

**GRANDVIEW CITY COUNCIL  
COMMITTEE-OF-THE-WHOLE MEETING MINUTES  
MARCH 14, 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 Jessie Espinoza, Laura Flores, Bill Moore (Mayor Pro Tem) and Joan Souders

Present via teleconference: Councilmember David Diaz

Absent: Councilmembers Robert Ozuna and Javier Rodriguez

Staff present: City Administrator/Public Works Director Cus Arteaga, City Attorney Quinn Plant, Fire Chief Pat Mason, Assistant Public Works Director Todd Dorsett and City Clerk Anita Palacios

**3. PUBLIC COMMENT**

Chamber of Commerce Update – Cody Goepfner provided a Chamber of Commerce update, a copy of which is attached hereto and incorporated herein as part of these minutes.

**4. NEW BUSINESS**

**A. Wine Country Road Roundabout and Utility Improvements Update**

Present on behalf of HLA Engineering and Land Surveying, Inc., was City Engineers Stephen Hazzard and Charskie Kinloch.

City Engineers presented an update on the Wine Country Road Roundabout and Utility Improvements. A current layout and design progress was provided. Updated funding amounts to include current funding based on the engineer's estimate was as follows: City of Grandview in the amount of \$113,169; TIB Funds in the amount of \$1,512,684; SIED Board in the amount of \$168,100 for a total of \$1,793,953. It was noted that the anticipated funding cost estimate included \$160,000 for center island treatment which was subject to change. The utility improvements were included within the budget provided by SIED. They explained the construction sequencing, temporary pavement, illumination and pigmented concrete and island treatments.

Discussion took place. No action was taken.

**B. Grandview Wastewater Treatment Plant Upgrade Overview**

Present on behalf of HLA Engineering and Land Surveying, Inc., was City Engineers Dean Smith and Rob Scott.

City Engineers provided an overview of the Wastewater Treatment Plant upgrade as follows:

Department of Ecology:

The Department of Ecology would be requiring unlined lagoons to be taken out of service.

Growth:

Instead of a typical 0.71% average growth per year, the City was poised for 4.84% average growth in single family homes per year for the next 10 years. After rapid initial growth, the City's average population projection would likely fall back into the 0.71% Yakima County/OFM projections for years 2032–2040.

The existing plant capacity was as follows:

- Average Annual Flow = Mechanical Plant: 1.5 MGD; Combined: 2.32 MGD
- Average Flow for the Maximum Month Combined: 3.50 MGD
- Maximum Monthly BOD<sub>5</sub> Loading = Mechanical Plant: 11,400 lb/day; Combined: 86,000 lb/day
- Maximum Monthly TSS Loading = Mechanical Plant: 11,400 lb/day; Combined: 30,000 lb/day
- Ammonia (NH<sub>3</sub>-N) for Maximum Month = Mechanical Plant: 1,140 lb/day

Loading-Based Capacity Needs:

- Average Annual Flow: 2.25 MGD
- Average Flow for the Maximum Month: 3.00 MGD
- Maximum Monthly BOD Loading: 50,000 lb/day
- Maximum Monthly TSS Loading: 15,000 lb/day

Allocation Based Capacity Needs:

- Average Annual Flow: 2.50 MGD
- Average Flow for the Maximum Month: 4.00 MGD
- Maximum Monthly BOD Loading: 50,000 lb/day
- Maximum Monthly TSS Loading: 16,000 lb/day

Scope of WWTP Upgrade:

From a cost standpoint, it was reasonable to construct necessary improvements in conjunction with phasing out the existing facultative lagoons. However, the current treatment process capacity was based on use of the facultative lagoons (Lagoons A through F) and other storage areas. When those facilities were removed from use, both treatment and equalization capacity were lost. Therefore, the required treatment capacity was revised based on loadings and the criteria listed above as Loading Based Capacity Needs were used for design of treatment process upgrades to meet demands through 2040. The recommended approach was to proceed with improvements to curtail lagoon flow in 2026 as shown in Table 2.

