

**GRANDVIEW CITY COUNCIL
COMMITTEE-OF-THE-WHOLE MEETING MINUTES
JUNE 27, 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 Steve Barrientes, Laura Flores, Bill Moore (Mayor Pro Tem), Robert Ozuna, Javier Rodriguez and Joan Souders

Present via teleconference: None

Absent: Councilmember David Diaz

Staff present: City Administrator/Public Works Director Cus Arteaga, City Attorney Quinn Plant, City Treasurer Matt Cordray, Police Chief Kal Fuller and City Clerk Anita Palacios

3. PUBLIC COMMENT – None

4. NEW BUSINESS

A. Draft Housing Action Plan - Objectives/Goals – Byron Gumz, YVCOG Land Use Planning Manager

Byron Gumz, YVCOG Land Use Planning Manager, presented a draft of the City of Grandview's Housing Action Plan. He explained that the purpose of a Housing Action Plan was to review current and projected circumstances for housing availability within a community, determine the priorities of the community, and provide some options for the best path forward regarding housing. The entire process was one that involved cooperation between the authors (the Yakima Valley Conference of Governments), City staff, community members, developers, and various county and state organizations. The result would be a tool that can be used by the City and by developers in order to determine needs, shape policy, act as a foundation for grants and other funding opportunities, and act as a source of information for any housing initiatives that may be undertaken by public or private entities. The document was comprised of a number of elements. The Housing Needs Assessment was an overview of demographic, employment, construction, and various other sectors of data, and identifies potential gaps that may exist presently and in the future. Current housing policy was also assessed, and potential barriers and bottlenecks were identified that may be changed in the future in order to allow for various housing types or for development to be more streamlined. Community outreach supplements these findings by asking community members what gaps they see regarding current housing, and what types of housing and efforts they would like to see employed by the City and by developers. The Housing Action Plan considers these gaps and desires, and provides some strategies that may be employed by the City in order to work with developers to meet those needs. It prioritizes strategies based on the priorities presented by City staff and Council, and provides some strategies in the appendices.

He presented Grandview's potential goals/objectives based on data, outreach results and policy analysis, as follows:

- More diverse housing options (cottage housing, duplex/triplex/4-plex/townhouses, etc.)
- Middle-income housing
- Affordable housing
- Increasing the vacancy rates
- Creating housing for Grandview's workforce
- Preservation of existing housing stock
- Expansion of infrastructure to allow for more City-served housing development

Discussion took place.

The final Housing Action Plan would be presented to Council for formal consideration during the month of August, 2023.

B. Resolution accepting the bid for the East Game Pond Pipeline Replacement

City Administrator Arteaga explained that bids for the East Game Pond Pipeline Replacement were opened on June 14, 2023. A total of four (4) bids were received with Selland Construction Inc., of Wenatchee, Washington, submitting the low bid in the amount of \$474,336.00.

Discussion took place.

On motion by Councilmember Moore, second by Councilmember Barrientes, the C.O.W. moved a resolution accepting the bid for the East Game Pond Pipeline Replacement to the June 27, 2023 regular meeting for consideration.

Roll Call Vote:

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

C. Cemetery Rates Evaluation and Expansion Update

Present on behalf of HLA Engineering and Land Surveying, Inc., was City Engineer Stephanie Ray.

City Engineer Ray explained that the City previously reviewed cemetery rates on December 3, 2001. The City Engineers have been working with staff in preparing ideas for the expansion of the new cemetery area. In addition to evaluating options, they have also compared rates with other cemeteries around the area and have provided averages for Council to consider. The engineers were recommending that the Council adjust some of the rates. In doing so, the City would generate an additional \$27,105 per year. She presented a Technical Memorandum identifying existing, average, and recommended rate information. Staff recommended Council support the City Engineer's recommendation to increase cemetery rates and direct staff to

prepare an ordinance for consideration at the next regular Council meeting.

City Engineer Ray presented options to expand the existing cemetery and an option for a future expansion.

Discussion took place.

On motion by Councilmember Moore, second by Councilmember Souders, the C.O.W. supported the City Engineer's recommendation to increase cemetery rates and directed staff to prepare an ordinance for consideration at the July 11, 2023 Council meeting.

Roll Call Vote:

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

D. Resolution approving Task Order No. 2023-07 with HLA Engineering and Land Surveying, Inc., for the Mike Bren Memorial Park Restroom

City Administrator Arteaga presented Task Order No. 2023-07 with HLA Engineering and Land Surveying, Inc., to provide professional engineering and land surveying services for the Mike Bren Memorial Park Restroom with an estimated fee for services in the amount of \$30,000.00.

Discussion took place.

On motion by Councilmember Ozuna, second by Councilmember Moore, the C.O.W. moved a resolution approving Task Order No. 2023-07 with HLA Engineering and Land Surveying, Inc., for the Mike Bren Memorial Park Restroom to the July 11, 2023 regular meeting for consideration.

Roll Call Vote:

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

E. ARPA New Business Grants

City Treasurer Cordray presented three ARPA new business grants for Garza Accounting, Taqueria El Wero Pal, LLC., and Honey Dog Productions dba Bella's Market. He indicated that the ARPA Committee recommended additional funding to fund the sixth business grant.

Discussion took place.

On motion by Councilmember Ozuna, second by Councilmember Moore, the C.O.W. approved the ARPA new business grants for Garza Accounting, Taqueria El Wero Pal, LLC., and Honey Dog Productions dba Bella's Market and directed staff to prepare a budget amendment for the additional grant award.

Roll Call Vote:

- Councilmember Barrientes – Yes
- Councilmember Flores – Yes
- Councilmember Moore – Yes
- Councilmember Ozuna – Yes
- Councilmember Rodriguez – 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 7:00 p.m.

Mayor Gloria Mendoza

Anita Palacios, City Clerk