

**GRANDVIEW CITY COUNCIL  
COMMITTEE-OF-THE-WHOLE MEETING MINUTES  
APRIL 25, 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, 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, Police Chief Kal Fuller, Library Director Wendy Poteet, Assistant Public Works Director Todd Dorsett and City Clerk Anita Palacios

**3. PUBLIC COMMENT**

**4. NEW BUSINESS**

**A. Resolution approving Task Order No. 2023-03 with HLA Engineering and Land Surveying, Inc., for the Old Inland Empire Highway (OIE) Sanitary Sewer Improvements**

Present on behalf of the HLA Engineering and Land Surveying, Inc., were City Engineers Justin Bellamy and Robert Scott.

City Administrator Arteaga explained that the City needed to replace the existing deteriorated and undersized sewer main in OIE, from Grandridge Road to approximately 950 feet east of Division Street. This work would be coordinated with the City's existing OIE Roadway Improvement project scheduled for construction in 2023. It was anticipated these improvements would be a portion of a larger sewer main replacement project in coordination with Welch's plant expansion. He presented Task Order No. 2023-03 with HLA Engineering and Land Surveying, Inc., to provide professional engineering and land surveying services for the Old Inland Empire Highway (OIE) Sanitary Sewer Improvements with an estimated fee for services in the amount of \$70,000.00 for design engineering and \$74,000.00 for construction engineering.

Discussion took place.

**On motion by Councilmember Ozuna, second by Councilmember Moore, the C.O.W. moved a Resolution approving Task Order No. 2023-03 with HLA Engineering and Land Surveying, Inc., for the Old Inland Empire Highway (OIE) Sanitary Sewer Improvements to**

**the April 25, 2023 regular meeting for consideration.**

Roll Call Vote:

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

**B. Resolution approving Task Order No. 2023-04 with HLA Engineering and Land Surveying, Inc., for the Wastewater Treatment Plant Improvements**

City Administrator Arteaga explained that the City needed to construct improvements to the Wastewater Treatment Plant (WWTP), as summarized and recommended in the recent Wastewater Treatment Plant Facility Plan. The City would be required by the Washington State Department of Ecology (Ecology) to eliminate the use of existing unlined treatment lagoons, which would significantly decrease the treatment capacity of the WWTP. The proposed project would construct mechanical treatment processes and lined equalization lagoons to offset the loss of lagoon treatment capacity, provide additional capacity for future growth, and provide redundancy for existing treatment processes to meet Ecology reliability requirements. The project construction was proposed to be completed in two phases, with most of the work completed in Phase 1. The second Phase was expected to include construction of the second equalization lagoon and associated equipment. Phases 1 and 2 of the WWTP improvements were collectively expected to include:

- New headworks screen
- New primary clarifier and waste sludge pump
- Replacement of existing primary clarifier mechanism
- New influent pump and emergency generator
- New intermediate clarifiers (2) and waste sludge pumping station
- New biological treatment process train and emergency generator
- New sludge holding tank
- New digester or sludge drying area
- New dewatering building
- New storage building
- New lined flow equalization lagoons (2), including mixers and effluent pump station
- New sludge hauling truck
- New Game Pond pump station
- Decommissioning of unlined lagoons

It was anticipated that the significant design effort would include the use of subconsultants for review of cultural resources (RLR Cultural Resources LLC), electrical (Connetix Engineering, Inc.), geotechnical (GN Northern, Inc.), and structural (LSB Consulting Engineers, PLLC) engineering. The project design would be completed using a combination of City sewer reserve funds and Ecology State Revolving Funds. Upon completion of the project design, a separate task order would be provided for construction engineering services. He presented Task Order No. 2023-04 with HLA Engineering and Land Surveying, Inc., to provide professional engineering

and land surveying services for the Wastewater Treatment Plant Improvements with an estimated fee for services in the amount of \$30,000.00 for design and construction funding applications, \$30,000.00 for funding administration, \$325,000 for environmental and cultural resources review, and \$4,415,000.00 for design engineering.

Discussion took place.

**On motion by Councilmember Moore, second by Councilmember Souders, the C.O.W. moved a Resolution approving Task Order No. 2023-04 with HLA Engineering and Land Surveying, Inc., for the Wastewater Treatment Plant Improvements to the May 9, 2023 regular meeting for consideration.**

Roll Call Vote:

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

**C. Resolution approving the final plat of Euclid Meadows PUD – Phase 1 located on North Euclid Road**

City Administrator Arteaga explained that at the November 9, 2021 meeting, Council adopted Ordinance No. 2021-19 approving the final Planned Unit Development of “Euclid Meadows PUD” and approved the preliminary plat of Euclid Meadows PUD. Following approval of the preliminary plat, the developer proceeded with the public infrastructure improvements for Euclid Meadows PUD subject to the conditions as outlined in the Hearing Examiner’s report and per Grandview Municipal Code Section 16.24 Design Standards and Section 16.28 Improvements. Hayden Homes, LLC has completed the construction of the public infrastructure in accordance with the approved plans and specifications with the exception of the following that would be bonded for: asphalt paving, gravel roadway base, sidewalks, curb ramps, street signs, pavement markings, utility adjustments, park landscaping and structures, and property corners. Grandview Municipal Code Section 16.12.030 and RCW 58.17.130 allows a bond in lieu of actual construction improvements prior to approval of a final plat. The contractor has provided a bond to guarantee the completion of the above-mentioned improvements as part of this approval process. He presented the final plat map for Euclid Meadows PUD – Phase 1 for review.

Discussion took place.

**On motion by Councilmember Moore, second by Councilmember Rodriguez, the C.O.W. moved a Resolution approving the final plat of Euclid Meadows PUD – Phase 1 located on North Euclid Road and accepting the bond in lieu of actual construction improvements to the April 25, 2023 regular meeting for consideration.**

Roll Call Vote:

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

**D. Housing Action Plan Update – Byron Gumz, YVCOG Land Use Planning Manager**

Byron Gumz, YVCOG Land Use Planning Manager presented a Housing Action Plan Update, as follows:

Policy analysis and policies

- Analysis of progress to meet housing targets
- Evaluation of Comprehensive Plan Housing Element
- Evaluation of implementation of the schedule of programs and actions
- Development of goals and strategies for housing
- Development of goals and strategies for minimizing displacement

Goals of the Housing Action Plan

- Increase housing supply
  - Increase the variety of housing types
  - Increase the supply of housing affordable to all income levels
- Streamline the permitting process
- Incentivize development of affordable housing
- Pursue funding and partnerships for housing
- Minimize displacement risk for the community

Next Steps

- Continue to develop strategies and policies for housing and anti-displacement
- Compile the Analysis and Goals, Strategies, and Policies into a single document
- Bring updated drafts back to Council for input and eventual adoption.

Discussion took place. No action was taken.

**6. OTHER BUSINESS – None**

**7. ADJOURNMENT**

**On motion by Councilmember Moore, second by Councilmember Souders, the C.O.W. meeting adjourned at 6:58 p.m.**

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Mayor Gloria Mendoza

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Anita Palacios, City Clerk