

**GRANDVIEW CITY COUNCIL  
COMMITTEE-OF-THE-WHOLE MEETING MINUTES  
JULY 11, 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), Javier Rodriguez and Joan Souders

Present via teleconference: None

Absent: Councilmembers Steve Barrientes and Robert Ozuna

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

**3. PUBLIC COMMENT – None**

**4. NEW BUSINESS**

**A. ARPA New Business Grant Recipients**

Garza Accounting and Honey Dog Productions were introduced as new business ARPA grant recipients.

**B. Ordinance amending the 2023 Annual Budget**

City Treasurer Cordray explained that staff monitoring and review of fund and department budgets identified numerous budget accounts to be amended. An ordinance was prepared to provide for the amending of the 2023 Annual Budget to accommodate the changes in sources and uses. By Fund the highlights of the budget changes were:

- Current Expense Fund: Increased revenues for Contributions to Library – Legends grant. Increased appropriations for Legislative Travel and Library Operating & Office Supplies. Net effect was a decrease in estimated ending fund balance.
- American Rescue Plan Act (ARPA) Fund: Increased appropriations for Council Chambers Sound System and New Small Business Grants. Decreased appropriations for School Resource Officer. Net effect was an increase in estimated ending fund balance.
- TBD Fund: Increased appropriations for W 5<sup>th</sup> and Elm Street Overlay. Net effect was a decrease in estimated ending fund balance.

Discussion took place.

**On motion by Councilmember Moore, second by Councilmember Diaz, the C.O.W. moved an ordinance amending the 2023 Annual Budget to the July 25, 2023 regular meeting for consideration.**

Roll Call Vote:

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

**C. 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 Stover Road Railroad Crossing Improvements**

City Administrator Arteaga explained that in 2022, Washington Central/BNSF Railroad notified the City that the lights and gates located on East Stover Road and Exit 73 were obsolete and in need of replacement. The Railroad maintains the current equipment and the City is responsible for purchasing the new replacement equipment. The City partnered with the Railroad and had HLA assist with locating a funding source to help off-set the cost for replacing the outdated equipment. In 2023, the City was able to secure approximately \$1,000,000 for this project from the Washington State Department of Transportation. On April 11, 2023, Council selected HLA Engineering and Land Surveying, Inc., as the most qualified municipal engineering firm for the Stover Road Railroad Crossing and directed staff to negotiate a professional service/consultant agreement with HLA in accordance with the WSDOT requirements. On June 13, 2023, Council approved the Local Agency Federal Aid Project Prospectus and Local Agency Agreement with the Washington State Department of Transportation for the Stover Road Railroad Crossing Improvements. He presented the Local Agency A&E Professional Services Negotiated Hourly Rate Consultant Agreement with HLA Engineering and Land Surveying, Inc., in the amount of \$151,400.00. Approval of this document would allow the City to get the design started with construction in the fall of 2023.

Discussion took place.

**On motion by Councilmember Moore, second by Councilmember Souders, 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 Stover Road Railroad Crossing Improvements to the July 25, 2023 regular meeting for consideration.**

Roll Call Vote:

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

**D. Wine Country Road Sidewalk and Pathway Improvements – Request for Statement of Qualifications for Engineering Services**

City Administrator Arteaga explained that in 2023, the City was able to secure approximately \$182,990 for the Wine Country Road Sidewalk and Pathway Improvements from the Washington State Department of Transportation (WSDOT). One of the requirements of WSDOT was to advertise for Requests for Statement of Qualifications for Engineering Services. The City advertised for Requests for Statement of Qualifications for Engineering Services which closed on June 28, 2023. The City received one proposal from HLA Engineering and Land Surveying Inc. Staff recommended Council accept the engineering proposal from HLA for the Wine Country Road Sidewalk and Pathway Improvements.

Discussion took place.

