

**GRANDVIEW CITY COUNCIL  
REGULAR MEETING AGENDA  
TUESDAY, NOVEMBER 8, 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 October 24, 2022 Special Council Budget meeting 1-7
  - B. Minutes of the October 25, 2022 Committee-of-the-Whole meeting 8-10
  - C. Minutes of the October 25, 2022 Council meeting 11-15
  - D. Payroll Check Nos. 13001-13028 in the amount of \$30,904.95
  - E. Payroll Electronic Fund Transfers (EFT) Nos. 60912-60918 in the amount of \$106,947.05
  - F. Payroll Direct Deposit 10/16/22/10/31/22 in the amount of \$141,619.64
  - G. Claim Check Nos. 125260-125336 in the amount of \$225,711.79
- 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. Ordinance No. 2022-15 levying the 2023 ad valorem property taxes and excess levy taxes 16
  - B. Ordinance No. 2022-16 increasing the 2023 property tax levy for the City of Grandview above the “limit factor” up to 101 percent 17
  - C. Ordinance No. 2022-17 amending Grandview Municipal Code Section 13.28.010 setting domestic water rates 18-22

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D. Ordinance No. 2022-18 amending Grandview Municipal Code Section 13.28.050 setting domestic sewer rates	23-30
E. Ordinance No. 2022-19 amending Grandview Municipal Code Section 13.28.060(B) setting irrigation water rates	31-32
F. Ordinance No. 2022-20 amending the 2022 Annual Budget	33-35
G. Resolution No. 2022-57 approving the final plat of Grandridge Estates – Phase 10 located on Grandridge Road	36-40
<b>8. UNFINISHED AND NEW BUSINESS</b>	
<b>9. CITY ADMINISTRATOR AND/OR STAFF REPORTS</b>	
<b>10. MAYOR &amp; COUNCILMEMBER REPORTS</b>	
<b>11. EXECUTIVE SESSION (20 minutes) – Union negotiation proposals for the following bargaining units: Police Sergeants-Patrol and Police Support</b>	
<b>12. ADJOURNMENT</b>	

The City of Grandview Committee-of-the-Whole and Regular Council Meetings scheduled for Tuesday, November 8, 2022 at 6:00 pm and 7:00 pm will be held in person and will also be available via teleconference.

**Join Zoom Meeting**

<https://us06web.zoom.us/j/84207631844?pwd=UVp3amo0b0ZPVm9DdW5tVW9kRFo1Zz09>

To join via phone: +1 253 215 8782

Meeting ID: 842 0763 1844

Passcode: 540745

**GRANDVIEW CITY COUNCIL  
SPECIAL MEETING MINUTES – BUDGET  
OCTOBER 24, 2022**

**1. CALL TO ORDER**

City Administrator Cus Arteaga called the special meeting to order at 6:05 p.m. in the Council Chambers at City Hall.

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

Present in person: Councilmembers David Diaz, Jessie Espinoza, Javier Rodriguez and Joan Souders

Present via teleconference: None

Absent: Mayor Gloria Mendoza, Councilmembers (Mayor Pro Tem) Bill Moore and Robert Ozuna

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

**2. 2023 PRELIMINARY BUDGET**

**2023 Water and Sewer Rate Analysis**

Ted Pooler, City Engineer with HLA Engineering and Land Surveying, Inc., presented the 2023 Water and Sewer Rate Analysis, as follows:

**Project Background**

Revenues and expenditures for Grandview's water and sewer funds were reviewed annually as part of the budget planning process. Prior to 2020, revenues and expenditures were combined into a single Water/Sewer Fund, but each department was tracked separately to ensure revenues collected for each system were enough to offset expenses. Now each individual fund was examined, and a long-term financial plan updated to assess future needs, so revenues could be reasonably adjusted to meet operating expenses and capital improvement costs.

This method of analysis has served Grandview well. Sewer rates were increased 4% in 2018 and 3% in both 2019 and 2020 in anticipation of a major project to replace the main trunk sewer between the City and the Yakima River, and treatment plant improvements to address Department of Ecology (Ecology) requirements. In 2018 through 2022, no increase in water rates was necessary, and no sewer rate increases were recommended in 2021 or 2022.

Sewer revenues grew steadily from 2016 to 2020, with declines totaling 5.6% in 2021 and 2022. Water revenues fluctuated during this period and decreased in 2019 and 2020. Revenue changes were tied to industrial activity, crop size, and weather, which could not be controlled by the City. Therefore, the City's control of expenditures remains an important factor in financial health. In 2022, year-end water department operating expenses were projected to be \$54,000 below budget, and sewer department operating expenses were projected to be \$50,000 under budget. This control of expenses, and the conservative approach to budgeting, has historically placed the City of Grandview Water and Sewer Funds in a good financial position.

**October 2022 Analysis**

The recent analysis included the following major work items:

- A review of 2021 revenues and expenses;
- Projection of 2022 year-end revenues and expenses using historical seasonal distribution of water consumption, sewer discharges, and expenditures;
- Examination of current and proposed capital improvements; and
- Preparation of a cash flow analysis to review projected revenue needs.

The cash flow analysis relies on reasonable revenue projections. The recent downward trend in water and sewer revenues is projected to flatten in 2022. Despite residential growth, overall revenue generated from water charges for service was projected to be about 0.4% lower than 2021. Similarly, sewer charge revenue in 2022 was expected to be about 3.5% lower than 2021. Although industrial activity could affect water usage and sewer discharges, it was assumed usage would remain consistent in 2023. Cash flow was then updated to reflect these revised revenue projections and to account for adjustments in planned capital improvements. A few key items in the analysis were worth noting:

- Ecology requested an analysis and report to address groundwater concerns at the wastewater treatment plant (WWTP). The WWTP Facility Plan was submitted to Ecology and a proposed schedule for improvements was included in the Facility Plan. Improvements to the facility were planned in 2025 and 2026, with design beginning in 2023. The estimated cost of those improvements (\$34 million and the associated debt service) was included in the cash flow analysis. Funding was proposed through a combination of local funds and low interest loans as follows:

Phase 1 Improvements (2023 to 2026) - \$34,120,000  
     Local Funds = \$6,730,000  
     Water Reuse Grant = \$890,000  
     Low Interest Loan = \$26,500,000

Phase 2 Improvements (2031 to 2032) - \$6,005,000  
     Local Funds = \$505,000  
     Low Interest Loan = \$5,500,000

- In late 2017, a major sewer system capital improvement project was identified: replacement of the trunk sewer line between the City and the Euclid Road Pump Station. Failures of the pipeline highlighted the poor condition of the sewer, and the City received a Department of Ecology SRF (State Revolving Fund) loan with principal forgiveness (i.e., grant) for funding the replacement pipeline. Funding of the \$6.48 million project was summarized below:

Ecology Design Loan.....	\$300,500
Ecology Design Grant.....	\$300,500
Ecology Construction Loan.....	\$3,888,500
Ecology Construction Grant.....	\$100,000
Ecology Additional Loan .....	\$1,100,000
CDBG Grant .....	\$750,000
City Funds .....	<u>\$40,000</u>
Total Project Funding .....	\$6,479,500

The project was now substantially complete, and debt service (20 years at 2% interest) to repay the loan amounts (\$4,189,000 and \$1,100,000) was included in the analysis. Debt service payment of \$370,000 for the Trunk Main project was expected to begin in 2022.

- Another proposed sewer system capital improvement project was construction of additional paved sludge drying beds. The first phase of the improvements was completed in 2021, and the second phase was proposed in 2023 at an estimated cost of \$860,000. “Large Equipment Replacement” money would be used to pay for these improvements.
- The “Large Equipment Replacement” sewer fund line item included headworks bypass improvements (\$150,000), dewatering polymer system improvements (\$60,000), and an additional \$100,000 for other miscellaneous repairs.
- Grandview received \$3,578,329 from Department of Health Drinking Water State Revolving Fund (DWSRF) to complete Source Well Improvements and Source Well Rehabilitation projects in 2023. Design was anticipated to begin fall 2022, with construction in summer 2023.
- Grandview was currently updating its Water System Plan. Therefore, this year’s analysis considered the following improvements as proposed in the Draft Water System Plan:

3MG Standpipe Reservoir Rehabilitation and Recoating - \$985,000

Butternut Well (S14) Cleaning and Rehabilitation - \$492,000

New 3.0MG Reservoir and Transmission Main - \$7,602,000

Expenditures for these improvements were planned in 2023 and 2024. Funding using a combination of City reserves and low interest loans (\$5,000,000) was included in the analysis.

- Other smaller water system O&M improvements proposed in the Draft Water System Plan, funded with City money, were also included in the financial plan.
- Ending fund balances were adequate to provide a typical minimum balance of at least 50% of annual expenditures, which provides more than six months of reserve.

## **Results**

### **Water Department**

- Future water system capital improvements have been discussed with City staff and were included in the City’s Water System Plan. Capital improvements should be re-examined each year as part of the budget process, and the long-term financial plan should be updated accordingly.
- Since both major capital improvement projects and O&M improvements are anticipated in the next few years, a 4% water rate increase is recommended for 2023 to maintain a stable fund balance in the 10- to 15-year horizon. Based on the timing of future capital improvements, regular rate increases would be needed for several years. Previous revenue declines also contributed to a rate increase higher than considered in past analyses.

Sewer Department

- The rate analysis included future improvements to the WWTP needed to address potential groundwater contamination. The plan was to begin design of the future improvements in 2023, with construction proposed in 2025 and 2026. The financing plan included accumulating reserves to pay for a portion of the project cost to reduce future debt.
- After a decline of 2.1% from 2020 to 2021, sewer revenues were projected to decrease by more than \$125,000 from 2021 to 2022, or about -3.5%. Industrial revenues have fluctuated in the past, and likely account for the reduced revenue. As a result of the decreases in revenue and the need to accumulate reserves for future project expenses, a 6% increase in sewer rates is recommended for 2023.
- Additional sewer rate increases would be needed in the future, but the timing and amount of the increase would depend on when capital improvements were completed, as well as the type of financing. Therefore, the City should continue to monitor sewer revenues and update the rate analysis as more information concerning capital improvements was available.

