246-290-810(4) requires municipal water suppliers to include the following items in their WUE program:

- Description of the current water conservation program including an estimation of water saved through program implementation over the last six years;
- Description of the chosen WUE goals;
- Evaluation and implementation of WUE measures;
- Projected water savings;
- Customer education;
- WUE program effectiveness; and
- DSL evaluation.

4.1.2 Current Water Conservation Program

Grandview's current Water Conservation Program, or Water Use Efficiency (WUE) Program, was prepared in November 2015. As part of this *Water System Plan*, the City's current WUE Program was expanded and restructured in accordance with WAC 246-290-810(4) and consists of the following elements:

- Water Use Efficiency Goals
- Evaluation and Implementation of Water Use Efficiency Measures
- WUE Measure Implementation
- Customer Education
- Water Use Efficiency Program Effectiveness
- Distribution System Leakage (DSL) Evaluation

Provided in Table 4-2 is a summary of the population, number of water services, water consumption, and per capita water consumption from 2014 to 2020. Further information on historical water use is provided in (Table Below). Since 2014, total system annual water consumption has increased by approximately 2.5%. Annual residential demand and demand per service per day shows a decreasing trend from 2014 to 2017, and an increasing trend from 2017 to 2020.



TABLE 4-2 WATER CONSUMPTION INFORMATION 2014-2020

Year	Population ^a	Total Water Services ^b	Annual Water Production (MG)	Annual Water Consumption (MG)	Annual Residential Consumption (MG)	Residential Water Services	Residential Avg. Day Consumption per service (gal/service/day)
2014	11,170	2,904	633.19	630.50	255.35	2,609	221
2015	11,200	2,744	645.00	603.29	253.77	2,515	216
2016	11,160	2,761	617.36	595.41	247.68	2,533	206
2017	11,170	2,750	611.53	616.15	239.29	2,533	200
2018	11,180	2,759	578.48	663.61	250.56	2,542	210
2019	11,200	2,837	613.87	673.94	252.20	2,581	211
2020	11,230	2,889	641.31	634.19	259.89	2,607	220

Note: Residential water services represents Single-Family Residential user category only.
^a From Washington State OFM population estimates.
^b City began recording total accounts vs accounts with consumption in 2015.

The City's 2008 *Water Use Efficiency Program* included a goal to reduce total water consumption from 2015 to 2021 by 10 million gallons. The City's goal was first met in 2016 and since, the City has sustained the 25-million-gallon reduction from the 2008. Since producing 672.29 MG in 2008, annual production has decreased to 641.31 MG in 2020, an overall decrease of 4.8%. It should be noted that from 2017 to 2020, source meter issued developed in South Willoughby (Well S13) resulting in greater consumption than production.

Since 2015, the City has replaced several water service lines, valves, and distribution mains that were suspected to be leaking. These efforts have assisted in reducing the difference between water production and consumption volumes.

4.1.3 Water Use Efficiency Goals

WUE goals are an integral component of the WUE program, setting the groundwork for more efficient use of water. The City of Grandview has observed reductions in single-family residential consumption per service through past conservation measures, resulting in less production. Therefore, the City of Grandview has proposed the following WUE goals for their water system:

1. The City of Grandview's water system will work towards reducing total consumption by 2% during the 10-year reporting period of 2022 - 2032.

The WUE goals will be presented at a public study session to be adopted by City Council. Documentation of the public forum is included in CHAPTER 10. Adoption of the above WUE goal is expected to improve system performance and consequently reduce water production volumes.



4.1.4 Evaluation and Implementation of Water Use Efficiency Measures

Water use efficiency (WUE) measures are necessary actions taken to attain a water system's established efficiency goals. Measures are intended to support the WUE program and should address both supply and demand efficiencies. For this reason, the WUE measures that have been evaluated and/or implemented are separated into two primary categories, demand side and supply side measures. All the selected WUE measures pertaining to Grandview's WUE goals were presented to the public during the goal setting process.

Demand Side Measures

Municipal water systems are required to evaluate or implement a specified number of demand side water use efficiency (WUE) measures based upon the size of the water system. Table 4-3 shows the minimum number of measures required to be evaluated or implemented by the City of Grandview.

TABLE 4-3 WATER USE EFFICIENCY MEASURES	
Number of Service Connections	Number of Water Use Efficiency Measures to be Evaluated
Less than 500	1
500 - 999	4
1,000 – 2,499	5
2,500 – 9,999	6 (Grandview's current requirement)
10,000 – 49,999	9
Greater than 50,000	12

A discussion of the demand side measures that the City of Grandview has evaluated to achieve its specified efficiency goal are provided below, along with the estimated costs to implement the measures and the projected water savings. Evaluation of the following measures for cost-effectiveness is primarily based upon the overall implementation costs as compared to the amount of potential water savings.

Water Conservation School Career Days Outreach Program – Once a year, the City of Grandview's Water System Operator will attend the local school's Career Day and teach children about the many ways to protect and conserve the City's water resource. This activity involves preparation of educational programs for school children targeted to increase awareness of local water resources and encourage water conservation practices, and includes school presentations, preparation of curriculum material, and tours of water system facilities. Costs associated with this measure would primarily be in preparation of curriculum material, and time involved in working with the school district for the presentation of the program.

WUE Measure Cost Estimate: \$1,500 for preparation of curriculum materials.

Estimated Water Savings: 150,000 gallons over 10-year reporting period.

WUE Measure Action Status: Scheduled annually.





Irrigation Run Time Reduction – Grandview owns and operates a pressurized irrigation system that supplies pressurized irrigation water to approximately 500 residences. The remaining 1,727 single-family residential customers within the City utilize potable water for irrigating lawns, gardens, and other landscaping. The City of Grandview will prepare water wise guidelines and water conservation pamphlets and distribute to customers in promoting reduction of irrigation run times, ultimately reducing potable water consumption.

