

**GRANDVIEW CITY COUNCIL
COMMITTEE-OF-THE-WHOLE MEETING MINUTES
OCTOBER 24, 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, David Diaz, Laura Flores, Bill Moore (Mayor Pro Tem) and Joan Souders

Present via teleconference: None

Absent: Councilmembers Robert Ozuna and Javier Rodriguez

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

3. PUBLIC COMMENT

Mainstreet Grandview Downtown Community Events – Alicia Fajardo, Executive Director with Mainstreet Grandview, thanked the Council for the ARPA funding to support the downtown community events. She distributed an Event Outcome Summary for the Fiesta Picoso held on September 15th and 16th and Pumpkin Palooza held on October 14th.

4. NEW BUSINESS

A. Ordinance levying the 2024 ad valorem property taxes and excess levy taxes

City Treasurer Cordray explained that pursuant to legislation RCW 84.52.020, the City's certification for the purpose of levying 2024 property taxes was to be filed with the Board of Yakima County Commissioners on or before November 30, 2023 or the City would receive no funding from this source. As a result of Referendum 47, the City would need to pass an ordinance for the levy amount up to the full 101%. The regular levy request in the amount of \$1,895,000 was a \$17,935 increase from the 2023 levy amount and a 1% increase of that same 2023 levy amount, plus any amount allowed for new construction and increase in state assessed value. He presented an ordinance levying the 2023 ad valorem property taxes and excess levy taxes.

Discussion took place.

On motion by Councilmember Moore, second by Councilmember Diaz, the C.O.W. moved an Ordinance levying the 2024 ad valorem property taxes and excess levy taxes to the November 14, 2023 regular Council meeting for consideration.

Roll Call Vote:

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

B. Ordinance increasing the 2024 property tax levy for the City of Grandview above the “limit factor” up to 101 percent

City Treasurer Cordray explained that as a result of Referendum 47, the City would also need to pass a second ordinance increasing the property tax levy to the Implicit Price Deflator (IPD) as the City’s population was over 10,000.

Discussion took place.

On motion by Councilmember Diaz, second by Councilmember Moore, the C.O.W. moved an Ordinance increasing the 2024 property tax levy for the City of Grandview above the “limit factor” up to 101 percent to the November 14, 2023 regular Council meeting for consideration.

Roll Call Vote:

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

C. Ordinance of the City of Grandview, Washington, regarding a Supporting Investments in Economic Diversification Contract with Yakima County and the City of Grandview for the Old Inland Empire Highway (Welch) Sanitary Sewer Improvements; authorizing the Mayor to execute all documents necessary to implement the agreement and receive and expend all monies received under the agreement for the project; and creating project Fund 345 – Old Inland Empire Highway (Welch) Sanitary Sewer Improvements and authorizing the City Treasurer to make interfund loans to support cash flow to Fund 345

City Administrator Arteaga explained that to improve the economic vitality of the County, the Yakima County Supporting Investments in Economic Diversification (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 by improving the Old Inland Empire Highway industrial sanitary sewer mains. The City applied to the Yakima County SIED Board for a grant/loan of up to \$2,000,000 to be used to fund public industrial sanitary sewer improvements as mentioned above. The responsibility of repayment of funds would be the City and the private developer (Welch). Welch would be contributing the 20% match requirement of approximately \$400,000. The City was awarded a half grant and half loan in the amount of

\$2,000,000.00; \$1,000,000.00 to be in the form of a loan and \$1,000,000.00 to be in the form of a grant from the Yakima County Supporting Investments in Economic Diversification (SIED) Fund for the Old Inland Empire Highway (Welch) Sanitary Sewer Improvements. In addition, Welch Foods, Inc., would be contributing the 20% match of \$400,000.00. He 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 was 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 \$1,000,000.00 portion of the SIED loan.

Discussion took place.