2023 Revenue and Expenditure Estimates

City Treasurer Cordray continued the presentation of the 2023 preliminary budget, as follows:

Capital Improvements

2022 Revenue Budget \$1,016,500

2023 Revenue Estimate \$1,235,930

2022 Expenditure Budget \$1,016,500

2023 Expenditure Proposed \$1,235,930

Notable Changes in 2023 –

- Wine Country Road/McCreadie Road Roundabout – \$144,000
- Dykstra Park & Bren Park Restrooms – \$120,000
- OIE Highway Grant Match – \$415,000

Water Fund

2022 Revenue Budget \$10,015,975

2023 Revenue Estimate \$10,283,140

2022 Expenditure Budget \$10,015,975

2023 Expenditure Proposed \$10,331,140

Notable Changes in 2023 – The current City Administrator would be preparing a retirement/transition plan for this coming year. Included with this plan was a retirement sick leave and retirement vacation leave buyout and the addition of funds for a replacement employee's salary and benefits for a combined total of \$74,445\*:

- Retirement Sick Leave and Retirement Vacation Leave Buyout – \$15,450\*
- New City Administrator Salary and Benefits – \$22,025\*
- New Public Works Director Salary and Benefits – \$37,970\*
- Lead & Cooper Compliance Program – \$18,000
- Water meters – \$25,000
- New Well – ARPA funding – \$350,000
- New Well – \$1,640,000
- Willoughby property irrigation – \$40,000
- Reservoir repainting (3MG) – \$900,000
- Diesel generator for Well SO-10 – \$30,000

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- Ductile iron cutting saw – \$3,000
- Chlorine scale – \$3,500

Staff proposed a 4% increase in water rates.

Water Debt Service

Notable Changes in 2023 – The Public Works Board Drinking Water State Revolving Fund Loan Well Rehab debt obligation would be satisfied in 2023. This would be a reduction of \$140,000 to the Water Fund starting in 2024.

Sewer Fund

2022 Revenue Budget \$13,388,530

2023 Revenue Estimate \$11,796,015

Sewer Collection

2022 Expenditure Budget \$3,329,450

2023 Expenditure Proposed \$879,040

Notable Changes in 2023 – The current City Administrator would be preparing a retirement/transition plan for this coming year. Included with this plan was a retirement sick leave and retirement vacation leave buyout and the addition of funds for a replacement employee's salary and benefits for a combined total of \$34,050\*:

- Retirement Sick Leave and Retirement Vacation Leave Buyout – \$7,725\*
- New City Administrator Salary and Benefits – \$7,340\*
- New Public Works Director Salary and Benefits – \$18,985\*
- Replace sewer pump for Butternut Lift Station - \$12,000

Sewer Treatment

2022 Expenditure Budget \$2,530,630

2023 Expenditure Proposed \$3,609,740

Notable Changes in 2023 – The current City Administrator would be preparing a retirement/transition plan for this coming year. Included with this plan was a retirement sick leave and retirement vacation leave buyout and the addition of funds for a replacement employee's salary and benefits for a combined total of \$48,735\*:

- Retirement Sick Leave and Retirement Vacation Leave Buyout – \$7,725\*
- New City Administrator Salary and Benefits – \$22,025\*
- New Public Works Director Salary and Benefits – \$18,985\*
- WWTP Upgrades – \$980,000
- Apply towards the purchase of a new loader – \$200,000
- Large equipment replacement – \$500,000
- Upgrade polymer system at dewater – \$60,000
- Headworks bypass – \$150,000

Staff proposed a 6% increase in sewer rates.

Sewer Debt Service

2022 Expenditure Budget \$13,388,530

2023 Expenditure Proposed \$11,985,515

Notable Changes in 2023 – 21" Sewer Trunk Main project should be finished in 2022 and the City would begin making debt obligation payments.



Irrigation

2022 Revenue Budget \$640,165  
2023 Revenue Estimate \$619,900  
2022 Expenditure Budget \$640,165  
2023 Expenditure Proposed \$645,900

Notable Changes in 2023 – The current City Administrator would be preparing a retirement/transition plan for this coming year. Included with this plan was a retirement sick leave and retirement vacation leave buyout and the addition of funds for a replacement employee's salary and benefits for a combined total of \$8,905\*:

- Retirement Sick Leave and Retirement Vacation Leave Buyout – \$2,575\*
- New Public Works Director Salary and Benefits – \$6,330\*
- Irrigation pump replacements for Stassen Way irrigation, Wyant Way irrigation, Meadowlark irrigation and Public Works Shop irrigation – \$13,000

Staff proposed a 5% increase in irrigation rates.

Solid Waste Collection

2022 Revenue Budget \$1,917,215  
2023 Revenue Estimate \$2,042,265  
2022 Expenditure Budget \$1,185,380  
2023 Expenditure Proposed \$1,326,000

Notable Changes in 2023 – The current City Administrator would be preparing a retirement/transition plan for this coming year. Included with this plan was a retirement sick leave and retirement vacation leave buyout and the addition of funds for a replacement employee's salary and benefits for a combined total of \$25,150\*:

- Retirement Sick Leave and Retirement Vacation Leave Buyout – \$5,150\*
- New City Administrator Salary and Benefits – \$7,340\*
- New Public Works Director Salary and Benefits – \$12,660\*
- Improvements to storage shop for two garbage trucks – \$20,000

Neighborhood Clean-up

2022 Expenditure Budget \$17,490  
2023 Expenditure Proposed \$18,070  
Notable Changes in 2023 – None

Equipment Rental

2022 Revenue Budget \$2,507,100  
2023 Revenue Estimate \$2,676,960  
2022 Expenditure Budget \$2,507,100  
2023 Expenditure Proposed \$2,676,960

Notable Changes in 2023 – The following equipment to purchase or replace:

- Replace #241 2015 Ford (Patrol) – \$60,000
- Replace #242 2015 Ford (Patrol) – \$60,000
- Replace #305 2007 Chevrolet (PW) – \$30,000
- Replace #306 2007 Chevrolet (PW) – \$30,000
- Replace #308 2007 Chevrolet (PW) – \$30,000
- Replace #313 2007 Chevrolet (PW) – \$30,000
- Replace #392 2007 Chevrolet (PW) – \$30,000
- Replace #393 2007 Chevrolet (PW) – \$30,000

- Replace #364 1991 Cat Loader (PW) – \$200,000

American Rescue Plan Act (ARPA) Fund

2022 Revenue Budget \$3,059,410

2023 Revenue Estimate \$2,187,290

2022 Expenditure Budget \$3,059,410

2023 Expenditure Proposed \$2,187,290

Notable Changes in 2023 – Project lists were submitted by Department Heads and Councilmembers. ARPA Committee reviews and brings the list to Council for approval.

**3. ADJOURNMENT**

The special meeting adjourned at 7:40 p.m.

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Mayor Gloria Mendoza

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Anita Palacios, City Clerk

**GRANDVIEW CITY COUNCIL  
COMMITTEE-OF-THE-WHOLE MEETING MINUTES  
OCTOBER 25, 2022**

**1. CALL TO ORDER**

Mayor Pro Tem Moore 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 Pro Tem Moore and Councilmembers David Diaz, Jessie Espinoza and Joan Souders (6:05)

Present via teleconference: Councilmember Robert Ozuna

Absent: Mayor Gloria Mendoza and Councilmember Javier Rodriguez

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

**3. PUBLIC COMMENT**

Grandview Chamber of Commerce – Cody Goepfner with the Grandview Chamber of Commerce provided an update on the following:

- Grandtoberfest was held on October 22<sup>nd</sup>
- Downtown Trunk or Treat would be held on October 28<sup>th</sup> in conjunction with the United Family Center and Grandview Rotary Club
- Cocoa & Carols would be held on December 1<sup>st</sup>
- Community Awards and Auction
- Board of Director Elections would be held on November 10<sup>th</sup> at the General Membership Meeting and Social
- Grand opening/ribbon cutting for Hayden Homes at Pappy's Landing would be held on October 27<sup>th</sup>

Mainstreet Grandview – Laura Flores with Mainstreet Grandview Association provided an update on the following:

- Holiday Market would be held on November 12<sup>th</sup> at Casa Tequila and the downtown mural
- Mainstreet Grandview new website
- Board of Directors Elections would be held on November 7<sup>th</sup>
- Juan Moreno Memorial Scholarship Foundation

**4. NEW BUSINESS**

**A. Ordinance levying the 2023 ad valor property taxes and excess levy taxes**

City Treasurer Cordray explained that pursuant to legislation RCW 84.52.020, the City's certification for the purpose of levying 2023 property taxes was to be filed with the Board of Yakima County Commissioners on or before November 30, 2022 or the City would receive no funding from this source. As a result of Referendum 47, the City would need to pass an ordinance

for the levy amount up to the full 101%. The regular levy request in the amount of \$1,789,542.00 was a \$113,307.00 increase from the 2022 levy amount and a 1% increase of that same 2022 levy amount, plus any amount allowed for new construction and increase in state assessed value. He presented an ordinance levying the 2023 ad valorem property taxes and excess levy taxes.

Discussion took place.

**On motion by Councilmember Espinoza, second by Councilmember Souders, the C.O.W. moved an Ordinance levying the 2023 ad valorem property taxes and excess levy taxes to the November 8, 2022 regular Council meeting for consideration.**

Roll Call Vote:

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

**B. Ordinance increasing the 2023 property tax levy for the City of Grandview above the “limit factor” up to 101 percent**

City Treasurer Cordray explained that as a result of Referendum 47, the City would also need to pass a second ordinance increasing the property tax levy to the Implicit Price Deflator (IPD) as the City's population was over 10,000.

Discussion took place.

**On motion by Councilmember Espinoza, second by Councilmember Diaz, the C.O.W. moved an Ordinance increasing the 2023 property tax levy for the City of Grandview above the “limit factor” up to 101 percent to the November 8, 2022 regular Council meeting for consideration.**

Roll Call Vote:

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

**C. Small Business ARPA Grant Program – Request for Additional ARPA Funds**

City Treasurer Cordray explained that at the September 27, 2022 C.O.W. meeting, he reported that 32 small business ARPA grant applications had been received to date. He stated that Council previously allocated \$150,000 to fund 15 businesses in the amount of \$10,000 each. He suggested Council consider allocating additional ARPA funds to fund more grants. When the application closing date of October 10<sup>th</sup> arrived, the City received a total of 64 applications. Staff requested Council approve a second round of funding in the amount of \$200,000. This amount would go towards funding 40 additional businesses at \$5,000 each. If Council agreed with staff's recommendation, a budget amendment would be prepared as follows:

- American Rescue Plan Act Fund: Increase appropriations for Small Business Grants. Net effect would be a decrease to estimated ending fund balance.

Discussion took place.