WUE Measure Cost Estimate: \$800 for preparation of materials

Estimated Water Savings: 1.4 million gallons over 10-year reporting period.

WUE Measure Action Status: Scheduled for implementation in 2023.

Customer Leak Detection – Grandview Public Works staff will work closely with utility billing staff in identifying high water usage customers. When high usage is revealed, Public Works staff will contact the customer in a timely manner. Staff will provide leak detection services to customers and offer solutions for leak repairs. Following inspections, customers will receive DOH pamphlets promoting water conservation and tips toward consumption reduction.

WUE Measure Cost Estimate: \$800 for printing materials

Estimated Water Savings: 800,000 gallons over 10-year reporting period.

WUE Measure Action Status: Scheduled for implementation in 2023.

DOH Publication Distribution – Grandview Public Works staff will print and deliver DOH publications to customers. This will be accomplished through door-to-door communication. The City has found face to face interaction as the most effective means of communicating with customers.

WUE Measure Cost Estimate: \$800 for printing materials

Estimated Water Savings: 800,000 gallons over 10-year reporting period.

WUE Measure Action Status: Scheduled for implementation in 2024.

Water Conservation Devices – Grandview Public Works staff will inform customers about available water saving devices and effects of utilizing such devices. Example water conservation devices include:

- Water saving shower heads
- Toilet Tank Bank
- Rain sensors
- Irrigation timers

WUE Measure Cost Estimate: No cost.

Estimated Water Savings: 1.4 million gallons over 10-year reporting period.

WUE Measure Action Status: Scheduled for bi-annual implementation starting in 2022.



City Webpage Additions – The City’s current webpage includes a page devoted to the Public Works department, which includes a link to the City’s *Water Quality Report* annual publication. The Report describes the quality of Grandview’s drinking water, sources, and programs in place to protect water quality. The City plans to add a specific webpage devoted to the City’s Water Use Efficiency Program. Information will include conservation tips.

WUE Measure Cost Estimate: \$1,500 for updating webpage.

Estimated Water Savings: 150,000 gallons over 10-year reporting period.

WUE Measure Action Status: Scheduled for implementation in 2024.

Advertising – During the 2022-2032 reporting period, the City of Grandview will publish water conservation advertisements in the local newspaper (the Grandview Herald). These advertisements will include tips and strategies for conserving water during high usage seasons, from April – November. The advertisements will be published at the beginning of each high usage season, typically April.

WUE Measure Cost Estimate: \$800 annually.

Estimated Water Savings: 150,000 gallons over 10-year reporting period.

WUE Measure Action Status: Scheduled for annual implementation beginning in 2023.

Consumer Consumption History – The monthly utility statements that the City sends out to its customers indicate monthly water consumption. Customers may request a more detailed breakdown of water consumption history, allowing customers to track and compare their usage. Citizens can be informed of their own water use trends. The City normally contacts a customer that has had a couple of months of higher-than-normal bills. The awareness can allow them to evaluate their individual water conservation needs and alert them of potential leaks. This measure is implemented across all user categories.

WUE Measure Cost Estimate: \$200 per category, annually.

- a. Single-Family Residential
- b. Outside Residential
- c. Multi-Family Residential
- d. Mobile Home Residential

Estimated Water Savings: Unknown but anticipated to continue reducing consumption through customer awareness.

WUE Measure Action Status: City to schedule implementation.

It should be noted that water savings attributable to public information activities are difficult to quantify because they are not directly linked to physically saving water. Although these measures cannot be specifically quantified, they are an integral part of the WUE Program, raising awareness of the importance of water conservation and increasing community participation in other conservation activities.

A summary of the estimated costs to implement the selected measures, their estimated water savings, and overall cost-effectiveness are provided in Table 4-4.



TABLE 4-4 SUMMARY OF DEMAND SIDE WUE MEASURES			
Measure Description	Implementation Cost	Year of Implementation	Estimated Water Savings, 10-year period, MG
Water Conservation School Career Days Outreach Program	\$1,500	Annually	0.15
Irrigation Run Time Reduction	\$800	2023	1.4
Customer Leak Detection	\$800	2023	0.80
DOH Publication Distribution	\$800	2024	0.80
Water Conservation Devices	None	Bi-Annually	1.4
Customer Consumption History – Single-Family Res.	\$200	Annually	9.0
Customer Consumption History – Outside Residential	\$200	Annually	0.30
Customer Consumption History – Multi-Family Residential	\$200	Annually	0.30
Customer Consumption History – Mobile Home Res.	\$200	Annually	1.0
City Webpage Additions	\$1,500	2024	0.15
Advertising	\$800	Annually	0.15

The above measures are planned to be implemented as shown in Table 4-6. The City will reevaluate the effectiveness of the measures during each program update to determine its potential for future implementation. Costs to implement these measures are included in the City’s water operations budget.

Supply Side Measures

Supply side measures are essential to control distribution system leakage (DSL), improve supply efficiency, and overall system performance. The following are discussions of supply side WUE measures that have already or will be implemented within the next ten years to satisfy the City’s WUE Program objective. The estimated cost of these measures and anticipated water savings are also provided.

Reservoir Cleaning and Inspection – The City periodically cleans and inspects its reservoirs for leaks and any other deficiencies. Corrosion causes unnecessary leakage directly contributing to distribution system losses (DSL). The City’s reservoirs should be cleaned and inspected every five (5) years to identify any corrosion and potential DSL. The approximate cost of inspecting and cleaning each reservoir is generally \$12,000, assuming no significant repairs are necessary.