On motion by Councilmember Diaz, second by Councilmember Souders, the C.O.W. moved an ordinance of the City of Grandview, Washington, regarding a Supporting Investments in Economic Diversification Contract with Yakima County and the City of Grandview for the Old Inland Empire Highway (Welch) Sanitary Sewer Improvements; authorizing the Mayor to execute all documents necessary to implement the agreement and receive and expend all monies received under the agreement for the project; and creating project Fund 345 – Old Inland Empire Highway (Welch) Sanitary Sewer Improvements and authorizing the City Treasurer to make interfund loans to support cash flow to Fund 345 to the November 14, 2023 regular meeting for consideration.

Roll Call Vote:

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

D. Ordinance amending Grandview Municipal Code Section 2.48.070 Headstones requiring rebar pins on upright headstones

City Administrator Arteaga explained that with the approval of upright headstones at the Grandview Cemetery, staff has received several requests for oversized headstones. In September 2023, there was an incident at the cemetery wherein family members were doing a photoshoot of a family member's new headstone and, as a result, the family accidentally pushed over the headstone which landed on a family member's young child. Staff recommended that it be a requirement that rebar pins be added to upright headstones in an attempt to eliminate and/or reduce situations such as this. It was recommended that wording be incorporated in the Municipal Code that requires the addition of two ½-inch rebar pins to help secure the top of the headstone to the bottom base of the headstone. Each rebar pin would be drilled approximately four inches

into the top and the base of the headstone and then both pieces would be glued together which would help secure the top from falling over. An ordinance revising Grandview Municipal Code Section 2.48.070 Headstones to require rebar pins on upright headstones was presented.

Discussion took place.

On motion by Councilmember Moore, second by Councilmember Souders, the C.O.W. moved an ordinance amending Grandview Municipal Code Section 2.48.070 Headstones requiring rebar pins on upright headstones to the November 14, 2023 regular meeting for consideration.

Roll Call Vote:

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

5. OTHER BUSINESS

Mainstreet Grandview Downtown Community Events – Mayor Mendoza congratulated Mainstreet Grandview on their downtown community events.

Cemetery Ad Hoc Committee – Mayor Mendoza selected Councilmembers Moore and Diaz to serve on the Cemetery Ad Hoc Committee.

Dykstra Park Pathway Repaving – Councilmember Barrientes reported he has received numerous positive comments on the repaving of the Dykstra Park Pathway.

Ziply Internet Service – City Administrator Arteaga reported that last week, Ziply Internet bored into the water main at the intersection of Second Street and Division Street causing a water main break which included damage to the street and sidewalk. Repairs were in the process of being made and the contractor was responsible for the cost of the damages.

Benton County Mosquito Control Board – Councilmember Moore reported that the Benton County Mosquito Control Board approved their 2024 budget which would include an 8% rate increase.

Mainstreet Grandview Community Events – Councilmember Flores reported that upcoming Mainstreet Grandview community events would include Small Business Saturday on November 25th and Holiday Market on December 9th.

Taqueria El Wero Pal Grand Opening – Mayor Mendoza and City Administrator Fisher attended the Taqueria El Wero Pal grand opening on October 20th.

6. ADJOURNMENT

On motion by Councilmember Moore, second by Councilmember Barrientes, the C.O.W. meeting adjourned at 6:50 p.m.



Mayor Gloria Mendoza



Anita Palacios, City Clerk

EVENT OUTCOME SUMMARY FIESTA PICOSA

Friday, September 15, 2023 - 5pm - 9pm

Saturday, September 16, 2023 10am - 3pm



Grandview Night & Day Event themed "Fiesta Picoso," hosted by Main Street Grandview Association. Community event took place in downtown Grandview block of 100 Division Street, Grandview, WA 98930 on Friday, September 15th and Saturday, September 16th. A volunteer tallied 400 people in attendance for Fiesta Picoso weekend. This tally does not include the number of customers at each small business in downtown.