<b>TABLE 1 SCHEDULE OF IMPROVEMENTS – CURTAIL LAGOON FLOW IN 2026</b>	
<b>Recommended Improvements</b>	<b>Year</b>
Headworks improvements – new screen	2025
New 80' diameter primary clarifier and waste sludge pump	2025
Replace primary clarifier mechanism	2025

Mechanical treatment plant influent pump and emergency generator	2025
New 85' diameter intermediate clarifiers (2 each) and waste sludge pumping station	2025
Add third 0.75 MGD mechanical treatment train, including emergency generator	2025
New 70' diameter sludge holding tank (518,000-gallon capacity)	2025
New sludge dewatering building with capacity equal to 50% of existing process plus redundancy	2025
New WWTP storage building	2025
New 18 MG lined lagoon (Storage Basin No. 1), including mixers and effluent pump station	2025
Improve sludge hauling process by providing second hauling truck.	2025
Install new pump station after UV treatment facility and complete other water reuse improvements to provide water to East and West Game Ponds	2025
Discontinue all flow to remaining unlined lagoons	2026
Decommission remaining unlined lagoons.	2028
New 18 MG lined lagoon (Storage Basin No. 2) next to Storage Basin No. 1	2032

Project Cost:

<b>TABLE E-2 ESTIMATED PROJECT COSTS</b>	
<b>Recommended Improvements</b>	<b>Estimated Cost</b>
Headworks improvements – new screen	\$618,000
New 80' diameter primary clarifier and waste sludge pump	\$1,515,000
Mechanical treatment plant influent pump and emergency generator	\$406,000
New 85' diameter intermediate clarifiers (2 each) and waste sludge pumping station	\$4,383,000
Add third 0.75 MGD mechanical treatment train, including emergency generator	\$7,866,000
New 70' diameter sludge holding tank (518,000-gallon capacity)	\$1,286,000
New sludge dewatering building with capacity equal to 50% of existing process plus redundancy	\$6,173,000
New 18 MG lined lagoon (Storage Basin No. 1), including mixers and effluent pump station	\$5,741,000
Improve sludge hauling process by providing second hauling truck.	\$100,000
<b>Subtotal of 2026 Project Costs</b>	<b>\$28,088,000</b>
<b>Potential for Grant Funding Through WDFW</b>	
Consider ne pump stations after UV treatment if WDFW wants continued effluent to East and West Game Pants.	\$600,000
<b>2032 Upgrade</b>	
New 18 MG lined lagoon (Storage Basin No. 2) next to Storage Basin No. 1	\$4,479,000
<b>Subtotal</b>	<b>\$33,167,000</b>
Project Administration	\$20,000
Environmental Review	\$23,000
<b>Total Estimated Project Cost</b>	<b>\$33,210,000</b>

Financing Options:

- Ecology (30-year term)
  - 50% forgivable principle for Design Effort
    - Apply in fall of 2023
    - Complete design 2024
  - Construction
    - Expect Construction will be an amendment to design agreement
    - Do not expect forgivable principle or grants to be available
- USDA (40-year term)
  - Do not expect any grant
  - Additional work needed to apply.

Discussion took place. No action was taken.

**5. RECESS & RECONVENE OF C.O.W. MEETING**

On motion by Councilmember Moore, second by Councilmember Souders, the C.O.W. recessed the Committee-of-the-Whole meeting at 7:00 p.m., to reconvene following the regular Council meeting.

On motion by Councilmember Moore, second by Councilmember Espinoza, Council reconvened the Committee-of-the-Whole meeting to discuss the following items at 7:40 p.m.

- C. **Resolution accepting the bid for the Country Park Well – Drilling, Casing and Testing and authorizing the Mayor to sign all contract documents with Empire Well Drilling, LLC**

This item was on the March 14, 2023 regular Council meeting agenda for consideration. Action was taken during the regular meeting.

- D. **Resolution approving a Mutual Aid Agreement for Fire Protection and Emergency Services between U.S. Department of Energy – Hanford Site and the City of Grandview Fire Department**

Fire Chief Mason explained that the Grandview Fire Department has a mutual aid agreement in place with the U.S. Department of Energy – Hanford Site aka Hanford Fire Department at this time. This agreement allows for the Fire Departments to share resources in situations beyond the capability of either one of the departments independently. This agreement has already proved useful in the past and was a great resource for the department. The proposed agreement was reviewed and approved by the City Attorney.

Discussion took place.