WUE Measure Cost Estimate: Approximately \$20,000 per reservoir.

Estimated Water Savings: Unknown.

WUE Measure Action Status: Annual budgeting and inspection schedule.





Source Meter Calibration – The City must calibrate and maintain source meters and large service meters (4-inch and larger) based on generally accepted industry standards and manufacturer information. Compliance will be maintained by the City by performing maintenance on the source and service meters every two (2) years as recommended by DOH. Actual water savings from meter calibration is unknown, but if the accuracy of all source meters is improved by 0.5%, the resulting water savings could be as much as 3,205,000 gallons, considering that approximately 641 million gallons were pumped into the system in 2020. It should be noted that the opposite of water savings could result, therefore, it is unknown if distribution system leakage (DSL) will be reduced or how much water could be saved through meter calibration.

WUE Measure Cost Estimate: \$2,000 annually for calibration of one source meter and half of the larger service meters.

Estimated Water Savings: Unknown, could potentially reduce DSL by 0.5%.

WUE Measure Action Status: City to schedule implementation.

Table 4-5 is a summary of supply side measures implemented by the City.

TABLE 4-5 SUMMARY OF SUPPLY SIDE WUE MEASURES			
Measure Description	Implementation Cost	Year of Implementation	Projected Water Savings, MG
Reservoir Cleaning and Inspection	\$20,000 per reservoir	City Option	Unknown
Source Meter Calibration	\$2,000 annually	City Option	3.21



4.1.5 WUE Measure Implementation

A summary of the WUE program measures that are planned for implementation is provided in Table 4-6, including measure description, implementation cost, and year of implementation. All the implemented measures support the system’s WUE goals to reduce distribution system leakage and single-family residential consumption.

TABLE 4-6 SUMMARY AND PROJECTED SAVINGS OF WATER USE EFFICIENCY MEASURES			
Measure Description	Implementation Cost	Year of Implementation	Projected Water Savings, MG
Water Conservation School Career Days Outreach Program	\$1,500	Annually	0.15
Irrigation Run Time Reduction	\$800	2023	1.4
Customer Leak Detection	\$800	2023	0.80
DOH Publication Distribution	\$800	2024	0.80
Water Conservation Devices	None	Bi-Annually	1.4
Customer Consumption History – Single-Family Res.	\$200	Annually	9.0
Customer Consumption History – Outside Residential	\$200	Annually	0.30
Customer Consumption History – Multi-Family Residential	\$200	Annually	0.30
Customer Consumption History – Mobile Home Res.	\$200	Annually	1.0
City Webpage Additions	\$1,500	2024	0.15
Advertising	\$800	Annually	0.15
Reservoir Cleaning and Inspection	\$20,000 per reservoir	City Option	Unknown
Source Meter Calibration	\$2,000 annually	City Option	3.21

The City plans to budget funds each year for the next ten-year period to fund the WUE measures listed above in Table 4-6. These budget amounts are reflected in the proposed City of Grandview financial plan in CHAPTER 9. as part of the general operational budget and/or O&M improvement costs.

4.1.6 Customer Education

Customer education is intended to inform citizens about the need for, and the methods to achieve water conservation. Customer education involves publicizing and promoting the need for water conservation to all classes of customers. Grandview currently publicizes water conservation information in its annual *Water Quality Report* to inform customers of the City’s conservation efforts. In the future, the City plans to provide additional conservation information to customers on their website, to further educate the public on the purpose of using water more efficiently.





Customer education programs that Grandview has considered for further evaluation include the following:

- **Program Promotion** – Program promotion can include public service announcements, news articles, information provided in the City's annual *Water Quality Report*, bill inserts, providing water use history as part of utility bills, and distribution of inexpensive, easily installed water-saving devices such as shower flow restrictors, toilet tank water displacement bags, and leak detection dye tablets. As previously discussed, Grandview intends to initiate program promotion in 2022 using its annual *Water Quality Report* and water bill notifications.
- **Speaker's Bureaus** – Speaker's bureaus involve identifying water conservation speaking opportunities appropriate to various civic, service, community, and other groups. Such speaking opportunities focus on increasing public awareness of water resource and conservation issues and may involve the use of audio and visual aids.
- **Theme Shows and Fairs** – This activity involves preparation of a portable display of water conservation devices and selected written materials for display at local area theme festivals and activities.
- **School Outreach** – School outreach involves preparation of educational programs for school children targeted to increase awareness of local water resources and encourage water conservation practices. These may include school presentations, preparation of curriculum material, and tours of water system facilities. As previously discussed, representatives of Grandview's Public Works Department will attend a Career Day at the local schools and teach children about the many ways to protect and conserve the City's water source.

Grandview has identified some of these customer education programs as evaluated WUE measures. Besides those identified, Grandview does not plan to further evaluate or implement any of the additional customer education programs listed above.

4.1.7 Water Use Efficiency Program Effectiveness

The Water Use Efficiency Rule requires the completion of annual performance reporting to system customers and to the DOH. The City will use preparation of the Annual WUE Performance Report as an opportunity to review the effectiveness of the WUE measures and determine if established goals require revision. The annual effectiveness evaluation and the Annual WUE Performance Report will include the following elements:

- Calculation of distribution system leakage in terms of volume and percent of total water production.
- Identification of WUE goals.
- Evaluation of established WUE goals, including estimating water savings achieved through implemented measures and progress towards satisfying goals.

Grandview will submit its Annual WUE Performance Report to DOH by July 1st of each year. Information contained in the Annual WUE Performance Report will also be included in the City's *Water Quality Report*, which will be published on the City's website. WUE Program effectiveness will also be evaluated every ten years when the Water System Plan is updated again. At this time both goals and measures will be reevaluated to determine the most cost-effective method to achieve the updated goals.



