

**GRANDVIEW CITY COUNCIL
COMMITTEE-OF-THE-WHOLE MEETING MINUTES
JANUARY 10, 2023**

1. CALL TO ORDER

Mayor Gloria Mendoza called the Committee-of-the-Whole (C.O.W.) 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, Laura Flores, Bill Moore (Mayor Pro Tem), Robert Ozuna, Javier Rodriguez and Joan Souders

Present via teleconference: None

Absent: None

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

Mainstreet Grandview – Ray Vining on behalf of Mainstreet Grandview advised that the 2023 calendar of events was published on Mainstreet’s website. Mainstreet submitted a grant application to T-Mobile for a façade improvement program. The Mainstreet Board would be meeting to discuss goals for the new year.

Grandview Chamber of Commerce – Cody Goeppner on behalf of the Grandview Chamber of Commerce advised that the 2023 Board Members would consist of: Kathy Viereck, Winner Circle Award Ribbons; Angela Key Williams, Miss Grandview; Humberto Rodriguez, United Family Center; Monica Niemeyer, Niemeyer Agency; Haley Ortiz, Churchill Mortgage; Britnee Sanchez, Airfield Estates Winery; Steffani Cooper, Valley Wide Cooperative; Cody Goeppner, Valley Wine Cooperative; Mindie Pina, Scratch Bakery; Silvia Barajas, G-Town Fitness; Bill Moore, City Representative; and Tammy Ouellette, Key Bank. The Board would be hosting a retreat in February to set their strategic plan for the year which would include assigning responsibilities to the Board members for the three areas of focus: membership, marketing and community awards. The 2023 membership campaign would launch in February and the Board would also be introducing new marketing techniques to promote members.

The Chamber would be hosting “A Night Among the Stars” annual fundraising auction and community awards on March 10th wherein the 2023 community calendar of events would be announced.

The next general membership meeting would be held on January 12th at the YVC Tasting Room.

4. NEW BUSINESS

A. Resolution authorizing the Mayor to sign a Professional Service Agreement with the Yakima Valley Conference of Governments for the Yakima Valley Local Crime Lab

City Administrator Arteaga explained that the Professional Service Agreement with the Yakima Valley Conference of Governments for the Yakima Valley Local Crime Lab was tabled from the December 13, 2022 Council meeting.

Discussion took place.

On motion by Councilmember Ozuna, second by Councilmember Moore, the C.O.W. moved a resolution authorizing the Mayor to sign a Professional Service Agreement with the Yakima Valley Conference of Governments for the Yakima Valley Local Crime Lab to the January 10, 2023 regular meeting for consideration.

Roll Call Vote:

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

B. Resolution authorizing the Mayor to sign a Latecomer's Agreement between the City of Grandview and Birdie Shots, LLC, regarding reimbursement of sewer lift station and sewer force main costs

City Administrator Arteaga explained that latecomer agreements, also referred to as recovery contracts, reimbursement agreements, or assessment reimbursement contracts, allow a property owner who has installed street or utility improvements to recover a portion of the costs of those improvements from other property owners who later develop property in the vicinity and use the improvements. At the December 13, 2022 meeting, Council amended Grandview Municipal Code (GMC) Section 13.28.160 Extension of Water Mains/Sewer Lines to align with the updated provisions found in Chapter 35.91 RCW.

Birdie Shots, LLC, was the owner of real property within the City that was currently unserved by the City's sanitary sewer system. Birdie Shots installed a sewer lift station, sewer force main, and other necessary appurtenance to the property for development. No other property owners or users were presently available to share in the cost and expense of construction of such improvements. Birdie Shots paid all costs and expenses for the installation of said improvements. A Latecomer's Agreement between the City and Birdie Shots, LLC., would allow Birdie Shots who installed said utility improvements to recover a portion of the costs of those improvements from other property owners who later develop property in the vicinity and use the improvements.

Discussion took place.

On motion by Councilmember Ozuna, second by Councilmember Moore, the C.O.W. moved a resolution authorizing the Mayor to sign a Latecomer's Agreement between the City of Grandview and Birdie Shots, LLC, regarding reimbursement of sewer lift station and sewer force main costs to the January 24, 2023 regular meeting for consideration.