**On motion by Councilmember Diaz, second by Councilmember Souders, the C.O.W. selected HLA Engineering and Land Surveying, Inc., as the most qualified municipal engineering firm for the Wine Country Road Sidewalk and Pathway Improvements, and directed staff to negotiate a professional service/consultant agreement with said engineering firm in accordance with the WSDOT requirements and present the agreement at a regular Council meeting for consideration.**

Roll Call Vote:

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

**E. Ordinance regarding a Supporting Investments in Economic Diversification (SIED) Contract with Yakima County and the City of Grandview for the Wine Country Road and Higgins Way Improvements; authorizing the Mayor to execute all documents necessary to implement the contract and receive and expend all monies received under the contract for the project; and creating project Fund 340 – Wine Country Road and Higgins Way Improvements and authorizing the City Treasurer to make interfund loans to support cash flow to Fund 340**

City Administrator Arteaga explained that to improve the economic vitality of the County, the Yakima County Supporting Investments in Economic Development (SIED) Board was authorized to make grants and loans to political subdivisions to fund projects that support tangible or potential investments in public infrastructure. The City determined that there was significant potential for private development, growth, and job creation within Grandview City limits on Wine Country Road and Higgins Way. The City submitted an application to the Yakima County SIED Board for a grant/loan of up to \$2,000,000 to be used to fund public street and infrastructure improvements as mentioned above. The responsibility of repayment of funds would be the City and the private developer. The City was awarded a half grant and half loan in the amount of \$1,532,416.00; \$766,208.00 to be in the form of a loan and \$766,208.00 to be in the form of a grant from the Yakima County Supporting Investments in Economic Diversification (SIED) Fund for the Wine

Country Road and Higgins Way Improvements. It was noted that Exhibit A was not attached to the SIED Contract at this time. Exhibit A was the debt service schedule that was not completed until both parties sign. This was because interest would be calculated on the date the County Commissioners sign the agreement, as they sign last. It saves the City interest because if the County calculated the debt schedule now, the City would be paying interest from the date the County Treasurer calculates the schedule. Therefore, knowing the date the agreement becomes effective (date both parties sign), the interest rate (6.18%) and terms of payment (ten payments with the first payment June 1, 2025 and last payment June 1, 2034) provides everything necessary in the agreement to calculate Exhibit A. As all other requirements for Exhibit A were now in the agreement except the date signed, waiting to attach Exhibit A only benefits the City. Following the execution of the SIED Contract by the County and the City and the completion of the debt service schedule, a repayment agreement would be prepared for execution by the City and the private developer to repay the \$766,208.00 portion of the SIED loan.

Discussion took place.

**On motion by Councilmember Moore, second by Councilmember Rodriguez, the C.O.W. moved an Ordinance regarding a Supporting Investments in Economic Diversification (SIED) Contract with Yakima County and the City of Grandview for the Wine Country Road and Higgins Way Improvements; authorizing the Mayor to execute all documents necessary to implement the contract and receive and expend all monies received under the contract for the project; and creating project Fund 340 – Wine Country Road and Higgins Way Improvements and authorizing the City Treasurer to make interfund loans to support cash flow to Fund 340 to the July 11, 2023 regular meeting for consideration.**

Roll Call Vote:

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

**F. Resolution authorizing application to the Yakima County Supporting Investments in Economic Development (SIED) Board to fund the Old Inland Empire Highway Sewer Main Improvement Project**

City Administrator Arteaga explained that the City needs 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. The City wishes to submit an application to the Yakima County SIED Board for a grant/loan of up to \$2,000,000 to be used to fund the sewer main improvements. The responsibility of repayment of funds would be the City and a private developer.

Discussion took place.

**On motion by Councilmember Rodriguez, second by Councilmember Moore, the C.O.W. moved a resolution authorizing application to the Yakima County Supporting Investments in Economic Development (SIED) Board to fund the Old Inland Empire Highway Sewer Main Improvement Project to the July 25, 2023 regular meeting for consideration.**

Roll Call Vote:

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

**6. OTHER BUSINESS**

Grandview Truck Plaza – City Administrator Arteaga reported that the developer of the Grandview Truck Plaza met with him last week and was looking for additional property to invest in the community.

Council Retreat – Mayor Mendoza suggested that a Council Retreat be held during the month of August and YVCOG be hired to facilitate the retreat. Council concurred.

**7. ADJOURNMENT**

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

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Mayor Gloria Mendoza

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Anita Palacios, City Clerk