4.1.8 Water Use Efficiency Savings

To quantify the reduction in water supply requirements expected due to implementing WUE measures identified in Section 4.1.5, estimates of water use savings have been calculated. Provided in Table 4-7 is a summary of the water demand projections for years 2032 and 2042, with and without WUE measures implemented.

TABLE 4-7 DEMAND FORECAST WITH AND WITHOUT PROJECTED WUE SAVINGS						
Year	Total Annual Demand (MG/Year)		ADD (MGD)		MDD (MGD)	
	Without WUE	With WUE	Without WUE	With WUE	Without WUE	With WUE
2032	824.75	808.26	2.486	2.436	5.456	5.346
2042	893.92	876.04	2.667	2.613	5.856	5.738

RESOLUTION NO. 2022-41

**A RESOLUTION OF THE CITY OF GRANDVIEW, WASHINGTON,
AUTHORIZING THE MAYOR TO SIGN THE TECHNICAL ASSISTANCE
CONTRACT NO. 010122GV AMENDMENT #1 WITH THE
YAKIMA VALLEY CONFERENCE OF GOVERNMENTS**

WHEREAS, the City of Grandview entered into a Technical Assistance Contract with the Yakima Valley Conference of Governments for technical planning assistance for the year 2022, and,

WHEREAS, it is necessary to amend the Compensation and Method of Payment section of the contract to increase the original contract amount from \$10,000.00 to \$30,000.00,

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

The Mayor is hereby authorized to sign the Technical Assistance Contract No. 010122GV Amendment #1 with the Yakima Valley Conference of Governments 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 13, 2022.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

CITY OF GRANDVIEW
TECHNICAL ASSISTANCE CONTRACT
AMENDMENT #1

THIS AMENDMENT, entered into this 13th day of September, 2022 by and between the Yakima Valley Conference of Governments, a regional association having its territorial limits within Yakima County, State of Washington (hereinafter called the "Conference"), acting herein by James A. Restucci, Conference Chair, hereunto duly authorized, and the City of Grandview, a municipal corporation located within Yakima County, State of Washington (hereinafter called the "City"), acting herein by Mayor Gloria Mendoza, hereunto duly authorized;

WITNESSETH THAT;

WHEREAS, on January 25, 2022 the City contracted with the Conference for certain technical planning assistance; and,

WHEREAS, it is necessary to amend certain sections of the contract;

NOW, THEREFORE, the parties do mutually agree, to modify the contract to provide the following:

Compensation and Method of Payment:

The amount of the original contract will be increased by an additional \$20,000.00, bringing the total amount of the original contract to \$30,000.00.

All other provisions of said contract remain unchanged.

YAKIMA VALLEY CONFERENCE
OF GOVERNMENTS

CITY OF GRANDVIEW
YAKIMA COUNTY

James A. Restucci, Conference Chair

Gloria Mendoza, Mayor

ATTEST: _____
Secretary

ATTEST: _____
Anita Palacios, City Clerk

Date: _____

Date: September 13, 2022

RESOLUTION NO. 2022-42

**A RESOLUTION OF THE CITY OF GRANDVIEW, WASHINGTON,
APPROVING TASK ORDER NO. 2022-02 WITH HLA ENGINEERING
AND LAND SURVEYING, INC., FOR THE SOURCE WELL IMPROVEMENTS**

WHEREAS, the City of Grandview has entered into a General Services Agreement with HLA Engineering and Land Surveying, Inc., (HLA) for work pursuant to task orders; and,

WHEREAS, the City would like to enter into a Task Order with HLA to provide professional engineering services for the Source Well Improvements,

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRANDVIEW, AS FOLLOWS:

The Mayor is hereby authorized to sign Task Order No. 2022-02 with HLA Engineering and Land Surveying, Inc., to provide professional engineering services for the Source Well Improvements with a total fee for services in the amount of \$790,800 in the form as is attached hereto and incorporated herein by reference.

PASSED by the **CITY COUNCIL** and **APPROVED** by the **MAYOR** at a special meeting on September 13, 2022.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

TASK ORDER NO. 2022-02

REGARDING GENERAL AGREEMENT BETWEEN CITY OF GRANDVIEW

AND

HLA ENGINEERING AND LAND SURVEYING, INC. (HLA)

PROJECT DESCRIPTION:

Source Well Improvements
HLA Project No. 22149E

Grandview's source well capacity has declined from 5,420 gpm when originally constructed to 3,299 gpm in 2022. Well performance issues due to poor water quality and biofouling are primary causes of the drop in well capacity. To provide a reliable source of supply matching allowed well capacity, the cost-effective solution is to develop a new source well and rehabilitate an existing City well. The new well will be designed for a withdrawal rate of 1,500 gpm. The proposed improvements will include drilling a new well into the Wanapum Basalt Aquifer, constructing a building to house piping, accessories, and electrical and control equipment, and rehabilitating an existing City well. The building will be properly ventilated, safety and reliability improved, and the risk of well contamination reduced through modern well construction and sealing methods.

The improvements will be approached in two steps, with preparation of separate contract documents and bidding for each step. The first step will consist of selection of a well driller, drilling and developing the new well, establishing the maximum instantaneous withdrawal rate, and sizing the new well pump. The second step begins with design of the building and appurtenances based on the well capacity and pump size. Contract documents will be prepared, and a building contractor will be selected. This two-step approach reduces costs and matches the above ground facilities to the well capacity.

The project is funded through the Drinking Water State Revolving Fund (DWSRF) loan program.