On Friday, local businesses participated in offering a "spicy menu special" and stayed open late to invite customers into their storefronts. Small businesses shared an increase in revenue, an increase in customer traffic flow and gained new customers as part of Fiesta Picoso. The following businesses participated; Happy Watermelon, J's Sweet Shack, Javi's Chicken & Churros, Herbs Bar & Grill, Molcajetes Restaurant, Casa Tequila.

Mainstreet also offered a "Fiesta Picoso Painting Night" with 27 registered to painting class in the Mainstreet building. Class was given by Andrea Martinez-Grandview High School Alumni. We receive positive feedback from community members. By having painting class, participants shared that they went to a local restaurant before and were going after painting class.

On Saturday, we had a total of 17 vendors including small business informational booths, food, products and goods. We had 2 volunteers during the event that assisted the Mainstreet Promotion Committee throughout the day.

During the day we had an agenda that included entertainment as follows:

MAINSTREET FIESTA PICOSA

Friday, September 15th 2023

5pm-9pm	Downtown Restaurants Open late
5:30pm -9pm	Mainstreet Painting Class

Saturday, September 16th 2023

10:00am-11:00am	Fiesta Picoso Zumba
11:00am-12:00pm	Salsa Dancing
12:00pm-2:00pm	Mariachi & Horses
2:00pm -2:30pm	Florico Dancers
2:30pm-3:00pm	Salsa Tasting Competition

Throughout the event we posted live social media posts to invite community members to shop downtown. We also announced downtown small businesses specials, shared upcoming Mainstreet Events, highlighted local small businesses, vendors and their products and services.

SMALL BUSINESSES OUTCOME:

- Engagement of Downtown Small Businesses to advertise specials.
- Happy Watermelon, J's Sweet Shack, Javi's Chicken & Churros, Herbs Bar & Grill, Molcajetes Restaurant, Casa Tequila shared an increase in sales. Also having new customers coming into their businesses.
- Positive feedback with having entertainment and offering painting class.



DOWNTOWN Grandview Night & Day FIESTA PICOSA

Friday,
September 15th

DOWNTOWN RESTAURANTS OPEN LATE TILL 9PM
INCLUDING A SPICY MENU

GUIDED PAINTING CLASS
@ MAINSTREET BUILDING



Saturday,

September 16th

100 BLOCK DIVISION GRANDVIEW

10 AM - 3 PM

- LIVE MUSIC • VENDORS
- MORNING ZUMBA PICOSA
- MARIACHI
- ENTERTAINMENT
- SALSA COMPETITION



Find us on 

www.mainstreetgrandview.com

EMAIL: INFO@MAINSTREETGRANDVIEW.COM



DOWNTOWN Grandview Nights FIESTA PICOSA

Friday, September 15th



DOWNTOWN RESTAURANTS OPEN LATE TILL 9PM

INCLUDING A SPICY MENU

MOLCAJETES RESTAURANT

CASA TEQUILA RESTAURANT

HAPPY WATERMELON

JS SWEET SHACK

JAVIS CHICKEN & CHURROS

HERBS BAR & GRILL



EVENT OUTCOME SUMMARY

Pumpkin Palooza

Saturday, October 14th 2023 10am - 3pm



Grandview Days themed “Pumpkin Palooza,” hosted by Main Street Grandview Association. Event took place in the downtown block of 100 West 2nd Street, Grandview, WA 98930. A volunteer tallied approximately 400 people in attendance for the Pumpkin Palooza event. This tally does not include the number of customers at each small business in downtown.

Small businesses shared an increase in revenue, an increase in customer traffic flow and gained new customers as part of the Pumpkin Palooza event compared to other Saturdays. The following businesses participated; Happy Watermelon decorated their storefront, offered a seating area and offered a special for customers. Local barber & salons stayed open.

Friends of the museum shared an increase of visitors and shared their eagerness to participate next year in the Giant Pumpkin Contest.