**On motion by Councilmember Diaz, second by Councilmember Souders, the C.O.W. moved to approve an additional \$235,000 of ARPA funding to fund the remaining eligible ARPA Small Business Grant applicants and directed staff to prepare a budget amendment for consideration at a regular Council meeting.**

Roll Call Vote:

- Councilmember Diaz – Yes
- Councilmember Espinoza – No
- Councilmember Moore – Yes
- Councilmember Ozuna – Yes
- Councilmember Souders – Yes

**5. OTHER BUSINESS**

Council Laptops – City Treasurer Cordray reported that he received an email from Vision IT that several of the Council laptops had not been turned on for months. He recommended Councilmembers return their City issued laptops if they were not using them for use by City employees.

**6. ADJOURNMENT**

**On motion by Councilmember Souders, second by Councilmember Espinoza, the C.O.W. meeting adjourned 6:25 p.m.**

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Mayor Pro Tem Bill Moore

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Anita Palacios, City Clerk

**GRANDVIEW CITY COUNCIL  
REGULAR MEETING MINUTES  
OCTOBER 25, 2022**

**1. CALL TO ORDER**

Mayor Pro Tem Bill Moore 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 Pro Tem Moore and Councilmembers David Diaz, Jessie Espinoza and Joan Souders

Present via teleconference: Councilmember Robert Ozuna

Absent: Mayor Gloria Mendoza and Councilmember Javier Rodriguez

**On motion by Councilmember Souders, second by Councilmember Espinoza, Council excused Mayor Mendoza and Councilmember Rodriguez from the meeting.**

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

**2. PLEDGE OF ALLEGIANCE**

Councilmember Espinoza led the pledge of allegiance.

**3. APPROVE AGENDA**

**On motion by Councilmember Espinoza, second by Councilmember Diaz, Council approved the October 25, 2022 regular meeting agenda as presented.**

Roll Call Vote:

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

**4. PRESENTATIONS**

**A. 2022 Proclamation – Grandview High School DECA**

Mayor Pro Tem Moore proclaimed November as DECA month in the City of Grandview and urged all citizens to support efforts and activities of the GHS DECA Chapter.

**5. PUBLIC COMMENT – None**

**6. CONSENT AGENDA**

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

- A. Minutes of the October 10, 2022 Special Council Budget meeting
- B. Minutes of the October 11, 2022 Committee-of-the-Whole meeting
- C. Minutes of the October 11, 2022 Council meeting
- D. Minutes of the October 17, 2022 Special Council Budget meeting
- E. Payroll Check Nos. 12986-13000 in the amount of \$92,607.96
- F. Payroll Electronic Fund Transfers (EFT) Nos. 60904-60908 in the amount of \$92,401.56
- G. Payroll Direct Deposit 10/1/22/10/15/22 in the amount of \$127,096.77
- H. Claim Check Nos. 125169-125259 in the amount of \$304,564.08

Roll Call Vote:

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

**7. ACTIVE AGENDA**

- A. **Closed Record Public Hearing – Emelda Miranda and Andrea Miranda dba Monarch Investment Properties, LLC, Annexation & Rezone, 1331 South Euclid Road, Grandview, Yakima County, Washington**

Present on behalf of the applicant was Emelda Miranda dba Monarch Investment Properties, LLC and Bobby Miranda.

Mayor Pro Tem Moore opened the closed record public hearing to consider an Annexation and Rezone submitted by Emelda Miranda and Andrea Miranda dba Monarch Investment Properties, LLC, for Parcel Nos. 230926-22012 and 230926-23002 located at 1331 South Euclid Road, Yakima County, Washington, by reading the public hearing procedure.

There was no one in the audience who objected to her participation as Mayor or any of the Councilmembers' participation in these proceedings. None of the Councilmembers had an interest in this issue nor did any stand to gain or lose any financial benefit as a result of the outcome of this hearing and all indicated they could hear and consider the issue in a fair and objective manner.

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

City Clerk Palacios provided the following review of the record:

- The City received a Letter of Intent and Petition for Annexation and Rezone signed by Emelda Miranda and Andrea Miranda dba Monarch Investment Properties, LLC, to annex Parcel Nos. 230926-22012 and 230926-23002 located at 1331 South Euclid Road,

Yakima County, Washington, consisting of 20.84 acres to the City of Grandview. The petitioners elected to request annexation under the 60% petition method of annexation. The 60% petition method requires signatures by owners of not less than 60% of the assessed value of the total property proposed for annexation. The petition contained sufficient signatures of the assessed value.

- The petitioners requested the parcels be annexed with a R-3 High Density Residential zoning designation as identified on the City's Future Land Use map. The parcels were included in the City's designated Urban Growth Area as residential.
- At the July 12, 2022 City Council meeting, Council approved Resolution No. 2022-30 accepting a request from Monarch Investment Properties, LLC for annexation of Parcel Nos. 230926-22012 and 230926-23002 located at 1331 South Euclid Road, Yakima County, Washington, and directed staff to present the Petition for Annexation to the Hearing Examiner for a public hearing.
- On August 30, 2022, a public hearing was held before the Hearing Examiner to receive comments on the proposed annexation and rezone. A copy of the Hearing Examiner's Recommendation was presented.
- Staff recommended Council accept the Hearing Examiner's conclusions and recommendation that the Petition for Annexation of Parcel Nos. 230926-22012 and 230926-23002 located at 1331 South Euclid Road, Yakima County, Washington be approved with R-3 High Density Residential District zoning subject to the assumption of an appropriate share of all existing City indebtedness by the annexed area.
- Staff further recommended Council approve Resolution No. 2022-54 authorizing the petition to annex properties known as the Monarch Investment Properties Annexation that is contiguous to the City of Grandview and providing for transmittal of said petition to the Yakima County Boundary Review Board for a 45-day review prior to taking final action.

Discussion took place.

The public hearing was declared closed.

**On motion by Councilmember Ozuna, second by Councilmember Espinoza, Council accepted the Hearing Examiner's conclusions and recommendation that the Petition for Annexation of Parcel Nos. 230926-22012 and 230926-23002 located at 1331 South Euclid Road, Yakima County, Washington be approved with R-3 High Density Residential District zoning subject to the assumption of an appropriate share of all existing City indebtedness by the annexed area.**

Roll Call Vote:

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



- B. **Resolution No. 2022-54 authorizing the petition to annex properties known as the Monarch Investment Properties Annexation that is contiguous to the City of Grandview and providing for transmittal of said petition to the Yakima County Boundary Review Board for a 45-day review prior to taking final action**

On motion by Councilmember Souders, second by Councilmember Espinoza, Council approved Resolution No. 2022-54 authorizing the petition to annex properties known as the Monarch Investment Properties Annexation that is contiguous to the City of Grandview and providing for transmittal of said petition to the Yakima County Boundary Review Board for a 45-day review prior to taking final action.

Roll Call Vote:

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

- C. **Resolution No. 2022-55 authorizing the City Administrator to sign a Specific Project Agreement with the City of Sunnyside for the Grandview Fire Department and the Sunnyside Fire Department to share the services of a Sunnyside Fire Department employee**

This item was previously discussed at the October 11, 2022 C.O.W. meeting.

On motion by Councilmember Diaz, second by Councilmember Espinoza Council approved Resolution No. 2022-55 authorizing the City Administrator to sign a Specific Project Agreement with the City of Sunnyside for the Grandview Fire Department and the Sunnyside Fire Department to share the services of a Sunnyside Fire Department employee.

Roll Call Vote:

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

- D. **Resolution No. 2022-56 declaring certain City property from the Fire Department as surplus and authorizing disposal**

This item was previously discussed at the October 11, 2022 C.O.W. meeting.

On motion by Councilmember Diaz, second by Councilmember Souders, Council approved Resolution No. 2022-56 declaring certain City property from the Fire Department as surplus and authorizing disposal.

Roll Call Vote:

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

8. **UNFINISHED AND NEW BUSINESS** – None

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

10. **MAYOR & COUNCILMEMBER REPORTS** – None

11. **ADJOURNMENT**

On motion by Councilmember Souders, second by Councilmember Diaz, the Council meeting adjourned at 7:25 p.m.

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Mayor Pro Tem Bill Moore

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Anita Palacios, City Clerk

**ORDINANCE NO. 2022-15**

**AN ORDINANCE OF THE CITY OF GRANDVIEW, WASHINGTON,  
LEVYING THE 2023 AD VALOR PROPERTY TAXES AND EXCESS LEVY TAXES**

**WHEREAS**, the City Council has met and considered its budget for the calendar year 2023; and

**WHEREAS**, the City Council, in the course of considering the budget for 2023, has reviewed all sources of revenue and examined all anticipated expenses and obligations; and

**WHEREAS**, the City Council has determined that it is in the best interest of and necessary to meet the expenses and obligations of the City of Grandview and a substantial need exists for the property tax revenue to be increased in 2023;

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

**Section 1.** The regular levy request in the amount of \$1,789,542, which is a \$113,307 increase from 2022 levy amount and a 1% increase of that same 2022 levy amount, plus any amount allowed for new construction and increase in state assessed values.

**Section 2.** This Ordinance shall be in full force and effect five (5) days after its passage and publication as required by law.

**PASSED** by the **CITY COUNCIL** and **APPROVED** by the **MAYOR** at its regular meeting on November 8, 2022.

**MAYOR**

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

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

**APPROVED AS TO FORM:**

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

**PUBLISHED:** 11/09/2022

**EFFECTIVE:** 11/14/2022

**ORDINANCE NO. 2022-16**

**AN ORDINANCE OF THE CITY OF GRANDVIEW, WASHINGTON,  
INCREASING THE 2023 PROPERTY TAX LEVY FOR THE CITY OF GRANDVIEW  
ABOVE THE "LIMIT FACTOR" UP TO 101 PERCENT**

**WHEREAS**, the Grandview City Council has met and considered its budget for the calendar year 2023; and

**WHEREAS**, the City Council, in the course of considering the budget for 2023 has reviewed all sources of revenue and examined all anticipated expenses and obligations; and

**WHEREAS**, the City Council has determined that it is in the best interest of and necessary to meet the expenses and obligations of the City of Grandview and there is a substantial need to increase the regular property tax levy rate above the rate of inflation;

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

**Section 1.** The limit factor for the regular levy for the calendar year of 2023 shall be 101% of the highest amount of regular property taxes that could have been lawfully levied in the City of Grandview in any year.

**Section 2.** This Ordinance shall be in full force and effect five (5) days after its passage and publication as required by law.