SCOPE OF SERVICES:

At the direction of the City of Grandview (CITY), HLA shall provide professional engineering services for the New Source Well Project (PROJECT). HLA services shall include the following:

1.0 Project Administration

- 1.1 Assist CITY with financial and construction management requirements of funding agency.
- 1.2 Assist CITY with securing approval of such governmental authorities with jurisdiction over design criteria applicable to the PROJECT.
- 1.3 Assist CITY with funding agency reimbursement process.
- 1.4 Assist CITY with funding agency PROJECT closeout process.
- 1.5 Review water quality testing results and make recommendations to CITY, as needed.
- 1.6 Prepare and submit final well source approval information to the Washington State Department of Health (DOH) for review and approval.
- 1.7 Prepare and submit DOH construction completion report(s) and updated water facility inventory (WFI) form, as required.

2.0 Environmental, Historical, and Cultural Review

- 2.1 Perform environmental services, including a Section 106 Archaeological Resource Survey and consultation with the Washington State Department of Archeology and Historic Preservation (DAHP).
- 2.2 Submit an EZ-1 form and maps using the updated EZ-1 form. Include any changes to scope of work.
- 2.3 Identify the area of potential effect (APE) as early as possible in the process to avoid additional reviews later. The APE must include staging areas and other elements of the PROJECT.
- 2.4 Submit an Inadvertent Discovery Plan (IDP) to be approved by the Office of Drinking Water, Washington State Department of Health. Use the template available upon request.
- 2.5 Prepare the State Environmental Policy Act (SEPA) checklist and Determination of Non-Significance (DNS). Assist with publication and submittal of the checklist and environmental determination to the Office of Drinking Water, Washington State Department of Health.

3.0 Design Engineering

This phase results in the preparation of two (2) separate bid packages: one for well drilling and testing, and one for well pump installation and construction of the well control building. Additional bid packages will be considered additional services. Tasks for each package are similar but may differ slightly as noted below.

- 3.1 Perform field topographic survey of the proposed PROJECT area as required to complete design, plans, and specifications for the improvements.
- 3.2 Review topographic survey data; set property boundaries and establish proposed easement boundaries; prepare preliminary well site layout plans for review with CITY.
- 3.3 Conduct site visit with CITY to review proposed preliminary well site layout. Perform field investigations necessary to design the identified improvements.
- 3.4 Stake proposed new well location for review and approval by Yakima County Health District and/or DOH representative(s). Meet with agency representatives on site to review proposed well location, as required.
- 3.5 Review available well log and hydrogeologic data to establish proposed new well depth and aquifer characteristics necessary for design of new well.
- 3.6 Prepare preliminary well drilling design plans and specifications for review and approval by the CITY and DOH.
- 3.7 Review and discuss preliminary well drilling plans with CITY staff.
- 3.8 Incorporate CITY and DOH review comments and prepare final well drilling design plans, specifications, and estimate for improvements, as authorized by the CITY.
- 3.9 Furnish one (1) electronic and six (6) paper copies of final well drilling plans and specifications for bidding and construction contracts.
- 3.10 Prepare advertisement for bids and transmit to newspapers as selected by the CITY. Advertising fees will be paid by the CITY.
- 3.11 Transmit plans and specifications to dry utility companies, including power, cable, natural gas, and telephone to advise them of pending construction.

- 3.12 Provide contract documents to potential bidders, as requested, and maintain planholders list.
- 3.13 Answer questions and supply information requested by prospective bidders.
- 3.14 Prepare and issue addenda to contract documents, if necessary.
- 3.15 Attend bid opening and participate in prospective bidder evaluation process.
- 3.16 Prepare tabulation of all bids received by the CITY and review bidder's qualifications.
- 3.17 Make recommendation to the CITY of construction contract award to the lowest responsible bidder.
- 3.18 Prepare preliminary well control building and site design plans and specifications for review and discussion with the CITY.
- 3.19 Begin preliminary electrical and HVAC design, including preliminary generator selection and sizing.
- 3.20 Coordinate design with utility companies; prepare permanent power service request; meet with utility company representatives on site to review proposed improvements.
- 3.21 Following completion of well drilling and testing to establish final well yield (capacity) and drawdown; prepare final draft well control building and site design plans and specifications for review and approval by CITY and DOH.
- 3.22 Incorporate CITY and DOH review comments and prepare final well control building and site design plans, specifications, and estimate for improvements, as authorized by the CITY.
- 3.23 Furnish one (1) electronic and six (6) paper copies of final well control building plans and specifications for bidding and construction contracts.
- 3.24 Prepare advertisement for bids and transmit to newspapers as selected by the CITY. Advertising fees will be paid by the CITY.
- 3.25 Transmit plans and specifications to dry utility companies, including power, cable, natural gas, and telephone to advise them of pending construction.
- 3.26 Provide contract documents to potential bidders, as requested, and maintain planholders list.
- 3.27 Answer questions and supply information requested by prospective bidders.
- 3.28 Prepare and issue addenda to contract documents, if necessary.
- 3.29 Attend bid opening and participate in prospective bidder evaluation process.
- 3.30 Make recommendation to the CITY of construction contract award to the lowest responsible bidder.

4.0 Construction Engineering

Services during construction will be provided for two (2) separate construction projects: one for well drilling and testing, and one for well pump installation and construction of the well control building.

- 4.1 Prepare and transmit Notice of Award to the Contractor.
- 4.2 Coordinate execution of construction contract with the CITY and Contractor, including review of bond and insurance requirements.