We receive positive feedback from community members for having the following activities for children and families:

- Family Photobooth
- Face painting offered by GHS students
- Free Pumpkin Painting
- Pumpkin Bowling
- Bubble Station

- Jumper for children
- Chalk Art Contest
- Entertainment-DJ Frank Smooth
- Balloon Designs
- DECA silent auction
- Vendors including food and shopping.

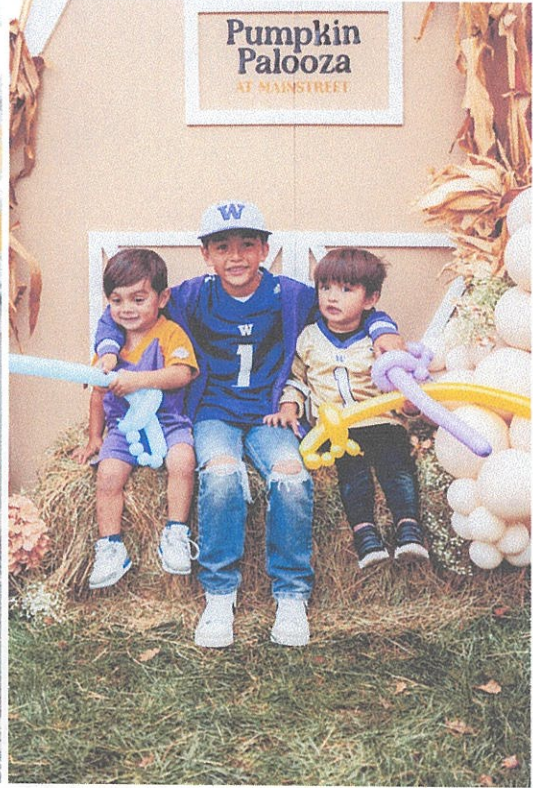
We had a total of 28 vendors including small business informational booths, food, products and goods. Fifteen Grandview High School student volunteers assisted the Mainstreet Promotion Committee throughout the day.

During the event we posted live social media posts to invite community members to shop downtown. We also announced downtown small businesses specials, shared upcoming Mainstreet Events, highlighted local small businesses, vendors and their products and services.

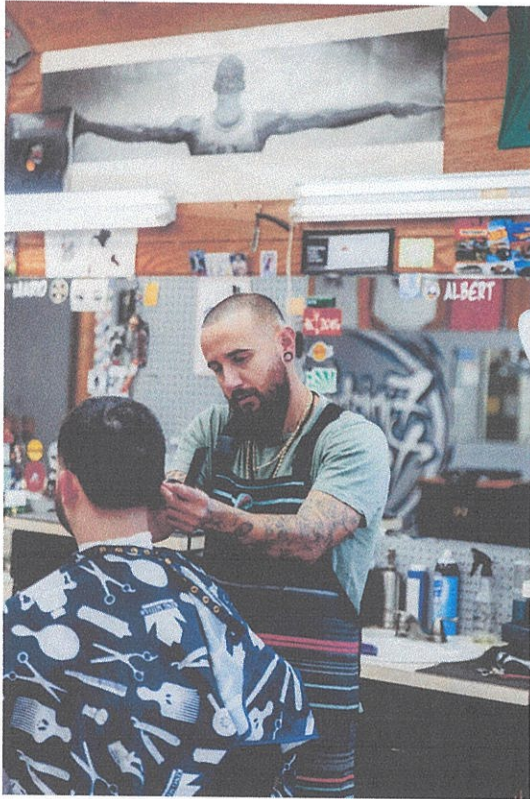
SMALL BUSINESSES OUTCOME:

- Photos of behind the scenes of small businesses and owners. Great for marketing.
- Happy Watermelon shared having new customers to business.
- Eagerness of other small businesses to participate in future events.
- Positive feedback with family & children activities.











BIGGEST
pumpkin

105 lbs!

DAN, LUCAS, LILLY KASSINGER