**PASSED** by the **CITY COUNCIL** and **APPROVED** by the **MAYOR** at its regular meeting on November 8, 2022.

**MAYOR**

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

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**CITY CLERK**

**APPROVED AS TO FORM:**

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

**PUBLISHED: 11/09/2022**

**EFFECTIVE: 11/14/2022**

**ORDINANCE NO. 2022-17**

**AN ORDINANCE OF THE CITY OF GRANDVIEW, WASHINGTON,  
AMENDING GRANDVIEW MUNICIPAL CODE SECTION 13.28.010 SETTING  
DOMESTIC WATER RATES**

**WHEREAS**, water service provided by the City of Grandview ("City") is critical to the health and welfare of the citizens of the City; and,

**WHEREAS**, rate adjustments are necessary from time to time to ensure that sufficient revenues exist in the Water/Sewer Fund to properly maintain the citizens' utilities and provide adequate services to City residents and businesses and to adequately service the water/sewer debt issued by the City; and,

**WHEREAS**, Grandview Municipal Code Section 13.28.010 provides for domestic water rates;

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

**Section 1.** Grandview Municipal Code Section 13.28.010, which reads as follows:

**13.28.010 Meter rates and service charges for domestic water consumed.**

2018 meter rates and service charges for domestic water consumed, used, or delivered by or to customers of the water department shall be effective commencing December 15, 2017, and shall be according to the following schedules and classifications of use:

A. The monthly water meter service charge for the different size meters shall be as follows:

<b><u>Meter Size</u></b>	<b><u>Rate</u></b>
5/8 to 3/4 inch	\$23.77
1 inch	\$27.73
1 1/4 inch	\$32.55
1 1/2 inch	\$36.53
2 inch	\$54.14
3 inch	\$71.50
4 inch	\$91.92
6 inch	\$176.18
8 inch	\$354.90

B. In addition to the service charge for each monthly billing period, water usage shall be charged in accordance with the following schedule:

<b><u>Consumption in Gallons</u></b>	<b><u>Rate</u></b>
1,000 to 3,000	\$0.36
3,001 to 15,000	\$2.19
15,001 to 30,000	\$1.76
30,001 and above	\$1.52

Provided, where more than one meter is used to measure the service, the meter service charge shall be the sum of the charges for the meters so used.

In addition to the charges, applicable Washington State utility tax shall be shown on the billing and collected in accordance with this chapter and GMC 13.28.120.

C. The City shall pay hydrant rental at the following rate per year:

<b><u>Service Provided</u></b>	<b><u>Rate</u></b>
Hydrant rental	\$1,977.00

D. For all water services outside of city limits, the charge shall be 150 percent of the applicable rate within the city limits, including standby or fire protection service charges; except when property to be served is subject to pending annexation and Yakima County has given the city early transfer of authority as provided in Article G.6 of the Inter-local Agreement for Growth Management Act implementation in Yakima County, adopted by Resolution No. 99-14. In the event such property is not annexed at the next available annexation election date, or other procedure for annexation, said property shall pay at the rate of all other property outside the city limits.

E. Service Charge for Rereading Obstructed Meters. Whenever it is necessary for the meter reader to return to any meter to read the same because of the fact that the meter is covered with debris, dirt, or any other material making access to the meter difficult, a service charge shall be charged each time the meter reader must return to the premises, and the meter reader shall leave a notice with the occupant of the premises, and shall not return more often than each five days. The service charges shall be as follows:

<b><u>Service Provided</u></b>	<b><u>Rate</u></b>
Obstructed meter reread	\$25.00

F. Service Charge to Turn On a Meter, Create a New Utility Account, Generate a Closing Bill or Generate and Deliver a 24-Hour Notice of Disconnection. A service charge shall be charged to turn on a meter, create a new utility account, generate a closing bill, or generate and deliver a 24-hour notice of disconnection as follows:

<u>Service Provided</u>	<u>Rate</u>
24-hour notice of disconnection fee	\$5.00
Turn-on fee	\$25.00
New account fee	\$25.00
Closing bill fee	\$25.00
After hours* nonemergency turn-on fee	\$80.00

\*After hours shall include Monday through Friday after 4:00 p.m. and before 8:00 a.m., weekends and holidays.

*Is hereby amended to read, as follows:*

**Section 1.** Grandview Municipal Code Section 13.28.010, which reads as follows:

**13.28.010 Meter rates and service charges for domestic water consumed.**

2023 meter rates and service charges for domestic water consumed, used, or delivered by or to customers of the water department shall be effective commencing December 15, 2022, and shall be according to the following schedules and classifications of use:

A. The monthly water meter service charge for the different size meters shall be as follows:

<u>Meter Size</u>	<u>Rate</u>
5/8 to 3/4 inch	\$24.72
1 inch	\$28.84
1 1/4 inch	\$33.85
1 1/2 inch	\$37.99
2 inch	\$56.31
3 inch	\$74.36
4 inch	\$95.60
6 inch	\$183.23
8 inch	\$369.10

B. In addition to the service charge for each monthly billing period, water usage shall be charged in accordance with the following schedule:

<u>Consumption in Gallons</u>	<u>Rate</u>
1,000 to 3,000	\$0.37
3,001 to 15,000	\$2.28
15,001 to 30,000	\$1.83
30,001 and above	\$1.58

Provided, where more than one meter is used to measure the service, the meter service charge shall be the sum of the charges for the meters so used.

In addition to the charges, applicable Washington State utility tax shall be shown on the billing and collected in accordance with this chapter and GMC 13.28.120.

C. The City shall pay hydrant rental at the following rate per year:

<u>Service Provided</u>	<u>Rate</u>
Hydrant rental	\$1,977.00

D. For all water services outside of city limits, the charge shall be 150 percent of the applicable rate within the city limits, including standby or fire protection service charges; except when property to be served is subject to pending annexation and Yakima County has given the city early transfer of authority as provided in Article G.6 of the Inter-local Agreement for Growth Management Act implementation in Yakima County, adopted by Resolution No. 99-14. In the event such property is not annexed at the next available annexation election date, or other procedure for annexation, said property shall pay at the rate of all other property outside the city limits.

E. Service Charge for Rereading Obstructed Meters. Whenever it is necessary for the meter reader to return to any meter to read the same because of the fact that the meter is covered with debris, dirt, or any other material making access to the meter difficult, a service charge shall be charged each time the meter reader must return to the premises, and the meter reader shall leave a notice with the occupant of the premises, and shall not return more often than each five days. The service charges shall be as follows:

<u>Service Provided</u>	<u>Rate</u>
Obstructed meter reread	\$25.00

F. Service Charge to Turn On a Meter, Create a New Utility Account, Generate a Closing Bill or Generate and Deliver a 24-Hour Notice of Disconnection. A service charge shall be charged to turn on a meter, create a new utility account, generate a closing bill, or generate and deliver a 24-hour notice of disconnection as follows:

<u>Service Provided</u>	<u>Rate</u>
24-hour notice of disconnection fee	\$5.00
Turn-on fee	\$25.00
New account fee	\$25.00
Closing bill fee	\$25.00
After hours* nonemergency turn-on fee	\$80.00



\*After hours shall include Monday through Friday after 4:00 p.m. and before 8:00 a.m., weekends and holidays.

**Section 2.** This Ordinance shall be in full force and effect five (5) day after its passage and publication as required by law.

**PASSED** by the **CITY COUNCIL** and **APPROVED** by the **MAYOR** at its regular meeting on November 8, 2022.

**MAYOR**

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

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**CITY CLERK**

**APPROVED AS TO FORM:**

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

**PUBLICATION: 11/09/2022**

**EFFECTIVE: 11/14/2022**

**ORDINANCE NO. 2022-18**

**AN ORDINANCE OF THE CITY OF GRANDVIEW, WASHINGTON,  
AMENDING GRANDVIEW MUNICIPAL CODE SECTION 13.28.050  
SETTING DOMESTIC SEWER RATES**

**WHEREAS**, sewer service provided by the City of Grandview ("City") is critical to the health and welfare of the citizens of the City; and,

**WHEREAS**, rate adjustments are necessary from time to time to ensure that sufficient revenues exist in the Water/Sewer Fund to properly maintain the citizens' utilities and provide adequate services to City residents and businesses and to adequately service the water/sewer debt issued by the City; and,

**WHEREAS**, Grandview Municipal Code Section 13.28.050 provides for domestic sewer rates;

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

**Section 1.** Grandview Municipal Code Section 13.28.050, which reads as follows:

**13.28.050 Sewer rates.**

2020 rates set forth herein shall become effective on December 15, 2019, excluding section B – Rates for Large Industrial Users within the City, which shall become effective on January 1, 2020.

A. **Definitions.** Unless the context specifically indicates otherwise, the meaning of the terms used in this section shall be as defined in GMC 13.04.010.

B. **Rates for Large Industrial Commercial Users within the City.** Sewer rates for large industrial or commercial accounts required to install monitoring stations, to be charged by the City of Grandview for sewer service, are, until further ordinance by the City Council, as follows:

Sewer rates shall be based upon the volume and strength of the wastewater discharged as follows:

<b><u>Parameter</u></b>	<b><u>Rate</u></b>
Flow per 1,000 gallon	\$3.2978
BOD per pound	\$0.1009
TSS per pound	\$0.3183

Quantities of flow, BOD and TSS shall be as determined by the City using data and results obtained by the City from the monitoring stations installed by each large industrial or commercial user. The minimum monthly charge for large industrial and

commercial users shall be as follows:

<u>Service Description</u>	<u>Rate</u>
Minimum monthly charge	\$705.50

The minimum monthly charge for separate sanitary waste, as discussed below, shall be included in this minimum amount. The City of Grandview shall charge for sanitary waste flows that do not pass through the industrial monitoring stations for the large industrial or commercial accounts. Such sanitary waste flows shall be determined based on the number of "full-time equivalent" employees employed by the large industrial or commercial user.

"Full-time equivalent" refers to the calculation made to determine the number of employees, both part- and full-time, employed in the City of Grandview, by a particular business. The quarterly Department of Labor and Industries report should be used to determine the number of employee equivalents by dividing the total hours of all classes of workers employed by 520 hours and adding the number of owners, partners, and officers employed in the business and not included above. If the quarterly Department of Labor and Industries report does not accurately reflect the number of employees employed within the City of Grandview, then equivalent quarterly information may be used to determine the number of employee equivalents by dividing the total hours of all classes of workers employed by 520 hours and adding the number of owners, partners and officers employed in the business and not included in the worker hours.

For example: if an industry reported 10,400 hours for the first quarter, the calculation would be:

$$\text{Monthly number of equivalent employees} = 10,400/520 = 20$$

A copy of the report or form used to determine worker hours and "full-time equivalent" employees shall be provided to the City each quarter.