- 4.3 Coordinate and facilitate preconstruction meeting with the CITY, Contractor, private utilities, and affected agencies.
- 4.4 Prepare and issue Notice to Proceed to the Contractor.
- 4.5 Furnish field survey crew necessary to set horizontal and vertical control for the improvements authorized for construction.
- 4.6 Furnish a qualified resident engineer (inspector) to observe construction and be on the PROJECT site during all significant work. The resident engineer shall provide surveillance of construction for substantial compliance with plans and specifications.
- 4.7 Field measure and/or compute pay item quantities. Prepare and file PROJECT progress reports with the CITY, and provide monthly progress pay estimates to the CITY.
- 4.8 Administer construction meetings (as needed).
- 4.9 Consult and advise the CITY during construction and make a final report of the completed work.
- 4.10 The CITY is required to monitor the Contractor's payment of prevailing wage rates. As part of construction services, HLA will monitor General Contractor and Subcontractor compliance with State labor standards during the construction phase of this PROJECT. This work includes checking monthly certified payrolls, conducting employee interviews in the field, and issuing letters of non-compliance and/or letters of missing documents.
- 4.11 Review Contractor's submission of samples and shop drawings, when applicable.
- 4.12 Review materials testing results for compliance with the plans and specifications.
- 4.13 Prepare and submit proposed contract change orders when applicable.
- 4.14 Perform final walk-through with the CITY and Contractor, and issue final punch list.
- 4.15 Prepare and furnish reproducible record drawings of all completed work from as built drawings furnished by the resident engineer and Contractor. If as-built drawings from the Contractor are not received by HLA within thirty (30) calendar days from the date of the letter of recommendation of PROJECT acceptance, HLA will submit the reproducible record drawings to the CITY with a note stating that no as-built information was received by HLA.

5.0 Electrical Design and Programming

This task includes design, construction, and post-construction phase services. The actual distribution of costs will depend on the level of programming required, so costs may be shifted between tasks 3.0, 4.0, and 5.0, but the total fee amounts will not exceed those listed later.

- 5.1 Review electrical equipment and instrumentation submittals and shop drawings.
- 5.2 Make construction observation site visits, as needed.
- 5.3 Respond to electrical requests for information and prepare change directives, as needed.
- 5.4 Attend and review electrical control panel shop test.
- 5.5 Prepare electrical record drawings.
- 5.6 Program new well PLC and modify existing telemetry master PLC to incorporate new well control into existing system.

- 5.7 Modify existing telemetry system HMI and alarm software/dialer to add new well controls and alarms.
- 5.8 Provide startup and commissioning assistance to place new well in service on the existing telemetry system.

6.0 Hydrogeological Services

- 6.1. Provide on-call technical support, including well design and technical specification review.
- 6.2. Provide coordination and oversight of well drilling activities to ensure adherence to contract specifications and water rights provisions/requirements.
- 6.3. Document drilling operations, log drill cuttings, collect samples, interpret stratigraphy, observe water production, and review video scan. Assist with screen design, filter pack selection, and well completion intervals.
- 6.4. Observe and document well pump tests and recommend pump test intervals. Record flow rates and drawdown. Supply and deploy field equipment (pressure transducers and meters) needed for the test and not supplied by the well driller.
- 6.5. Prepare well completion and test report documenting well drilling, construction, and testing of the new production well. Recommend pump intake elevation. Provide recommendations for long-term well operation and maintenance.

7.0 Additional Services

- 7.1. Provide professional engineering and construction services for additional work requested by the CITY that is not included in this Task Order.

8.0 Items to be Furnished and Responsibility of the CITY

The CITY will provide or perform the following:

- 8.1. Provide full information as to CITY requirements of the work items.
- 8.2. Assist HLA by providing all available information pertinent to the PROJECT, including previous reports, drawings, plats, surveys, utility records, and any other data relative to design and construction.
- 8.3. Assist HLA with the coordination of improvements with utility companies and adjacent property owners or developers and assist with securing access to private properties along the alignment to gather necessary design information. Provide location for meetings with involved parties.
- 8.4. Examine all studies, reports, sketches, estimates, specifications, drawings, proposals, and other documents presented by HLA, and provide written decisions within a reasonable time as not to delay the work of HLA.
- 8.5. Obtain approval of all governmental authorities with jurisdiction over the PROJECT, and approvals and consents from other individuals or bodies as necessary for completion. Pay all review fees and costs associated with obtaining such approvals.
- 8.6. Publish and pay for SEPA legal notifications, issue DNS, and complete SEPA process.
- 8.7. Pay for all necessary testing costs not included in this Task Order, including water quality testing of samples collected during the well pump test.
- 8.8. Pay for all necessary permit fees, DOH review fees, and audit costs.

TIME OF PERFORMANCE:

Following receipt of signed Task Order, HLA will diligently pursue completion of the PROJECT based on the following anticipated schedule:

1.0 Project Administration

Project administration services shall begin immediately following receipt of the signed Task Order and continue until all funding and labor compliance closeout requirements for the PROJECT have been satisfied.

2.0 Environmental, Historical, and Cultural Review

Following selection of the preferred well location by the CITY, the environmental, historical, and cultural review services shall begin, and the EZ-1 form shall be prepared and submitted to the controlling authority/authorities within thirty (30) calendar days.

3.0 Design Engineering

Plans, specifications, and estimates for all PROJECT elements required for the first bid package (well drilling and testing) shall be provided within one hundred eighty (180) calendar days after receipt of signed Task Order. Plans, specifications, and estimates for all PROJECT elements required for the second bid package (well pump installation and construction of well control building) shall begin after the first construction contract is complete and will be provided within one hundred twenty (120) calendar days after the date the new well capacity is established.

4.0 Construction Engineering

Engineering services during construction of the PROJECT shall begin upon construction contract award by the CITY to the lowest responsible bidder and shall extend through the completion of construction, and completion of as-constructed drawings. A maximum of two hundred (200) working days has been assumed for the construction of all improvements. This estimate includes providing part-time inspection for eighty (80) working days for drilling the new source well and installing the well pump, and full-time inspection for one hundred twenty (120) working days for construction of the well control building, water main piping, and site improvements. Should either Contractor be granted time extensions for construction completion due to recognized delays, requested additional work, and/or change orders, services during construction beyond two hundred (200) total working days shall be considered additional services.