Roll Call Vote:

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

C. Resolution approving Amendment No. 2 to Task Order No. 2019-04 with HLA Engineering and Land Surveying, Inc., for the Sludge Drying Bed Evaluation and Design

City Administrator Arteaga explained that the City operates a Wastewater Treatment Plant (WWTP) under the terms of a National Pollutant Discharge Elimination System (NPDES) Permit issued by the Washington State Department of Ecology (DOE). A by-product of the operation was the production of waste solids known as "sludge." The sludge was dewatered and placed on asphalt-paved drying beds, as required by DOE, where it was dried to remove moisture and to reduce pathogens. The dried and treated sludge, now regulated as "biosolids," could be applied to agricultural land and put to beneficial use as a soil amendment. The City contracts with Natural Selection Farms to haul the biosolids away and put them to beneficial use.

Task Order No. 2019-04 was originally approved by City Council on October 21, 2019 and included an evaluation of the sludge treatment and disposal processes to determine the extent of sludge drying bed improvements needed. The evaluation concluded with a recommendation to construct the sludge drying bed improvements in two phases. Amendment No. 1 to Task Order No. 2019-04 was approved by the City on January 26, 2021, for design of the Phase 1 and Phase 2 drying bed improvements and construction of the Phase 1 improvements. Construction of Phase 1, which comprised 65,000 square feet of paved drying beds was completed in 2021. The City budgeted \$960,000 for design, bidding and construction of the Phase 2 sludge drying bed improvements in 2023. Amendment No. 2 to Task Order No. 2019-04 included preparation of Phase 2 bid documents, bidding assistance, and construction, engineering services for the project. Additional project phases may be necessary in the future depending on the final construction costs for the Phase 2 sludge drying bed improvements. If required, design and construction services for additional phases of work would be included in a separate task order amendment. He presented Amendment No. 2 with HLA Engineering and Land Surveying, Inc., for the Sludge Drying Bed Evaluation and Design with a total fee for services in the amount of \$25,000 for design engineering and \$148,000 for construction engineering.

Discussion took place.

On motion by Councilmember Moore, second by Councilmember Espinoza, the C.O.W. moved a Resolution approving Amendment No. 2 to Task Order No. 2019-04 with HLA Engineering and Land Surveying, Inc., for the Sludge Drying Bed Evaluation and Design to the January 24, 2023 regular meeting for consideration.

Roll Call Vote:

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

D. Resolution authorizing the Mayor to sign the Local Agency A&E Professional Services Negotiated Hourly Rate Consultant Agreement with HLA Engineering and Land Surveying, Inc., for the Old Inland Empire Highway Improvements

City Administrator Arteaga explained that in 2013, the City received funding through the Surface Transportation Program for the Old Inland Empire Highway Improvements project. After competitive selections, the City entered into a Lump Sum Local Agency A&E Consultant Agreement with HLA for professional engineering (PE) phase services in the amount of \$242,900.00. This contract amount was supplemented in 2019 to increase the contract amount to \$280,928, an increase of \$38,028. The Washington State Department of Transportation (WSDOT) policies have changed and WSDOT requested the contract be modified from a lump sum to an hourly-rate type contract. All necessary paperwork was filed and approved by WSDOT to modify the contract type. The new contract includes the remaining PE phase funds totaling \$87,568.78 and programmed right-of-way funds (excluding acquisition and state costs) totaling \$91,099. Combined total was \$178,667.78. Once the new contract was approved, it would supersede the existing contract and the existing lump sum contract would be cancelled. Any remaining funds from this contract would roll forward into the construction phase.

Discussion took place.

On motion by Councilmember Diaz, second by Councilmember Ozuna, the C.O.W. moved a resolution authorizing the Mayor to sign the Local Agency A&E Professional Services Negotiated Hourly Rate Consultant Agreement with HLA Engineering and Land Surveying, Inc., for the Old Inland Empire Highway Improvements to the January 24, 2023 regular meeting for consideration.

Roll Call Vote:

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

5. OTHER BUSINESS

Wine Country Road and McCreddie Roundabout Improvements – City Administrator Arteaga provided an update on the Wine Country Road and McCreddie Roundabout Improvements. He advised that design was substantially complete and Council would need to consider landscaping or artwork for the center of the roundabout.

AWC City Action Days – City Administrator Arteaga advised that the AWC City Action Days would be held on February 15-16 in Olympia. This conference was held during the legislative session and would allow City representatives the opportunity to interact and educate statewide decision-makers on City legislative priorities.

6. ADJOURNMENT

On motion by Councilmember Moore, second by Councilmember Ozuna, the C.O.W. meeting adjourned at 6:55 p.m.

Mayor Gloria Mendoza

Anita Palacios, City Clerk