The sanitary waste water flows for a three-month period shall be based on the number of hours reported for the previous quarter and shall be calculated using 300 gallons per employee per day as follows:

$$\text{Monthly flow volume in gallons} = \text{monthly number of equivalent employees times 300 gallons per equivalent employee.}$$

For example: using the 20 monthly number of equivalent employees calculated above for the first quarter, the flow volume used for sewer rates for each month of the second quarter would be:

$$\text{Monthly flow volume in gallons} = 20 \times 300 = 6,000 \text{ gallons}$$

Charges by the City of Grandview for such sanitary waste sewer services are, until further ordinance by the City Council, as follows:

Sewer rates shall be based upon a minimum monthly charge plus a per unit rate for each 1,000 gallons of water delivered in excess of the first 5,000 gallons per month as follows:

<b><u>Minimum Monthly Charge</u></b>	<b><u>Rate</u></b>
Minimum for 5,000 gallons	\$41.80
Plus for each 1,000 gallons after 5,000 gallons	\$ 5.19

C. **Rates for Residential and Public Users within the City.** Sewer rates for all accounts within the corporate City limits, except industrial, business and commercial accounts, to be charged by the City of Grandview for sewer services are, until further ordinance by the City Council, as follows. Sewer rates shall be based upon a minimum monthly charge plus a per unit rate for each 1,000 gallons of water delivered in excess of the first 5,000 gallons per month as follows:

<b><u>Minimum Monthly Charge</u></b>	<b><u>Rate</u></b>
Minimum for 5,000 gallons	\$35.32
Plus for each 1,000 gallons after 5,000 gallons	\$ 5.59

Provided, during the irrigation season (March 15th to October 15th – Resolution No. 2004-20) the sewer rate use charge shall be fixed and based upon the average monthly water usage during the non-irrigation season (October 15th to March 15th). During the non-irrigation season, the sewer rate use charge shall be fixed and based upon actual water use.

D. **Rates for Commercial, Business, and Industrial Users within the City.** Sewer rates for commercial, business, and industrial sewer services within the corporate City limits not required to install monitoring stations, with the exception of grocery stores, bakeries, restaurants, and drive-ins, to be charged by the City of Grandview for sewer services are, until further ordinance by the City Council, as follows:

Sewer rates shall be based upon a minimum monthly charge plus a per unit rate for each 1,000 gallons of water delivered in excess of the first 5,000 gallons per month as follows:

<b><u>Minimum Monthly Charge</u></b>	<b><u>Rate</u></b>
Minimum for 5,000 gallons	\$35.32
Plus for each 1,000 gallons after 5,000 gallons	\$ 4.39

Commercial, business, and industrial sewer services within the corporate City limits not required to install monitoring stations who lose volume of water through evaporation, irrigation, or in the product may request a reduction in their monthly sewer charge only if the difference between water consumed and wastewater discharged to the City is

documented through the use of water meters. In such situations, the monthly sewer charges will be based upon the volume of wastewater discharged to the City at the rates specified.

**Sewer rates for grocery stores, bakeries, restaurants, and drive-ins** to be charged by the City of Grandview for sewer services are, until further ordinance by the City council, as follows. Sewer rates shall be based upon a minimum monthly charge plus a per unit rate for each 1,000 gallons of water delivered in excess of the first 5,000 gallons per month as follows:

<u>Minimum Monthly Charge</u>	<u>Rate</u>
Minimum for 5,000 gallons	\$35.32
Plus for each 1,000 gallons after 5,000 gallons	\$ 5.14

E. **Rates outside City.** Sewer rates for all accounts outside the corporate City limits, to be charged by the City of Grandview for sewer services are, until further ordinance by the City Council, 150 percent of the corresponding rate charged for a similar facility located within the corporate City limits; except when property to be served is subject to pending annexation and Yakima County has given the City early transfer of authority as provided in Article G.6 of the Interlocal Agreement for Growth Management Act implementation in Yakima County, adopted by Resolution No. 99-14. In the event such property is not annexed at the next available annexation election date, said property shall pay at the rate of all other property outside the City limits. Where user is supplied by water from non-City sources, upon demand of the City Council, the supply shall be metered at the owner's expense and the City shall have the right of access to the meter.

F. In addition to all sewer charges, applicable Washington State and local utility taxes shall be shown on the billing and collected in accordance with this chapter and GMC 13.28.120.

G. **Penalty.** The City of Grandview shall charge monetary penalties for slug or accidental discharges of wastes from large industrial or commercial users in accordance with GMC 13.12.120 and, until further ordinance of the City Council, penalties for violation of pH limits in accordance with the following schedule:

Any discharge of wastes from a large industrial or commercial user with a pH lower than five or higher than 11, for an average over a 15-minute period within a 60-minute duration, or having any other corrosive property capable of causing damage or hazard to structures, equipment and personnel of the sewage works, shall be subject to a penalty as follows per hour for each hour said violation continues to occur. In addition, the City may charge the discharger for actual costs of mitigating the effects of the impact of the discharge on the sewer system and treatment facilities:

<u>Penalty Description</u>	<u>Rate</u>
Slug/accidental discharge	\$339.50 per hour

***Is hereby amended to read, as follows:***

**13.28.050 Sewer rates.**

2023 rates set forth herein shall become effective on December 15, 2022, excluding section B – Rates for Large Industrial Users within the City, which shall become effective on January 1, 2023.

A. **Definitions.** Unless the context specifically indicates otherwise, the meaning of the terms used in this section shall be as defined in GMC 13.04.010.

B. **Rates for Large Industrial Commercial Users within the City.** Sewer rates for large industrial or commercial accounts required to install monitoring stations, to be charged by the City of Grandview for sewer service, are, until further ordinance by the City Council, as follows:

Sewer rates shall be based upon the volume and strength of the wastewater discharged as follows:

<b><u>Parameter</u></b>	<b><u>Rate</u></b>
Flow per 1,000 gallon	\$3.4957
BOD per pound	\$0.1070
TSS per pound	\$0.3374

Quantities of flow, BOD and TSS shall be as determined by the City using data and results obtained by the City from the monitoring stations installed by each large industrial or commercial user. The minimum monthly charge for large industrial and commercial users shall be as follows:

<b><u>Service Description</u></b>	<b><u>Rate</u></b>
Minimum monthly charge	\$747.83

The minimum monthly charge for separate sanitary waste, as discussed below, shall be included in this minimum amount. The City of Grandview shall charge for sanitary waste flows that do not pass through the industrial monitoring stations for the large industrial or commercial accounts. Such sanitary waste flows shall be determined based on the number of "full-time equivalent" employees employed by the large industrial or commercial user.

"Full-time equivalent" refers to the calculation made to determine the number of employees, both part- and full-time, employed in the City of Grandview, by a particular business. The quarterly Department of Labor and Industries report should be used to determine the number of employee equivalents by dividing the total hours of all classes of workers employed by 520 hours and adding the number of owners, partners, and officers employed in the business and not included above. If the quarterly Department of Labor and Industries report does not accurately reflect the number of employees employed within the City of Grandview, then equivalent quarterly information may be

used to determine the number of employee equivalents by dividing the total hours of all classes of workers employed by 520 hours and adding the number of owners, partners and officers employed in the business and not included in the worker hours.

For example: if an industry reported 10,400 hours for the first quarter, the calculation would be:

Monthly number of equivalent employees =  $10,400/520 = 20$

A copy of the report or form used to determine worker hours and "full-time equivalent" employees shall be provided to the City each quarter.

The sanitary waste water flows for a three-month period shall be based on the number of hours reported for the previous quarter and shall be calculated using 300 gallons per employee per day as follows:

Monthly flow volume in gallons = monthly number of equivalent employees times 300 gallons per equivalent employee.

For example: using the 20 monthly number of equivalent employees calculated above for the first quarter, the flow volume used for sewer rates for each month of the second quarter would be:

Monthly flow volume in gallons =  $20 \times 300 = 6,000$  gallons

Charges by the City of Grandview for such sanitary waste sewer services are, until further ordinance by the City Council, as follows:

Sewer rates shall be based upon a minimum monthly charge plus a per unit rate for each 1,000 gallons of water delivered in excess of the first 5,000 gallons per month as follows:

<u>Minimum Monthly Charge</u>	<u>Rate</u>
Minimum for 5,000 gallons	\$44.31
Plus for each 1,000 gallons after 5,000 gallons	\$ 5.50

C. Rates for Residential and Public Users within the City. Sewer rates for all accounts within the corporate City limits, except industrial, business and commercial accounts, to be charged by the City of Grandview for sewer services are, until further ordinance by the City Council, as follows. Sewer rates shall be based upon a minimum monthly charge plus a per unit rate for each 1,000 gallons of water delivered in excess of the first 5,000 gallons per month as follows:

<u>Minimum Monthly Charge</u>	<u>Rate</u>
Minimum for 5,000 gallons	\$37.44
Plus for each 1,000 gallons after 5,000 gallons	\$ 5.93

Provided, during the irrigation season (March 15th to October 15th – Resolution No. 2004-20) the sewer rate use charge shall be fixed and based upon the average monthly water usage during the non-irrigation season (October 15th to March 15th). During the non-irrigation season, the sewer rate use charge shall be fixed and based upon actual water use.

**D. Rates for Commercial, Business, and Industrial Users within the City.**

Sewer rates for commercial, business, and industrial sewer services within the corporate City limits not required to install monitoring stations, with the exception of grocery stores, bakeries, restaurants, and drive-ins, to be charged by the City of Grandview for sewer services are, until further ordinance by the City Council, as follows:

Sewer rates shall be based upon a minimum monthly charge plus a per unit rate for each 1,000 gallons of water delivered in excess of the first 5,000 gallons per month as follows:

<u>Minimum Monthly Charge</u>	<u>Rate</u>
Minimum for 5,000 gallons	\$37.44
Plus for each 1,000 gallons after 5,000 gallons	\$ 4.65

Commercial, business, and industrial sewer services within the corporate City limits not required to install monitoring stations who lose volume of water through evaporation, irrigation, or in the product may request a reduction in their monthly sewer charge only if the difference between water consumed and wastewater discharged to the City is documented through the use of water meters. In such situations, the monthly sewer charges will be based upon the volume of wastewater discharged to the City at the rates specified.

**Sewer rates for grocery stores, bakeries, restaurants, and drive-ins** to be charged by the City of Grandview for sewer services are, until further ordinance by the City council, as follows. Sewer rates shall be based upon a minimum monthly charge plus a per unit rate for each 1,000 gallons of water delivered in excess of the first 5,000 gallons per month as follows:

<u>Minimum Monthly Charge</u>	<u>Rate</u>
Minimum for 5,000 gallons	\$37.44
Plus for each 1,000 gallons after 5,000 gallons	\$ 5.45

**E. Rates outside City.** Sewer rates for all accounts outside the corporate City limits, to be charged by the City of Grandview for sewer services are, until further ordinance by the City Council, 150 percent of the corresponding rate charged for a similar facility located within the corporate City limits; except when property to be served is subject to pending annexation and Yakima County has given the City early transfer of authority as provided in Article G.6 of the Interlocal Agreement for Growth Management Act implementation in Yakima County, adopted by Resolution No. 99-14. In the event



such property is not annexed at the next available annexation election date, said property shall pay at the rate of all other property outside the City limits. Where user is supplied by water from non-City sources, upon demand of the City Council, the supply shall be metered at the owner's expense and the City shall have the right of access to the meter.

F. In addition to all sewer charges, applicable Washington State and local utility taxes shall be shown on the billing and collected in accordance with this chapter and GMC 13.28.120.

G. **Penalty.** The City of Grandview shall charge monetary penalties for slug or accidental discharges of wastes from large industrial or commercial users in accordance with GMC 13.12.120 and, until further ordinance of the City Council, penalties for violation of pH limits in accordance with the following schedule:

Any discharge of wastes from a large industrial or commercial user with a pH lower than five or higher than 11, for an average over a 15-minute period within a 60-minute duration, or having any other corrosive property capable of causing damage or hazard to structures, equipment and personnel of the sewage works, shall be subject to a penalty as follows per hour for each hour said violation continues to occur. In addition, the City may charge the discharger for actual costs of mitigating the effects of the impact of the discharge on the sewer system and treatment facilities:

<b><u>Penalty Description</u></b>	<b><u>Rate</u></b>
Slug/accidental discharge	\$359.87 per hour

**Section 2.** This Ordinance shall be in full force and effect five (5) day after its passage and publication as required by law.

**PASSED** by the **CITY COUNCIL** and **APPROVED** by the **MAYOR** at its regular meeting on November 8 ,2022.

**MAYOR**

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

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

**APPROVED AS TO FORM:**

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

PUBLICATION: 11/09/2022  
EFFECTIVE: 11/14/2022

**ORDINANCE NO. 2022-19**

**AN ORDINANCE OF THE CITY OF GRANDVIEW, WASHINGTON,  
AMENDING GRANDVIEW MUNICIPAL CODE SECTION 13.28.060(B)  
SETTING IRRIGATION WATER RATES**

**WHEREAS**, irrigation water service provided by the City of Grandview ("City") is critical to the health and welfare of the citizens of the City; and,

**WHEREAS**, rate adjustments are necessary from time to time to ensure that sufficient revenues exist in the Irrigation Fund to properly maintain the citizens' utilities and provide adequate services to City residents and businesses; and,

**WHEREAS**, Grandview Municipal Code subsection 13.28.060(B) provides for irrigation water rates;

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

**Section 1.** Grandview Municipal Code subsection 13.28.060(B), which reads as follows:

**13.28.060(B) Irrigation Rates.**

2022 irrigation rates shall become effective commencing January 1, 2022, as follows:

1. For land serviced by pressure irrigation, the service rate shall be \$0.019296 per square foot and the minimum charge per property shall be the sum of \$115.88 per year.

2. For land served by gravity flow where the city is responsible for maintenance, the service rate shall be \$0.004388 per square foot or \$191.09 per acre, and the minimum charge per property shall be the sum of \$76.74 per year.

3. For lands served by gravity flow, where the city is not responsible for maintenance or where no water is delivered, the service rate shall be \$0.002233 per square foot or \$97.19 per acre per year or \$40.62 minimum charge per year per property owner.

***is hereby amended to read as follows:***

**13.28.060(B) Irrigation Rates.**

2023 irrigation rates shall become effective commencing January 1, 2023, as follows:

1. For land serviced by pressure irrigation, the service rate shall be \$0.020261 per square foot and the minimum charge per property shall be the sum of \$121.67 per year.

2. For land served by gravity flow where the city is responsible for maintenance, the service rate shall be \$0.004607 per square foot or \$200.64 per acre, and the minimum charge per property shall be the sum of \$80.58 per year.

3. For lands served by gravity flow, where the city is not responsible for maintenance or where no water is delivered, the service rate shall be \$0.002345 per square foot or \$102.05 per acre per year or \$42.65 minimum charge per year per property owner.

**Section 2.** This Ordinance shall be in full force and effect five (5) day after its passage and publication as required by law.

**PASSED** by the **CITY COUNCIL** and **APPROVED** by the **MAYOR** at its regular meeting on November 8, 2022.

**MAYOR**

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

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

**APPROVED AS TO FORM:**

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

PUBLICATION: 11/09/2022  
EFFECTIVE: 11/14/2022

**ORDINANCE NO. 2022-20**

**AN ORDINANCE OF THE CITY OF GRANDVIEW, WASHINGTON,  
AMENDING THE 2022 ANNUAL BUDGET**

**WHEREAS**, the original 2022 estimated beginning fund balances and revenues do not reflect available budget sources; and

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

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

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

**Section 1.** That the 2022 annual budget be amended to reflect the changes presented in Exhibit A.

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

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

**PASSED** by the **CITY COUNCIL** and **APPROVED** by the **MAYOR** at its regular meeting on November 8, 2022.

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

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

**PUBLICATION: 11/09/2022**  
**EFFECTIVE: 11/14/2022**

**Exhibit A**

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

<b>Current Expense Fund</b>					
Original 2022 Budget	1,074,690	5,894,770	6,880,755	88,705	6,969,460
Amendment Amount			11,800	(11,800)	-
<b>Amended Total</b>	<b>1,074,690</b>	<b>5,894,770</b>	<b>6,892,555</b>	<b>76,905</b>	<b>6,969,460</b>

<b>ARPA Fund</b>					
Original 2022 Budget	1,513,210	1,546,200	1,894,000	1,165,410	3,059,410
Amendment Amount			240,000	(240,000)	-
<b>Amended Total</b>	<b>1,513,210</b>	<b>1,546,200</b>	<b>2,134,000</b>	<b>925,410</b>	<b>3,059,410</b>

**Ordinance No. 2022-X**

to Sue 11/XX/2022 - mc

Account	Description Fund/Account	Original Estimate	Amendment Amount	New Estimate	Treasurer's notes
	<b>Current Expense Fund</b>				
001 000 000 308 51 00 00	Beginning Fund Balance - Assigned	74,060	-	74,060	
001 000 000 308 91 00 00	Beginning Fund Balance - Unassigned	1,000,630		1,000,630	
	<b>Revenues/Sources</b>	5,894,770		5,894,770	
	<b>Current Exp. Fund Total</b>	6,969,460	-	6,969,460	
	<b>Professional Services</b>		10,000		YVCOG contract - increased volume of land use applications
001 060 000 558 60 41 00	Professional Services		10,000		
001 085 010 508 80 00 00	Museum Memorial Balance		1,800		Updating balance to where it currently stands
	<b>Expenditures/Uses</b>	6,880,755		6,892,555	
001 099 000 508 51 00 00	Ending Fund Balance - Assigned	10,000		10,000	
001 099 000 508 91 00 00	Ending Fund Balance - Unassigned	78,705	(11,800)	66,905	
	<b>Current Exp. Fund Total</b>	6,969,460	-	6,969,460	
	<b>American Rescue Plan Act Fund</b>				
010 000 000 308 91 00 00	Beginning Fund Balance - Unassigned	1,513,210		1,513,210	
	<b>Revenues/Sources</b>	1,546,200		1,546,200	
	<b>ARPA Fund Total</b>	3,059,410	-	3,059,410	
010 002 000 518 63 40 01	Existing Small Business Grants - ARPA		240,000		Funding for business that didn't receive initial grant
	<b>Expenditures/Uses</b>	1,894,000		2,134,000	
010 099 000 508 91 00 00	Ending Fund Balance - Unassigned	1,165,410	(240,000)	925,410	
	<b>ARPA Fund Total</b>	3,059,410	-	3,059,410	

**RESOLUTION NO. 2022-57**

**A RESOLUTION OF THE CITY OF GRANDVIEW, WASHINGTON,  
APPROVING THE FINAL PLAT OF GRANDRIDGE ESTATES – PHASE 10  
LOCATED ON GRANDRIDGE ROAD**

**WHEREAS**, the developer, Dan Swanson d/b/a KDS Development, Inc., applied for preliminary plat approval for a 227-lot residential subdivision designated as Grandridge Estates; and,

**WHEREAS**, on March 24, 2020, Council adopted Resolution No. 2020-13 approving Grandridge Estates Subdivision 227-lot preliminary plat subject to conditions outlined in the Hearing Examiner’s report and per Grandview Municipal Code Section 16.24 Design Standards and Section 16.28 Improvements; and,

**WHEREAS**, the developer has completed the infrastructure improvements for Grandridge Estates – Phase 10 per the City’s standards,

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

**Section 1.** The final plat known as Grandridge Estates – Phase 10 is approved.

**Section 2.** The Mayor is hereby authorized to sign the final plat, 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 November 8, 2022.

**MAYOR**

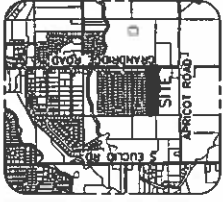
\_\_\_\_\_  
**ATTEST:**

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

**APPROVED AS TO FORM:**

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

THE FINAL PLAT OF  
**GRANDRIDGE ESTATES - PHASE 10**  
 N.W. 1/4 OF SEC. 26, T.09N., R.23E., W.M.,  
 YAKIMA COUNTY, WASHINGTON

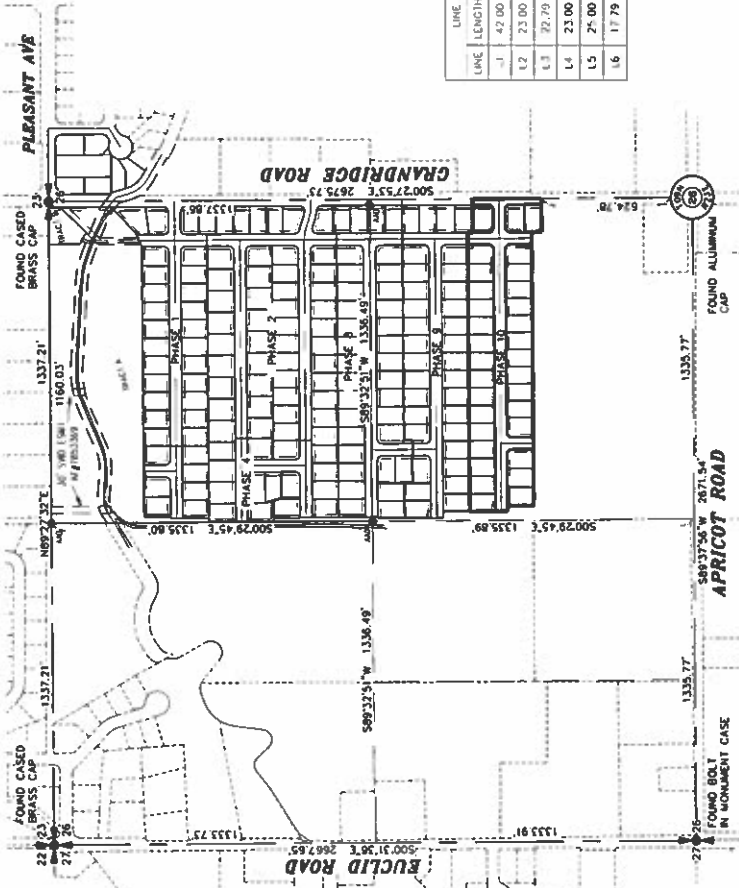


VICINITY SKETCH  
 NOT TO SCALE



CURVE	LENGTH	RADIUS	Δ	CH	ORREC	CHORD
C1	31.42	20.00	90°00'00"	N44°32'07"E	28.28	
C2	31.42	20.00	90°00'00"	N45°27'53"W	28.28	
C3	31.42	20.00	90°00'00"	S44°32'07"W	28.28	
C4	31.42	20.00	90°00'00"	S45°27'53"E	28.28	
C5	31.42	20.00	90°00'00"	N44°32'07"E	28.28	
C6	31.42	20.00	90°00'00"	N45°27'53"W	28.28	
C7	31.42	20.00	90°00'00"	S44°32'07"W	28.28	
C8	31.42	20.00	90°00'00"	N45°27'53"E	28.28	

LINE	LENGTH	DIRECTION
L1	42.00	S00°27'53"E
L2	23.00	S89°32'07"W
L3	32.79	N00°27'53"W
L4	23.00	N89°32'07"E
L5	24.00	S00°27'53"E
L6	17.79	S00°27'53"E



BEARING	DISTANCE	NORTH	SOUTH	EAST	WEST
N00°27'53"W	289.21	0.0000	0.0000	0.0000	2.3457
S89°32'07"W	140.00	0.0000	1.1357	0.0000	1.39.5954
N00°27'53"W	22.79	22.7893	0.0000	0.0000	0.1848
S89°32'07"W	1159.00	0.0000	15.4078	0.0000	158.9619
S00°27'53"W	1100.00	0.0000	15.4078	0.0000	0.0000
N89°32'07"E	23.00	0.1866	0.0000	22.9992	0.0000
S00°27'53"E	110.00	0.0000	109.9984	0.8922	0.0000
N89°32'07"E	1136.00	9.2154	0.0000	1135.8626	0.0000
S00°27'53"E	42.00	0.0000	41.9986	0.3407	0.0000
N89°32'07"E	140.00	13.25274	0.0000	132.33354	0.0000
		322.5274	322.5274	1301.7676	1301.7678

- RIGHT-OF-WAY AND EASEMENT NOTES**
- ① = HERETY DEDICATED RIGHT-OF-WAY
  - ② = PUBLIC UTILITY EASEMENT
  - ③ = IRRIGATION EASEMENT
- EXISTING EASEMENT NOTES**
- ① = PUBLIC UTILITY EASEMENT, GRANDRIDGE ESTATES PHASE 9
  - ② = IRRIGATION EASEMENT, GRANDRIDGE ESTATES PHASE 9

SCALE 1" = 300'

BASE OF BEARING  
 BASE OF BEARING  
 WA STATE OPEN SOILS ZONE  
 PER OPUS SOLUTION  
 EQUIPMENT USED  
 A THREE SECOND TOTAL STATION  
 SPECTRA PRECISION RTR OPS

**PLAT FOR SDC**

**STRATTON SURVEYING & MAPPING P.C.**  
 317 NORTH WYOMING STREET  
 WENATCHEE, WA 98856  
 Ph: (509) 235-6360  
 stratton@stratton-survey.com

DATE: 10/16/22  
 SHEET 1 OF 4  
 JOB # 5622

**AUDITOR'S CERTIFICATE**

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
 COUNTY AUDITORS FILE NO. \_\_\_\_\_ AT THE REQUEST OF DEREK C. RIGALLISE, P.L.S.

YAKIMA COUNTY AUDITOR DEPUTY

**INDEX**

T	R	SEC	INDEX
26	09M	23E	



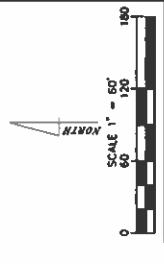
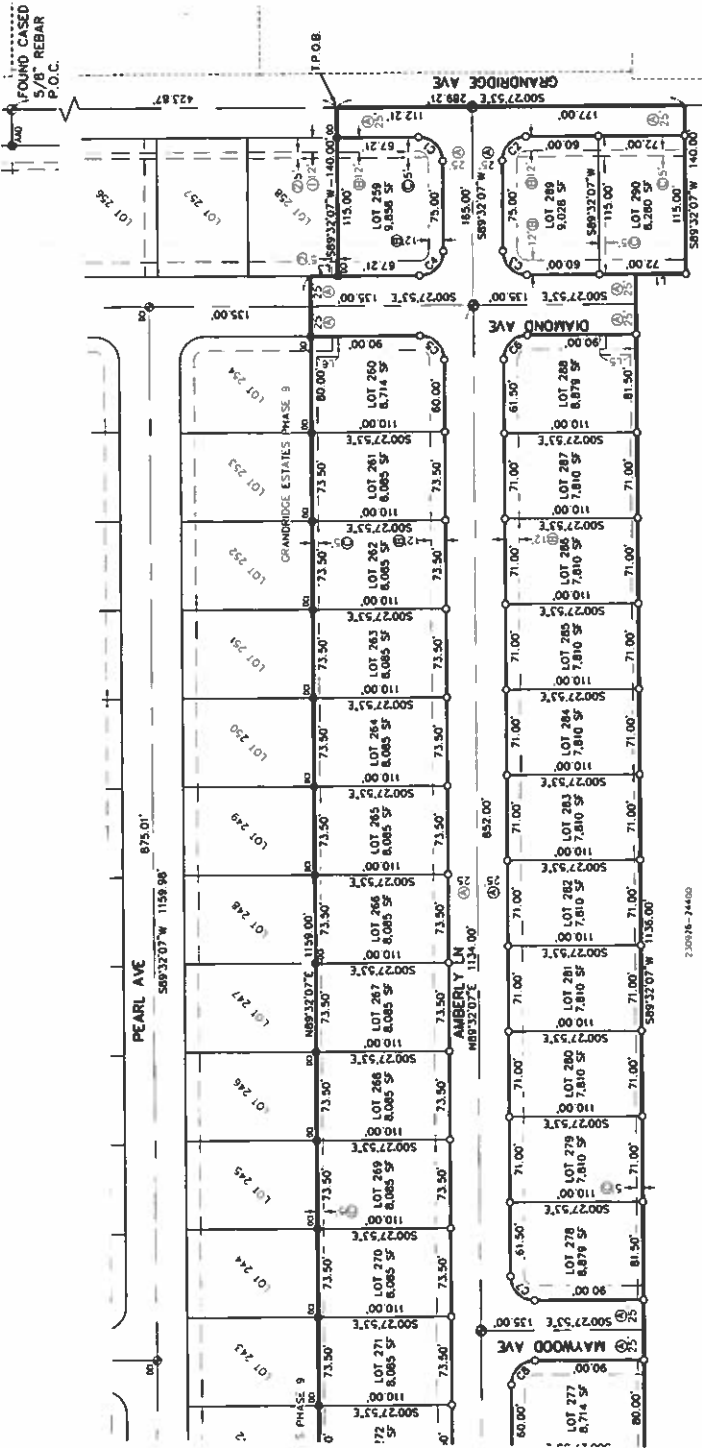
**SURVEYOR'S CERTIFICATE:**

I, DEREK C. RIGALLISE, A LICENSED LAND SURVEYOR IN THE STATE OF WASHINGTON, HEREBY CERTIFY THAT THE PLAT OF GRANDRIDGE ESTATES PHASE 10, AS SHOWN HEREON, IS BASED ON AN ACTUAL FIELD SURVEY OF THE LAND DESCRIBED, AND THAT ALL CORNERS AND DISTANCES ARE LOYALTY SHOWN, AND THAT SAID PLAT IS STAKED ON THE GROUND AS INDICATED HEREON.

DEREK C. RIGALLISE 1546886 \_\_\_\_\_ DATE \_\_\_\_\_



THE FINAL PLAT OF  
**GRANDRIDGE ESTATES - PHASE 10**  
 N.W. 1/4 OF SEC. 26, T.09N., R.23E., W.M.,  
 YAKIMA COUNTY, WASHINGTON



**STRATTON SURVEYING & MAPPING P.C.**  
 253 NORTH WASHINGTON STREET  
 YAKIMA, WA 98901  
 PHONE: (509) 725-3438  
 FAX: (509) 725-6560  
 strattonsurveying.com

DATE: 10/18/22  
 SHEET: 2 OF 4  
 DRAWING BY: DCI  
 JOB # 5622

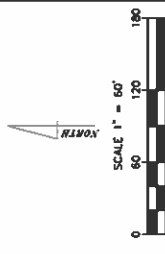
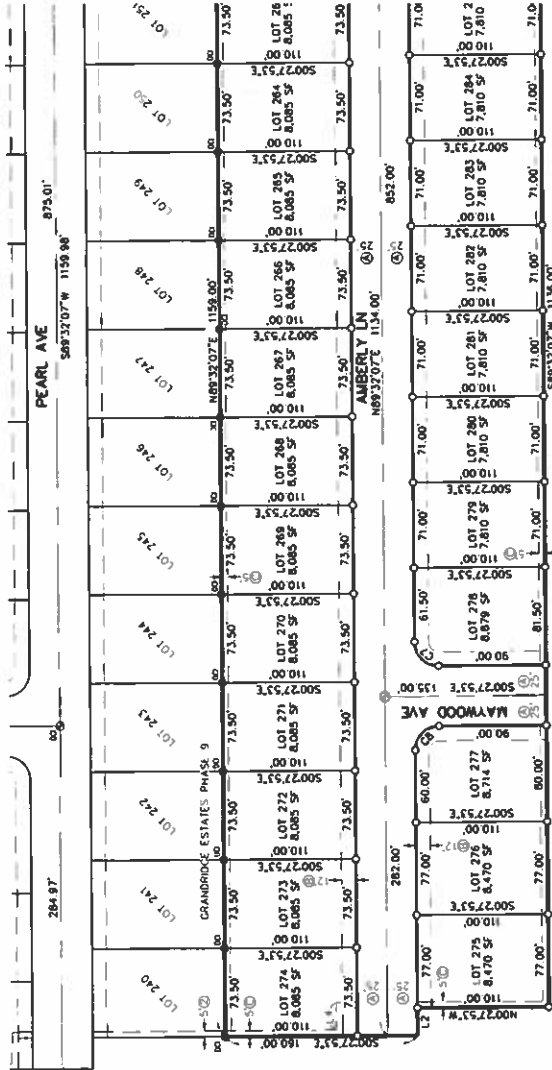
**AUDITOR'S CERTIFICATE**  
 FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
 20\_\_\_\_ AT \_\_\_\_\_ M. UNDER YAKIMA  
 COUNTY AUDITORS FILE NO. \_\_\_\_\_ AT THE  
 REQUEST OF DEBEK C. INGALISE, P.L.S.

YAKIMA COUNTY AUDITOR \_\_\_\_\_ DEPUTY \_\_\_\_\_



DRAWN BY: SD  
**PLAT FOR**  
 SD

THE FINAL PLAT OF  
**GRANDRIDGE ESTATES - PHASE 10**  
 N.W. 1/4 OF SEC. 26, T.09N., R.23E., W.M.,  
 YAKIMA COUNTY, WASHINGTON



**STRATTON SURVEYING & MAPPING P.C.**  
 313 N. 202<sup>ND</sup> ST. WENATCHEE, WA 98856  
 PHONE (509) 733-2842  
 FAX (509) 733-4360  
 www.strattonsurveying.com  
 © 2022

**AUDITOR'S CERTIFICATE**  
 FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
 20 \_\_\_\_ AT \_\_\_\_\_ M. UNDER YAKIMA  
 COUNTY AUDITORS FILE NO. \_\_\_\_\_ AT THE  
 REQUEST OF GERRIE C. NICOLASSE, P.L.S.  
 YAKIMA COUNTY AUDITOR DEPUTY



DRAFT  
 PLAT FOR  
 SDG

562297.DWG  
 DATE: 10/18/22  
 DRAWN BY: DC  
 SHEET # 5622

**THE FINAL PLAT OF  
GRANDRIDGE ESTATES - PHASE 10  
N.W. 1/4 OF SEC. 26, T.09N., R.23E., W.M.,  
YAKIMA COUNTY, WASHINGTON**

**DESCRIPTION**  
THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 09 NORTH, RANGE 23 EAST, W.M., YAKIMA COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 26 THENCE SOUTH 02°27'53" EAST ALONG THE EASTERLY LINE OF SAID QUARTER 423.87 FEET TO THE SOUTHERLY LINE OF THE PLAT OF GRANDRIDGE PHASE 9 AND THE TRUE POINT OF BEGINNING,  
THENCE SOUTH 89°32'07" WEST ALONG SAID SOUTHERLY LINE 148.00 FEET,  
THENCE NORTH 89°32'07" WEST ALONG SAID LINE 159.00 FEET TO THE SOUTHWEST CORNER OF SAID PLAT,  
THENCE SOUTH 89°32'07" WEST ALONG SAID LINE 160.00 FEET,  
THENCE NORTH 89°32'07" EAST 23.00 FEET,  
THENCE SOUTH 02°27'53" EAST 110.00 FEET,  
THENCE SOUTH 89°32'07" WEST 41.00 FEET,  
THENCE NORTH 89°32'07" EAST 140.00 FEET TO THE EASTERLY LINE OF SAID QUARTER,  
THENCE NORTH 02°27'53" EAST ALONG SAID EASTERLY LINE 289.21 FEET TO THE SAID TRUE POINT OF BEGINNING  
CONTAINS 8.05 ACRES  
TOGETHER WITH AND SUBJECT TO EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS, OF RECORD AND IN VIEW

**DEDICATION AND WAIVER OF CLAIMS**  
WE, THE UNDERSIGNED, HEREBY CERTIFY THAT WE ARE ALL PARTIES HAVING OWNERSHIP INTEREST IN THE LAND HEREON DESCRIBED, THAT WE HAVE FULL CONSENT OF SAID PARTIES AND IN ACCORDANCE WITH THEIR DESIRES HEREBY DEDICATE TO THE PUBLIC THE RIGHT OF WAY SHOWN HEREON AS PUBLIC DEDICATION TO THE USE OF THE PUBLIC, DOE HEREBY WAIVE ON BEHALF OF ITSELF AND ITS SUCCESSORS IN INTEREST ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF GRANDVIEW AND ANY OTHER GOVERNMENTAL AUTHORITY WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE DEDICATION OF SAID RIGHT-OF-WAY AND I DOE HEREBY INDICATE THE EASEMENTS AS SHOWN HEREON FOR THE USES INDICATED.

CHARLET BROTHERS FARMS

**ACKNOWLEDGEMENT**  
SIGNED \_\_\_\_\_ TITLE \_\_\_\_\_ DATE \_\_\_\_\_  
STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT \_\_\_\_\_ AND SAID PERSON ACKNOWLEDGED THAT THIS INSTRUMENT IS THEIR ACT AND DEED, THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED \_\_\_\_\_

PRINTED NOTARY PUBLIC \_\_\_\_\_  
SIGNED NOTARY PUBLIC \_\_\_\_\_ BY APPOINTMENT EXPRESS \_\_\_\_\_

**IRRIGATION APPROVAL**  
I HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN IS LOCATED WITHIN THE BOUNDARIES OF THE CITY OF GRANDVIEW, THAT THE IRRIGATION EASEMENTS SHOWN ON THIS PLAT OF GRANDRIDGE ESTATES PHASE 10 ARE ADEQUATE TO SERVE ALL LOTS WITHIN SAID PHASE 10 AND THAT SAID PHASE 10 HAS BEEN DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE IRRIGATION WATER UNDER THE OPERATING RULES AND REGULATIONS OF THE DISTRICT HAVE SATISFIED THE REQUIREMENTS OF RCW 58.17.310, AND THAT ALL ASSESSMENTS HAVE BEEN PAID THROUGH THE YEAR 20\_\_\_\_ A.D.

GRANDVIEW CITY PUBLIC WORKS DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_  
**SVD R-O-W NOTE**  
THE SVD R-O-W SHOWN HEREON WAS DERIVED BY AS-BUILDING SURVEYING AND MAPPING P.C. FROM THE ORIGINAL SURVEY AERIAL PHOTO DATED 1988, PRIOR TO THE BURNAL OF THE LATERAL. THE LATEST AND THE LATEST WAS ULTIMATELY BY THE SURVEY DATA SHOWN ON SPW 771816J AND THE PLAT OF PLEASANT RIDGE HOME'S SUBDIVISION

**CITY NOTES**  
1) ALL SIDEWALKS IN PHASE 10 TO BE COMPLETED WITHIN 24 MONTHS OF THE FINAL RECORDED DATE OF PHASE 10

**NOTES**  
1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY STRATTON SURVEYING AND MAPPING P.C. THE USER OF THIS SURVEY SHALL BE RESPONSIBLE FOR THE CONDUCT OF A TITLE SEARCH. THE USER OF RECORD SEE TITLE SEARCH REPORT PREPARED BY STEWART TITLE COMPANY, ORDER NUMBER \_\_\_\_\_ DATED \_\_\_\_/\_\_\_\_/20\_\_\_\_ OF WHICH WAS RELIED UPON TO PLAT SAID ITEMS  
2. STRATTON SURVEYING AND MAPPING MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE, SUCH AS, ADVERSE POSSESSION, ACQUESCENCE, ESTOPPEL, ETC



DRAFT

PLAT FOR  
SDC

**APPROVALS**  
APPROVED BY THE CITY COUNCIL OF THE CITY OF GRANDVIEW, WASHINGTON  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

CITY MAYOR \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST CITY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED AS TO THE SURVEY DATA LAYOUT OF STREET, ALLEYS AND OTHER  
RIGHT-OF-WAYS SHOWN HEREON  
DATED \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

GRANDVIEW CITY PUBLIC WORKS DIRECTOR \_\_\_\_\_

**CITY TREASURERS CERTIFICATE**  
I HEREBY CERTIFY THAT ALL CHARGEABLE REGULAR AND SPECIAL ASSESSMENTS COLLECTIBLE BY THIS OFFICE THAT ARE DUE AND OWING ON THE PROPERTY DESCRIBED HEREON HAVE BEEN PAID TO AND INCLUDING THE YEAR \_\_\_\_\_ A.D. TAX PARCEL NO. 23092624400

CITY OF GRANDVIEW TREASURER \_\_\_\_\_ DATE \_\_\_\_\_

**COUNTY TREASURERS CERTIFICATE**  
I HEREBY CERTIFY THAT ALL CHARGEABLE REGULAR AND SPECIAL ASSESSMENTS COLLECTIBLE BY THIS OFFICE THAT ARE DUE AND OWING ON THE PROPERTY DESCRIBED HEREON HAVE BEEN PAID TO AND INCLUDING THE YEAR \_\_\_\_\_ A.D. TAX PARCEL NO. 23092624400

YAKIMA COUNTY TREASURER \_\_\_\_\_  
**AUDITOR'S CERTIFICATE**  
DATE \_\_\_\_\_ FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ AT \_\_\_\_\_ IN \_\_\_\_\_ UNDER YAKIMA COUNTY AUDITORS FILE NO. \_\_\_\_\_ AT THE REQUEST OF ORDER C. MCWALSER P.L.S.

YAKIMA COUNTY AUDITOR DEPUTY \_\_\_\_\_  
  
**STRATTON SURVEYING & MAPPING P.C.**  
113 NORTH WASHINGTON STREET  
GRANDVIEW, WA 98942  
PHONE (509) 734-5436  
FAX (509) 734-6460  
stratton@aol.com  
362277.DWG © 2027  
DATE: 10/18/22 SHEET 4 OF 4  
DRAWN BY: DCJ JOB # 5622