5.0 Electrical Design and Programming

Electrical design and programming services will be completed concurrently with Task 3.0 Design Engineering and Task 4.0 Construction Engineering.

6.0 Hydrogeological Services

Hydrogeological services will be completed concurrently with Task 3.0 Design Engineering and Task 4.0 Construction Engineering.

7.0 Additional Services

Time for completion of work directed by the CITY under additional services shall be negotiated and mutually agreed upon at the time service is requested by the CITY.

FEE FOR SERVICE:

For the services furnished by HLA as described under this Task Order, the CITY agrees to pay HLA the fees as set forth herein. The amounts listed below may be revised only by written agreement of both parties. The fees below are based on performing the work in conjunction with other tasks to reduce travel expenses to the CITY.

1.0 Project Administration

All work for project administration shall be performed on a time-spent basis at the normal hourly billing rates included in our General Agreement, plus reimbursement for non-salary expenses for an estimated fee of \$30,000.00.

2.0 Environmental, Historical, and Cultural Review

All work for environmental, historical, and cultural review shall be performed on a time-spent basis at the normal hourly billing rates included in our General Agreement, plus reimbursement for non-salary expenses for an estimated fee of \$15,000.00.

3.0 Design Engineering

All work for design engineering shall be performed for the lump sum fee of \$309,525.00.

4.0 Construction Engineering

All work for construction engineering shall be performed on a time-spent basis at the normal hourly billing rates included in our General Agreement, plus reimbursement for non-salary expenses for an estimated fee of \$312,000.00.

5.0 Electrical Design and Programming

All work for electrical design and programming shall be performed on a time-spent basis at the normal hourly billing rates included in our General Agreement, plus reimbursement for non-salary expenses for an estimated fee of \$96,525.00.

6.0 Hydrogeological Services

All work for hydrogeological services shall be performed on a time-spent basis at the normal hourly billing rates included in our General Agreement, plus reimbursement for non-salary expenses for an estimated fee of \$57,750.00.

7.0 Additional Services

Additional work requested by the CITY not included in this Task Order shall be authorized by the CITY and agreed upon by HLA in writing prior to proceeding with services. HLA will perform additional services as directed/authorized by the CITY on a time-spent basis at the hourly billing rates included in our General Agreement, plus reimbursement for direct non salary expenses such as laboratory testing, printing expenses, vehicle mileage, out-of-town travel costs, and outside consultants.

Proposed: 
HLA Engineering and Land Surveying, Inc.
Michael T. Battle, PE, President

8/1/2022
Date

Approved: _____
City of Grandview
Gloria Mendoza, Mayor

Date

RESOLUTION NO. 2022-43

**A RESOLUTION OF THE CITY OF GRANDVIEW, WASHINGTON,
APPROVING TASK ORDER NO. 2022-04 WITH HLA ENGINEERING AND LAND
SURVEYING, INC., FOR THE WATER TELEMTRY SYSTEM IMPROVEMENTS**

WHEREAS, the City of Grandview has entered into a General Services Agreement with HLA Engineering and Land Surveying, Inc., (HLA) for work pursuant to task orders; and,

WHEREAS, the City would like to enter into a Task Order with HLA to provide professional engineering services for the Water Telemetry System Improvements,

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRANDVIEW, AS FOLLOWS:

The Mayor is hereby authorized to sign Task Order No. 2022-04 with HLA Engineering and Land Surveying, Inc., to provide professional engineering services for the Water Telemetry System Improvements with a total fee for services in the amount of \$46,500 in the form as is attached hereto and incorporated herein by reference.

PASSED by the **CITY COUNCIL** and **APPROVED** by the **MAYOR** at a special meeting on September 13, 2022.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

TASK ORDER NO. 2022-04

REGARDING GENERAL AGREEMENT BETWEEN CITY OF GRANDVIEW

AND

HLA ENGINEERING AND LAND SURVEYING, INC. (HLA)

PROJECT DESCRIPTION:

Water Telemetry System Improvements

HLA Project No. 22154E

The City of Grandview (CITY) water telemetry control system is nearing the end of its useful life and has begun to fail, causing some operational issues within the water system. The CITY plans to replace the existing water telemetry system human machine interface (HMI) computer and software at the public works shop, as well as replace the programmable logic controller (PLC) units and radios at the public works shop and seven (7) remote sites. These improvements will reduce water system operational issues and increase system reliability. The total estimated project cost is approximately \$120,000, including computer equipment, software, contractor-installed PLC and radio hardware, programming, engineering, and administration. This project is intended to be funded with CITY American Rescue Plan Act (ARPA) funds, as part of the Source Well Improvements project (HLA Project No. 22149).

HLA will assist the CITY with all project administration and management services required for the Project. Telemetry system engineering, programming, setup, and configuration will be provided by HLA's subconsultant, Connetix Engineering, Inc. (CEI).

SCOPE OF SERVICES:

At the direction of the CITY, HLA and CEI will provide professional engineering and programming services for the Water Telemetry System Improvements (Project). HLA and CEI scope of services shall include the following:

1.0 Telemetry System Engineering and Programming

- 1.1 Provide procurement assistance to the CITY for HMI computer hardware and software upgrade purchases, associated programming work to upgrade the existing HMI application, and auto dialer application.
- 1.2 Assist the CITY with selecting hardware for remote access, perform any necessary device configuration, and provide training on remote access hardware and software (iPad, Surface Pro, or similar) for CITY water system operators to access the HMI remotely.
- 1.3 Provide PLC program conversion services to convert the existing PLC programs to be compatible with new PLC hardware being supplied and installed by the contractor (Allen Bradley Micro800 line PLCs).

