

**GRANDVIEW CITY COUNCIL
COMMITTEE-OF-THE-WHOLE MEETING MINUTES
MARCH 26, 2024**

1. CALL TO ORDER

Mayor Ashley Lara 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 Lara and Councilmembers Steve Barrientes, 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 Shane Fisher, City Attorney Quinn Plant, City Treasurer Matt Cordray, Public Works Director Hector Mejia, Fire Chief Pat Mason, Library Director Wendy Poteet and City Clerk Anita Palacios

3. PUBLIC COMMENT – None

4. NEW BUSINESS

A. Resolution authorizing the Mayor to enter into an Interlocal Joint-Use Agreement between the City of Grandview and Grandview School District

City Administrator Fisher explained that in 2023, the City's ARPA Committee appropriated funds to construct pickleball courts in one of our existing parks or possibly partner with the Grandview School District (GSD) to rehabilitate their tennis courts. It was determined that the cost to construct new courts in one of the City's parks would not be financially feasible. Staff decided to explore the idea of a Recreation and Conservation Office (RCO) grant to rehabilitate the GSD tennis courts. This funding would allow the School District to rehabilitate their tennis courts, as well as create four (4) pickleball courts for both citizens and students to use during park hours. The City was pursuing Recreation and Conservation Office (RCO) Community Outdoor Athletic Facilities Program (COAF) Program funding for the Euclid Park Tennis Courts Rehabilitation project. To meet RCO requirements, the City must enter into an Interlocal Joint-Use Agreement with the Grandview School District. The City would act as the lead entity responsible for all aspects of the project, including control and tenure requirements, compliance with RCO guidelines, and implementation of post-completion stewardship. The District would serve as a silent partner, granting the City control of the facilities for 25 years. The City's local match would be \$50,000 ARPA funds and the School District would also be appropriating \$50,000 towards the project. On March 12, 2024, the Grandview School Board approved the Interlocal Joint-Use Agreement.

Discussion took place.

On motion by Councilmember Moore, second by Councilmember Souders, the C.O.W. moved a resolution authorizing the Mayor to enter into an Interlocal Joint-Use Agreement between the City of Grandview and Grandview School District to the March 26, 2024 regular Council meeting for consideration.

Vote:

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

B. Resolution authorizing application to the Yakima County Supporting Investments in Economic Development (SIED) Board to fund the Northwest Grandview Infrastructure Improvement Project

City Administrator Fisher explained that the City determined that there was significant potential for private development, growth, and job creation within Grandview City limits on Wine Country Road, Higgins Way, and Bethany Road. The City wished 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 public street and infrastructures on Wine Country Road, Higgins Way and Bethany Road. The responsibility of repayment of funds would be the City and a private developer.

Discussion took place.

On motion by Councilmember Moore, second by Councilmember Diaz, the C.O.W. tabled a resolution authorizing application to the Yakima County Supporting Investments in Economic Development (SIED) Board to fund the Northwest Grandview Infrastructure Improvement Project to the April 23, 2024 regular Council meeting for consideration.

Vote:

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

C. 3.0 MG Reservoir Improvements – Jakob Michael, HLA Engineering

Jakob Michael from HLA Engineering and Land Surveying, Inc., provided a presentation on the new 3.0 MG Reservoir Improvements as follows:

Water System Background

- 2015 and 2022 Water Plan Improvement

- Residential Growth – 1,400+ new homes anticipated in next 10 years
- Storage Deficiency – only capacity for 670 new homes
- Industrial/Commercial Growth – annual 1-2% growth
- No Redundancy – existing reservoir maintenance

Storage Solution

- New 3.0 MG Reservoir
- Meets 20+ year demand projection
- Complete storage redundancy

Project Funding

- DWSRF Funding - \$9.0 million
- City Funding - \$2.7 million

Potential Reservoir Locations

- Reviewed 7 potential site
- Ground elevation = \$70,000 per ft height
- Land ownership and acquisition
- Proximity to new development
- Proximity to distribution system

Proposed Reservoir Location

- Public Works Facility site
 - City-owned
 - Adequate elevation
 - Near existing system
- Anticipate design similar to existing reservoir
- New reservoir appearance

Project Schedule

- Complete Reservoir Design and Advertise for Bids – November 2024
- Council Approve Contract Award to Low Bidder = January 2025
- Begin Reservoir Construction – March 2025
- Finish Reservoir Construction – October 2026

Discussion took place. No action was taken.

D. Placer AI Presentation – Kyle Miller

Kyle Miller with Placer AI provided a presentation identifying a number of powerful ways that Placer's real-time data and capabilities can provide immediate value to the City of Grandview. Following was a summary of the solutions that were presented:

- Access to accurate, real-time insights for any location, including demographics, psychographics, HHI, workforce analysis, planned development, and more
- Visibility into the offline journey of residents and visitors
 - *Where do they live? Work? Play? Where else do they like to go?*

- Understand migration patterns and leakage
- Travel and tourism; discover visitation to any destination, attraction, event, convention center, etc.
- Event analysis and economic impact
- Discover retail demand and recruit the best-fit mix of retailers
- Reveal sales tax estimations
- Optimize marketing to reach your target audience
- Understand usage of transportation, parks, open spaces, and general infrastructure
- Measure extent of COVID recovery, consumer shifts in behavior and economic impact

Discussion took place. No action was taken.

5. CITY ADMINISTRATOR AND/OR STAFF REPORTS

Nuisance Code Revisions – City Administrator Fisher reported that he would be presenting nuisance code revisions during the next couple meetings.

6. MAYOR & COUNCILMEMBER REPORTS

YVCOG General Membership Meeting – Councilmember Souders, Moore and Diaz attended the YVCOG General Membership meeting on March 20, 2024.

7. ADJOURNMENT

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

Mayor Ashley Lara

Anita Palacios, City Clerk