On motion by Councilmember Espinoza, second by Councilmember Moore, the C.O.W. moved a resolution approving a Mutual Aid Agreement for Fire Protection and Emergency Services between U.S. Department of Energy – Hanford Site and the City of Grandview Fire

**Department to the March 28, 2023 regular meeting for consideration.**

Roll Call Vote:

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

**E. Resolution accepting the fuel bid from Valley Wide Cooperative for the year beginning April 1, 2023 to March 31, 2024**

City Clerk Palacios explained that the City uses a common strategy of having bidders provide a bid that was compared to the Oil Information Price Service (OPIS) rack price for a specified location. The bidder was bidding their margin of markup over the rack price for the delivery location they specify. If fuel prices increase or decrease, the price was adjusted accordingly, but the margin as bid must remain the same. Bids to provide fuel for the year beginning April 1, 2023 to March 31, 2024 were opened on March 8, 2023. One bid was received as follows:

<b>REGULAR UNLEADED</b>	Valley Wide Cooperative
Seller's cost per gallon	\$2.8861
Margin bid above seller's cost excluding taxes	\$0.14
<b>TOTAL</b>	<b>\$3.0261</b>

<b>DIESEL</b>	Valley Wide Cooperative
Seller's cost per gallon	\$3.6051
Margin bid above seller's cost excluding taxes	\$0.14
<b>TOTAL</b>	<b>\$3.7451</b>

Discussion took place.

**On motion by Councilmember Moore, second by Councilmember Souders, the C.O.W. moved a resolution accepting the fuel bid from Valley Wide Cooperative for the year beginning April 1, 2023 to March 31, 2024 to the March 28, 2023 regular meeting for consideration.**

Roll Call Vote:

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

**F. Resolution authorizing the Mayor to sign a Public Defender Agreement for conflict indigent defense counsel with Garrison Law Offices, Inc., P.S.**

City Clerk Palacios explained that the City contracts with Yakima County District Court for municipal court services. Under the terms of the contract, the City must provide indigent defense services to indigent defendants. In the event of a conflict with the current public defender, the City must also provide alternate counsel for indigent defendants. Staff re-negotiated contract terms with Garrison Law Offices, Inc., P.S., to provide conflict indigent defense counsel and a new agreement was presented. It would be in the best interest of the City to re-negotiate a contract with Garrison Law Offices, Inc., P.S., to provide conflict indigent defense counsel.

Discussion took place.

**On motion by Councilmember Espinoza, second by Councilmember Souders, the C.O.W. moved a resolution authorizing the Mayor to sign a Public Defender Agreement for conflict indigent defense counsel with Garrison Law Offices, Inc., P.S. to the March 28, 2023 regular meeting for consideration.**

Roll Call Vote:

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

**G. ARPA New Business Grants**

City Administrator Arteaga explained that currently, the City was offering five (5) \$10,000 one-time business grants for a "new business" that locates to the City. On March 7, 2023, the ARPA Scoring Committee met to evaluate ten (10) applications that were considering opening a new business and/or service. At this meeting, the Committee recommended the following two proposed businesses be awarded a one-time grant in the amount of \$10,000:

- Chapa's House of Steak and Wings
- Juice Mae LLC

Discussion took place.

**On motion by Councilmember Moore, second by Councilmember Souders, the C.O.W. approved \$10,000 grants for the following new businesses:**

- Chapa's House of Steak and Wings
- Juice Mae LLC

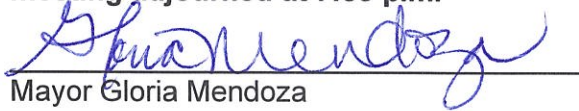
Roll Call Vote:

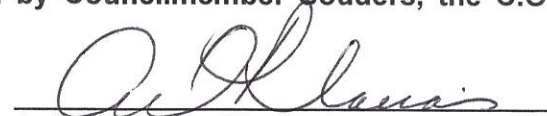
- Councilmember Diaz – Yes
- Councilmember Espinoza – Yes
- Councilmember Flores – Yes
- Councilmember Moore – Yes
- Councilmember Souders – Yes

6. OTHER BUSINESS – None

7. ADJOURNMENT

On motion by Councilmember Moore, second by Councilmember Souders, the C.O.W. meeting adjourned at 7:55 p.m.