2.0 Additional Services

- 2.1 Provide professional engineering services for additional work requested by the CITY that is not included in this Task Order.

3.0 Items to be Furnished and Responsibility of CITY

The CITY will provide or perform the following:

- 3.1 Provide full information as to CITY requirements of the Project.

- 3.2 Assist HLA by providing all available information pertinent to the Project, including previous reports, plans, program information, drawings, and any other data relative to the Project.
- 3.3 Examine all studies, reports, sketches, estimates, specifications, drawings, proposals, and other documents presented by HLA and provide written decisions within a reasonable time as not to delay the work of HLA.
- 3.4 Obtain approval of all governmental authorities with jurisdiction over the Project, and approvals and consents from other individuals or bodies as necessary for completion.

TIME OF PERFORMANCE:

Following receipt of signed Task Order, HLA will diligently pursue completion of the Project as follows:

1.0 Telemetry System Engineering and Programming

HLA and CEI will diligently pursue completion of the Project following receipt of signed Task Order and all required information from the CITY. Time of performance is dependent on hardware and software delivery schedules. Current lead times for PLC hardware components (longest lead item) is seven to nine months. HMI computer and software updates are planned to be completed this fall. All water telemetry system improvements are expected to be complete in the spring of 2023.

2.0 Additional Services

Time of completion for work directed by the CITY under additional services shall be negotiated and mutually agreed upon at the time service is requested by the CITY.

FEE FOR SERVICE:

For the services furnished by HLA as described under this work item, the CITY agrees to pay HLA the fees as set forth herein. The amounts listed below may be revised only by written agreement of both parties.

1.0 Telemetry System Engineering and Programming

All work shall be performed on a time-spent basis at the normal hourly billing rates included in our General Agreement, plus reimbursement for non-salary expenses, for the estimated total fee of \$8,800.00, broken down as follows:

HLA Project Administration/Management Services:	\$5,525.00
CEI Electrical Engineering and Programming Services:	\$40,975.00
Phase 1.0 Total:	\$46,500.00

4.0 Additional Services

Additional work requested by the CITY not included in this Task Order shall be authorized by the CITY and agreed upon by HLA in writing prior to proceeding with services. HLA shall perform additional services as directed/authorized by the CITY on a time-spent basis at the hourly billing rates included in our General Agreement, plus reimbursement for direct non-salary expenses such as laboratory testing, printing expenses, vehicle mileage, out-of-town travel costs, and outside consultants.

Proposed:  8/10/2022
 HLA Engineering and Land Surveying, Inc. Date
 Michael T. Battle, PE, President

Approved: _____ Date _____
 City of Grandview
 Gloria Mendoza, Mayor

RESOLUTION NO. 2022-44

**A RESOLUTION OF THE CITY OF GRANDVIEW, WASHINGTON,
DECLARING POLICE FIREARMS AS SURPLUS AND AUTHORIZING
DESTRUCTION OF THE FIREARMS**

WHEREAS, House Bill 1054 passed by the House on April 23, 2021 classifies certain firearms as "military weapons" that must be destroyed prior to December 31, 2022; and,

WHEREAS, the Police Department has eight (8) such firearms and requests the firearms be destroyed in compliance with HB 1054;

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

The City Council declares the following firearms as surplus and directs the Police Chief to destroy said firearms in accordance with the Bureau of Alcohol, Tobacco, Firearms and Explosives rules and regulations:

Make	Model	Ser Num
Thompson	M1A1	254392
Colt	M16A1 (5.56)	5427577
Colt	M16A1 (5.56)	5424536
FN	Scar 16 (7.62)	L013078
FN	Scar 16 (7.62)	L013083
FN	Scar 16 (7.62)	L013077
Kalashnikov	47 (7.62)	1-47966-03
HK	UMP (.45)	163-002608

PASSED by the **CITY COUNCIL** and **APPROVED** by the **MAYOR** at its regular meeting on September 13, 2022.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

RESOLUTION NO. 2022-45

**A RESOLUTION OF THE CITY OF GRANDVIEW, WASHINGTON,
DECLARING CERTAIN CITY PROPERTY FROM THE POLICE DEPARTMENT
AS SURPLUS AND AUTHORIZING DISPOSAL BY PUBLIC AUCTION,
SALE OR TRADE**

WHEREAS, the Police Department has vehicles that have outlived their useful life and are no longer needed for the conduct of City business; and,

WHEREAS, the City Council has determined that it is in the best interest of the City that the foregoing described vehicles be declared surplus and disposed of;

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

Section 1. The following vehicles are hereby declared to be surplus:

- 1996 Dodge Ambulance, VIN #1B6MC36W1TJ128563, License #40713D, (PD/9997)
- 2003 Ford Explorer, VIN: 1FMZU73K83ZB14857, License #71522D (PD/9999)
- 2007 Dodge Charger, VIN: 2B3KA43H27H758718 License #44100D, (PD210)
- 2008 Dodge Charger, VIN: 2B3KA43H78H199118, License #46522D, (PD/211)
- 2008 Dodge Charger, VIN: 2B3KA43H98H199119, License #46523D, (PD/212)

Section 2. City staff is authorized to dispose of the vehicles described in section 1 of this resolution by public auction, sale or trade-in for an amount that represents a fair market value of the vehicles.

Section 3. The City Administrator is authorized to establish a minimum sale/trade-in price that reflects a fair market value of the vehicles described in section 1 of this resolution as deemed necessary to protect the City's interests.

PASSED by the **CITY COUNCIL** and **APPROVED** by the **MAYOR** at a special meeting on September 13, 2022.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY