

**GRANDVIEW CITY COUNCIL
SPECIAL MEETING MINUTES
APRIL 18, 2023**

1. CALL TO ORDER

Mayor Gloria Mendoza called the special meeting to order at 12:00 Noon in the Council Chambers at City Hall.

The meeting was held in person.

Present in person: Mayor Mendoza and Councilmembers David Diaz, Bill Moore (Mayor Pro Tem), Robert Ozuna, Javier Rodriguez and Joan Souders

Absent: Councilmember Laura Flores

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

2. ARPA Funding Request for Supporting Investments in Economic Development (SIED) Application for the Wine Country Road and Higgins Way Improvement Project

City Administrator Arteaga explained that the Port of Grandview was in discussions with a prospective developer for a truck plaza on approximately 12 acres of land zoned as general commercial owned by the Port. The land was located along Wine Country Road (WCR) and Higgins Way inside the Grandview City limits and adjacent to the Walmart Distribution Center. Currently, there were no water and sewer utilities to this area.

He noted that a public facility project would encourage the continuing economic development in the immediate area because the extension of utilities would make it a more attractive location for businesses to open. Development opportunities in this this area have been missed because private sector entities were looking for sites ready for immediate construction. Also, the cost of extending and tying into utilities near Bethany Road and Stover Road has been a deterrent to prospective businesses. The location of these commercial lots were quite appealing, right off of Interstate-82. A collection of businesses in this area would make it a prime location for highway travelers.

He recommended the City apply to the Yakima County Supporting Investments in Economic Development (SIED) Board for a grant/loan to fund said infrastructure improvements to WCR and Higgins Way. The project would construct water, sewer, and a new roadway north of WCR near Higgins Way. The project would also complete sidewalk improvements along the north side of WCR and east side of Higgins Way. The proposed project would allow the City to extend its utility facilities into an area that currently was not served. This would allow for potential development to occur in this area. The construction of these improvements would be a major element in contributing to the success of developing this area because all of this land could be served by these improvements.

The estimated cost of this project was \$1,915,520. Of that amount, the water improvements would cost \$475,380 and sewer improvements would cost \$478,400. The ARPA program could provide funds to make necessary investments in water and sewer infrastructure.

He further explained that the City would need to commit \$400,000 and the City's SIED match would be \$383,120 leaving a balance of \$16,880. The Port would sell an additional acre to the developer for \$30,000. The balance of \$16,880 would be applied towards the sale of the acre for \$30,000. The Port would then apply to the ARPA program for the balance of \$13,120 plus \$1,000 for surveying fees (\$14,120 total). The City would need to appropriate \$414,120 from the ARPA program to make this project whole.

On motion by Councilmember Moore, second by Councilmember Rodriguez, Council allocated ARPA funding in the amount of \$414,120 towards the Supporting Investments in Economic Development (SIED) Application for the Wine Country Road and Higgins Way Improvement Project.

Roll Call Vote:

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

3. Resolution No. 2023-21 authorizing application to the Yakima County Supporting Investments in Economic Development (SIED) Board to fund the Wine Country Road and Higgins Way Improvement Project as funded by the City's ARPA fund

On motion by Councilmember Souders, second by Councilmember Moore, Council approved Resolution No. 2023-21 authorizing application to the Yakima County Supporting Investments in Economic Development (SIED) Board to fund the Wine Country Road and Higgins Way Improvement Project.

Roll Call Vote:

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

4. ADJOURNMENT

On motion by Councilmember Moore, second by Councilmember Souders, the special Council meeting adjourned at 12:40 p.m.

Mayor Gloria Mendoza

Anita Palacios, City Clerk