  
\_\_\_\_\_  
Mayor Gloria Mendoza

  
\_\_\_\_\_  
Anita Palacios, City Clerk

Good evening, Madam Mayor and City Council Members,  
My name is Cody Goepfner, Board Member of the Grandview Chamber of Commerce.

>Introduce Board Members in attendance

>A Night Among the Stars: Annual Auction & Community Awards

>Thank you to all of those who attended.

>198 guests and almost 50 volunteers at the event including DECA Students & Miss Grandview

>63 local businesses and community leaders donated to our auction and sponsored the event

>Honored 2020 & 2021 Community Awards Honorees and Announced the 2022 Honorees

>Introduced an Entrepreneur Scholarship in partnership with DECA—Raised \$7,500.00

>Thank you for ARPA funding to make this event and our future initiatives possible.

>This event was just the beginning of our efforts this year and proof that we are starting where we left off before the pandemic to best serve our membership and the economic development of Grandview.

>Announce 2023 Community Events

>Cinco de Mayo Fun Run/Walk on May 6<sup>th</sup>

>Community Parade on August 10<sup>th</sup>

>Annual Car Show in partnership with Yakima Valley Fair & Rodeo on August 12<sup>th</sup>

>Grandtoberfest on September 16<sup>th</sup>

>Trunk-or-Treat in partnership with Grandview Rotary Club and United Family Center on 10/27<sup>th</sup>

>Turkey Trot Fun Run/Walk on November 18<sup>th</sup>

>Cocoa & Carols on December 1<sup>st</sup>

>Our goal this year with our community events is to showcase the different parks and other beautiful areas around Grandview—we plan on relocating some events to different locations around the city including: The Rose Garden, Dykstra Park and Country Park Fairgrounds featuring the Norm Childress Amphitheater for a concert series as part of Grandtoberfest this Fall.

>Sage Rat Run Update—Google Sage Rat Run information for the event to happen on 5/12/2023 is the first website featured. We tried reaching out in partnership, but never got a response. Our Board has interest in partnering with organizers if anyone has more information.

>The WA State Department of Commerce is launching a grant program for small businesses. The grant opens on March 15<sup>th</sup> and we will be helping our members who qualify for this grant apply. For more information, our members will be working with Monica Niemeyer.

>Next Membership Social on Thursday, March 23<sup>rd</sup> @5:30pm at Yakima Valley Vinters Wine Tasting Room

>Next Board Meeting on Monday, April 3<sup>rd</sup> @5:30pm at United Family Center

>Next Membership Luncheon on Thursday, April 13<sup>th</sup> @11:00am at Casa Tequila





Thank you

Our motto is, "Together, we build success"

and at our event, A Night Among the Stars: Annual Auction & Community Awards, we enjoyed being able to celebrate that with you. Thank you for your support in recognizing the amazing people in our community and contributing to our future investments in Grandview and the Lower Yakima Valley. We look forward to building on that success for our members with the support of our community.

Thank you,  
Board of Directors  
Grandview Chamber of Commerce

Grandview Chamber of Commerce  
Presents

## 2022 Community Awards Honorees

Employee of the Year

Grandview School District Faviola Ledesma

Smith Elementary Janie Morales

McClure Elementary Gloria Dickie

Harriet Thompson Elementary Benjamin Kollmar

Grandview Middle School Abigail Poteet

Grandview High School Courtney Bradley

Police Officer of the Year Ricardo Abarca

Dispatcher of the Year Erica Saenz

Firefighter of the Year Dylan Cavazos

Top Responder of the Year Dylan Cavazos

Rotarian of the Year Kathy Viereck

Agriculture Award Veldhuis Dairies

Community Development Award Walmart DC

Orrin Dybdahl Award Eric Meza

Volunteer of the Year Award Andrew Hamil

Business of the Year Award Fast Mobile Service

Pioneer Legacy Award Cus Arteaga

Person of the Year Award John Meyers

Congratulations to all the Honorees

# EVENTS



**MAR 10**  
Auction & Awards



**MAY 6**  
Fun Run



**AUG 10**  
Community Parade



**AUG 12**  
Car Show



**SEP 16**  
Grandtoberfest

# 2023



**OCT 27**  
Trunk-or-Treat



**NOV 18**  
Fun Run



**DEC 1**  
Cocoa & Carols

*Grandview*  
CHAMBER OF COMMERCE

