

**GRANDVIEW CITY COUNCIL
COMMITTEE-OF-THE-WHOLE MEETING MINUTES
APRIL 8, 2025**

1. CALL TO ORDER

Mayor Pro Tem Bill Moore 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: Councilmembers David Diaz, Laura Flores, Bill Moore (Mayor Pro Tem), Javier Rodriguez and Joan Souders

Present via teleconference: Councilmember Steve Barrientes

Absent: Mayor Ashley Lara and Councilmember Robert Ozuna

Staff present: City Administrator Shane Fisher, City Attorney Quinn Plant, Public Works Director John Simmons, Wastewater Treatment Plant Supervisor Raul Sanchez, Library Director Wendy Poteet and City Clerk Anita Palacios

3. NEW BUSINESS

A. New Employee Introductions – John Simmons, Public Works Director and Raul Sanchez, Wastewater Treatment Plant Supervisor

City Administrator Fisher introduced new employees John Simmons, Public Works Director and Raul Sanchez, Wastewater Treatment Plant Supervisor.

B. Resolution approving Amendment No. 1 to Task Order No. 2025-02 with HLA Engineering and Land Surveying, Inc., for the Dykstra Park Restroom Restoration – Construction Engineering

City Administrator Fisher explained that the City applied for and was awarded grant funding in the amount of \$100,000 through the Recreation and Conversation Office (RCO) to restore the existing Dykstra Park restroom located near West Fifth Street and Stassen Way. The City Council adopted Resolution No. 2025-14 on February 11, 2025 approving Task Order No. 2025-02 with HLA to provide professional engineering services for the Dykstra Park Restroom Restoration.

Amendment No. 1 to Task Order No. 2025-02 provided construction engineering administration for the Dykstra Park Restroom Restoration. The City would provide on-site construction observation, photographs, measurements, monitoring and preparation of daily reporting for use by HLA in providing construction administration and documentation. Construction engineering services would be performed on a time-spent basis at the current hourly billing rates included in the General Agreement, plus reimbursement of non-salary expenses for the estimated fee of \$21,000.

Staff recommended Council approve Amendment No. 1 to Task Order No. 2025-02 with HLA Engineering and Land Surveying, Inc., to provide professional engineering services for the Dykstra Park Restroom Restoration.

Discussion took place.

On motion by Councilmember Diaz, second by Councilmember Souders, the C.O.W. moved a resolution approving Amendment No. 1 to Task Order No. 2025-02 with HLA Engineering and Land Surveying, Inc., for the Dykstra Park Restroom Restoration – Construction Engineering to the April 8, 2025 regular Council meeting for consideration.

Vote:

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

C. Resolution accepting the Old Inland Empire Highway (Welch) Sanitary Sewer Improvements as complete

City Administrator Fisher explained that C&E Trenching, LLC completed the Old Inland Empire Highway (Welch) Sanitary Sewer Improvements. Staff recommended Council accept the project as complete once the requirements in the March 27, 2025 letter from HLA Engineering and Land Surveying, Inc., were satisfied.

Discussion took place.

On motion by Councilmember Rodriguez, second by Councilmember Diaz, the C.O.W. moved a resolution accepting the Old Inland Empire Highway (Welch) Sanitary Sewer Improvements as complete to the April 8, 2025 regular Council meeting for consideration.

Vote:

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

D. Resolution accepting the bid for the Dykstra Park Restroom Restoration and authorizing the Mayor to sign all contract documents with Puterbaugh General Construction Company, Inc.

City Administrator Fisher explained that the City applied for and was awarded grant funding in the amount of \$100,000 through the Recreation and Conversation Office (RCO) to restore the existing Dykstra Park restroom located near West Fifth Street and Stassen Way.

Bids for the Dykstra Park Restroom Restoration were opened on March 31, 2025. A total of two (2) bids were received with Puterbaugh General Construction Company, Inc., of Grandview, Washington, submitting the low bid in the amount of \$145,081.80. The low bidder was still significantly higher than the engineer's estimate. The RCO grant the City was awarded would sunset on June 30, 2025, and the City was required to have the funds expended by that date. This means that the City would not have time to rebid this project. Staff recommended using \$46,000.00 from the Capital Improvement Budget to cover the remaining project costs.

Discussion took place.

On motion by Councilmember Souders, second by Councilmember Rodriguez, the C.O.W. moved a resolution accepting the bid for the Dykstra Park Restroom Restoration and authorizing the Mayor to sign all contract documents with Puterbaugh General Construction Company, Inc., to the April 8, 2025 regular Council meeting for consideration.

Vote:

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

E. Grandview Chamber of Commerce Update

Monica Niemeyer, President of the Grandview Chamber of Commerce provided an update on the Chamber's 2024 Programs and Projects, as follows:

Events:

- Community Awards Banquet – May 9th
- Grandview Community Parade – August 7th
- Car Show – August 9th
- Cocoa and Carols – December TBD

Programs:

- Chamber Luncheons
- Chamber Network
- DECA Scholarships
- Ribbon Cuttings

Business Impacts:

- Business Community Block Watch
- Abby's Corner Vendor Mall, a retail incubator space
- Wine Country Business Center – an office incubator space

Projects:

- Blighted buildings in downtown Grandview

The Chamber proposed a solution to address the issue of vacant and run-down buildings in the downtown business core and suggested the implementation of a "blight tax" to incentivize property owners to either renovate or demolish their properties. The Chamber asked the Council to consider the feasibility of this solution and to provide feedback on its potential effectiveness. City Attorney Plant advised that there was the lack of authority to impose a tax and the need for legislative approval. Council suggested the possibility of forming a coalition with other chambers and/or cities to advocate for changes in state legislation. The Chamber agreed to further research the issue and explore alternative solutions.

4. CITY ADMINISTRATOR AND/OR STAFF REPORTS

City Administrator provided an update on the following City projects:

- Street Sweeper Request for Proposal
- Country Park Sound System Installation
- Country Park Amphitheatre, Beavan Building and Poolhouse Painting Project
- Wastewater Treatment Plant Upgrades
- Dykstra Park Sensory Playground Fencing, Benches and Picnic Tables
- Country Park Well House Design

Library Book Sale – The Friends of the Library Book Sale was scheduled for April 11th and 12th in the program room at the Grandview Library.

5. MAYOR & COUNCILMEMBER REPORTS – None

6. ADJOURNMENT

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

Mayor Pro Tem Bill Moore

Anita Palacios, City Clerk