

**GRANDVIEW CITY COUNCIL
COMMITTEE-OF-THE-WHOLE MEETING MINUTES
MAY 12, 2026**

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: Councilmembers David Diaz, Laura Flores, Ramona Garibay-Rios, Bill Moore (Mayor Pro Tem), Robert Ozuna, Javier Rodriguez and Joan Souders

Present via teleconference: None

Absent: None

Staff present: City Administrator Shane Fisher (via Zoom), City Attorney Quinn Plant, Parks & Recreation Director Gretchen Chronis, Public Works Director John Simmons and City Clerk Anita Palacios

Also present: City Engineer Stephen Hazzard with HLA Engineering and Landscaping Inc., and City Planner Byron Gumz with the Yakima Valley Conference of Governments

3. NEW BUSINESS

A. Resolution authorizing the Mayor to sign a Recreational Use Permit by and between the City of Grandview and the Grandview Neptune Rotary Swim Team for the use of the swimming pool – 2026 Swim Team Program

Washington Cities Insurance Authority strongly recommends that the City enter into Recreational Use Permits between those athletic organizations that were utilizing City owned recreational facilities to conduct their respective programs. Staff presented the Recreational Use Permit between the City and the Grandview Neptune Rotary Swim Team for the 2026 season. The Swim Team Treasurer has reviewed and signed the agreement.

Staff recommended the C.O.W. move a resolution authorizing the Mayor to sign a Recreational Use Permit by and between the City of Grandview and the Grandview Neptune Rotary Swim Team for the use of the swimming pool – 2026 Swim Team Program to the May 12, 2026 regular Council meeting for consideration.

Discussion took place.

On motion by Councilmember Garibay-Rios, second by Councilmember Moore, the C.O.W. moved a resolution authorizing the Mayor to sign a Recreational Use Permit by and between the City of Grandview and the Grandview Neptune Rotary Swim Team for the use of the swimming pool – 2026 Swim Team Program to the May 12, 2026 regular Council meeting for consideration.

Vote:

- Councilmember Diaz – Yes
- Councilmember Flores – Yes
- Councilmember Garibay-Rios – Yes
- Councilmember Moore – Yes
- Councilmember Ozuna – Yes
- Councilmember Rodriguez – Yes
- Councilmember Souders – Yes

B. Resolution authorizing the Mayor to sign a Preliminary Engineering Services Agreement with BNSF Railway Company for the Stover Road Railroad Crossing Improvements Project

In 2025, the City received a grant from the Washington State Department of Transportation in the amount of \$1,076,535 to upgrade the railroad crossing on Stover Road and Wine Country Road. The improvements would include; railroad crossing arms, pedestrian & bicycle facilities, resurface the roadway, and install fencing near the crossing to deter pedestrians on the pathway from crossing the tracks in areas other than the crossing at Stover Road.

Yakima County completed the final offers and letters including obtaining signatures from both the property owner and the City to acquire the necessary right-of-way to start the project.

This agreement with BNSF Railway Company, includes, but was not limited to: (a) conducting on-site visits including diagnostic evaluations; (b) performing preliminary engineering services; (c) developing cost estimates for construction of the Project; (d) preparing draft agreements including legal review; and (e) reviewing and/or providing comments on preliminary layouts or other designs, plans, and/or documents in connection with the project at an estimated cost of \$22,560.

Staff recommended the C.O.W. move a resolution authorizing the Mayor to sign a Preliminary Engineering Services Agreement with BNSF Railway Company for the Stover Road Railroad Crossing Improvements Project to the May 12, 2026 regular Council meeting for consideration.

Discussion took place.

On motion by Councilmember Moore, second by Councilmember Souders, the C.O.W. moved a resolution authorizing the Mayor to sign a Preliminary Engineering Services Agreement with BNSF Railway Company for the Stover Road Railroad Crossing Improvements Project to the May 12, 2026 regular Council meeting for consideration.

Vote:

- Councilmember Diaz – Yes
- Councilmember Flores – Yes
- Councilmember Garibay-Rios – Yes
- Councilmember Moore – Yes
- Councilmember Ozuna – Yes
- Councilmember Rodriguez – Yes

- Councilmember Souders – Yes

C. Resolution authorizing the Mayor to sign an agreement with ARC Architects for the New Police Facility Feasibility Study

In 2025, the City received an appropriation from the Washington State Legislature to purchase the property for a new Police Station. The funding is also intended to start the conceptual design and feasibility for the site.

The property was purchased on November 12, 2025, for \$339,200. After the purchase of the property, the City has approximately \$195,000 as the remaining balance on the appropriation.

ARC Architects has provided professional design services to public agencies and non-profits in the Pacific Northwest for over 50 years, with a primary focus on creating solutions that are a positive addition to the communities they work with. They are avid listeners with years of Police Department master planning, conceptual design/estimating, and regional building code and land use experience.

ARC (Architect, Prime Consultant) and Dharam Consulting (Cost Estimator, Sub-Consultant) will provide professional architectural and estimating services for a programming and feasibility effort to refine established space needs, illustrate preliminary concepts, and calculate expected construction and project costs for a New Police Station at the City's selected site. The effort would commence in the spring (2026) and extend 2 months (minimum) into the summer (2026).

Scope of Services

- Review and research codes, property boundaries, public topography mapping and any other applicable research for planning the identified property;
- Create base map for the property for site planning work (includes an in-person site visit);
- Collaborate with City staff to create a program (space needs) document;
- Create concepts for a New Police Station building (floor plan, elevation, 3D rendered view)
- Create graphics for City use;
- Define conceptual-level costs for the Opinion of Probable Cost for a determined construction start time.

Total proposed fee for the scope of services outlined within this proposal is \$32,075 including reimbursable expenses, billed on an hourly not-to-exceed (NTE) basis.

Staff recommended the C.O.W. move a resolution authorizing the Mayor to sign an agreement with ARC Architects for the New Police Facility Feasibility Study to the May 12, 2026 regular Council meeting for consideration.

Discussion took place.

On motion by Councilmember Ozuna, second by Councilmember Diaz, the C.O.W. moved a resolution authorizing the Mayor to sign an agreement with ARC Architects for the New Police Facility Feasibility Study to the May 12, 2026 regular Council meeting for consideration.

Vote:

- Councilmember Diaz – Yes
- Councilmember Flores – Yes
- Councilmember Garibay-Rios – Yes
- Councilmember Moore – Yes
- Councilmember Ozuna – Yes
- Councilmember Rodriguez – Yes
- Councilmember Souders – Yes

D. Climate Priority Community Assets – Climate Resilience Element

Climate Resilience Element Background

Washington’s Climate Commitment Act, passed in 2023, requires municipalities planning under the Growth Management Act to create a new Climate Element in their comprehensive plans. The Climate Resilience Element must have goals and policies to:

- Address natural hazards created or aggravated by climate change, such as flooding, drought, heat, smoke, wildfire, and other effects of changes to temperature and precipitation patterns;
- Identify, protect, and enhance natural areas to foster climate resiliency to climate change impacts, as well as areas of vital habitat for safe species migration; and,
- Identify, protect, and enhance community resiliency to climate impacts, including social, economic, and built-environment factors, which support adaptation to climate impacts consistent with environmental justice.

The purpose of identifying priority community assets was to ensure the plan was a specific, useful document that could help Grandview plan for the effects of future weather-related hazards. Goals and policies identified in the plan were also important aspects of securing funding from climate-related grants.

Priority Community Assets Within Community Sectors

The Washington Department of Commerce guidance outlines steps to take to examine the effects of various climate measures on the following community “sectors”. Communities should then identify priority community assets within each sector:

- Agriculture & Food Systems
- Buildings & Energy
- Cultural Resources and Practices
- Economic Development
- Ecosystems
- Emergency Management
- Health & Well-Being

- Transportation
- Waste Management
- Water Resources
- Zoning & Development

Priority assets were those that were:

- Critical to daily community function (services, infrastructure, economy)
- Vulnerable to local climate risks (drought, wildfire, flooding, extreme heat, smoke)
- High consequence if disrupted (affecting large populations, key services, or access)

Goals and Policies

The example goals and policies listed in this document were based on a review of Grandview's Comprehensive Plan and existing climate and hazard mitigation plans, such as the Yakima County Multi-jurisdictional Hazard Management Plan. They were meant to be examples for discussion, not recommendations.

Best Available Science

The term "Best Available Science" refers to the most current scientific evidence available to decision-makers, emphasizing objective, peer-reviewed, and peer-analyzed data. The University of Washington's Climate Impact Group has a mapping tool that can be used to narrow down likely changes in climate in the future to the County level, which is useful in discussing potential changes in climate. This mapping tool can be found at: <https://cig.uw.edu/resources/analysis-tools/> ([Analysis Tools | Climate Impacts Group.](#))

Natural Features

Grandview's Climate and Natural Setting

Grandview was shaped by its location between the Cascade Mountains and the Columbia River Plateau, within the agriculturally rich Yakima Valley. Grandview is known as an agricultural hub. The climate is temperate, with four distinct seasons, hot summers, and cold, relatively short winters. The winter months are characterized by cloudy skies and occasional snow, while the summer months are usually sunny and warm. The coldest month is December, with an average high temperature of 37 degrees. The hottest month is July, with an average high of 90 degrees.

Grandview contains some critical areas that may be susceptible to weather events associated with changes in climate; however, most of Grandview's hazards are likely to be more related to temperature, air quality, or drought. The map included in these materials shows natural features that may be affected by changes in climate, including the:

- Floodplain and wetlands of the Yakima River. Despite the sewage treatment plant's vicinity to the river, the floodway and floodplain do not encroach on the city limits boundary or the treatment plant.
- The green and orange spots on the map are lakes and wetlands classified as Critical Areas. These are part of the Byron unit of the Sunnyside-Snake River Wildlife Area, an important natural habitat area.

Climate-Related Hazards

This section identifies climate hazards that may affect Grandview in the future. Each section includes a discussion of the hazard and examples of goals that could be included in the plan. Under the goal is a list of the sector it is related to and priority assets that the goal is designed to benefit. Each goal will include objectives to further carry out or implement the goal. But because these goals are just examples, staff has not included them at this point. However, objectives will be important to include in order to make the goals specific and actionable. Some goals may also address multiple hazards.

Extreme Temperatures

Summer days can be hot in Grandview. The UW Climate Impacts Group models show average summer temperatures increasing by 3.4 degrees by 2049. The model also estimates there will be an additional 20.5 days where the maximum temperatures may create stress on public health.

Potential goals (examples)

1. Ensure that vulnerable residents have the ability to cool off during heat waves.

Sector: Health and Well-Being, Buildings & Energy

Priority Assets:

- Housing and Shelter
- Municipal Buildings
- Power distribution and transmission lines and related infrastructure

2. Increase shade in Grandview's downtown and shopping districts:

Sectors: Economic Development, Health & Well-being, Ecosystems

Priority Assets:

- Retail businesses (brick and mortar)
- Landscaping, urban forests, and tree canopy

3. Protect public health and the environment by proactively upgrading infrastructure, including wastewater treatment facilities and water infrastructure to withstand extreme weather events (also could address flooding/extreme precipitation).

Sectors: Waste Management, Water Resources, Health & Well-being

Priority Assets:

- Wastewater treatment facilities (municipal, domestic and industrial)
- Drinking water supply (municipal)

Drought:

Droughts have been a common occurrence in recent years. When droughts occur, water rights (particularly junior water rights) are curtailed during droughts. Drought sensitive crops have been affected, which may impact the fruit industry (packing warehouses and cold storage) in

Grandview. Dry landscapes create the conditions for more destructive wildfires.

Potential goals (examples):

1. Prepare for drought emergencies

Sectors: Agriculture & Food Services, Economic Development, Ecosystems, Water Resources

Priority assets

- Agricultural industries
- Drinking water supply
- Landscaping, urban forests, tree canopy

2. Educate the community about the importance of water conservation

Sectors: Buildings & Energy, Water Resources, Ecosystems

Priority Assets:

- Agricultural Industries
- Landscaping, urban forests, and tree canopy
- Drinking water supply (municipal and well)

Wildfire:

Given the right conditions, wildfire can occur in any undeveloped or unmaintained land, potentially threatening homes and public safety. Since poor air quality from wildfires is generally associated with distant forest fires, Grandview will need to consider strategies to respond to poor air quality.

Potential goals (Examples):

Establish (cooling) and clean air shelters within public facilities to provide temporary shelter for vulnerable residents during poor air quality days (could also address extreme temperature).

Sectors: Health and Well-being, Buildings & Energy, Cultural Resources and Practices, Emergency Management.

Priority Assets:

- Educational facilities
- Municipal buildings
- Community gatherings
- Grandview community center
- Emergency response
- Medical facilities
- Housing and shelter

1. Ensure proposed subdivisions, other development, and associated infrastructure are designed with fire risk taken into consideration while preserving habitat and open space.

Sectors: Zoning and Development, Ecosystem

Priority Assets:

- Urban wildland fire interface
- Single and multi-family residences

Flooding/Extreme Precipitation:

The UW Climate Impacts group model indicates that Central Washington will actually get more precipitation in the future, but more of it will occur as rain during winter months, contributing to “flashy” stream systems, where flows rise quickly during heavy rain events. Heavy rain/extreme precipitation could cause local flooding more often than has previously occurred.

Potential goals (Examples):

1. Reduce stormwater impacts from transportation and development through watershed planning, redevelopment and retrofit projects, and low-impact development.

Sectors: Transportation, Water Resources, Zoning & Development

Priority Assets:

- Emergency response
- Multi-modal transportation
- Freight systems
- Wastewater treatment facilities
- Industrial and Commercial uses
- Single and multi-family residences

Following discussion, Council was asked to examine the effects of various climate measures on the following community “sectors” and identify priority community assets within each sector in order for staff to develop goals and policies:

- Agriculture & Food Systems
- Buildings & Energy
- Cultural Resources and Practices
- Economic Development
- Ecosystems
- Emergency Management
- Health & Well-Being
- Transportation
- Waste Management
- Water Resources
- Zoning & Development

Council agreed to come prepared with their selections at the next C.O.W. meeting on May 26th.

E. Contract for Indigent Defense Services

In October 2024, the City Council approved a public defender agreement with the Law Office of Beck & Phillips, PLLC (herein "B&P"). The contract runs from January 1, 2025, through June 30, 2026. The City agreed to pay B&P a fixed fee in the amount of \$205,000 for indigent defense services, which amounts to \$11,389/month over the 18-month contract period. The contract contains no case limitation, but recites that the "assignment of cases was expected to equate to approximately 450 cases over the term of the agreement." This equates to approximately 25 cases per month.

On April 6, 2026, B&P notified the City that they had already handled 469 cases for the City. This equates to approximately 30 cases per month. B&P advised the City that they could take additional cases, but required "compensation for [the] overage." B&P requested compensation at \$180/hour or \$450 per additional case handled until the contract expired on June 30, 2026.

It was staff's understanding that B&P were not currently accepting all indigent defense cases for the City and were instead allowing conflict counsel to handle many of these cases. Simultaneously with these developments, the City was negotiating a new contract with B&P for indigent defenses services through mid-2028, which would likely come before the City Council in the next couple of weeks.

The decision for City Council was whether to pay additional compensation to B&P for handling indigent defense cases for the City of Grandview from the date the Council approves additional compensation until the current contract expires on June 30, 2026.

Following discussion, staff was directed to bring the following two items to the next C.O.W. meeting regarding indigent defense services: (1) proposed contract amendment for additional compensation for excess cases until June 30th, and (2) new proposed contract with Beck & Phillips for 2026-2028.

5. CITY ADMINISTRATOR AND/OR STAFF REPORTS

The Public Works Director provided updates on several ongoing projects including irrigation work, park improvements, and street repairs. He reported that the water reservoir tank painting was ahead of schedule, with interior completion expected by week's end. Bids for Country Park and Butternut Wells were scheduled to be opened on May 14th. Bids for the new street sweeper were scheduled to be opened on June 3rd. The splash pad groundbreaking was expected to take place in July with an estimated 4-5 weeks to complete. He noted staff was monitoring and adjusting garbage truck scheduling to address increased tonnage and truck capacity issues.

6. MAYOR & COUNCILMEMBER REPORTS

Public Safety Committee – The Public Safety Committee would be meeting next week.

Light Up the Valley–Grandview Night Glow – The "Light Up the Valley" event featuring a hot air balloon night glow was scheduled for May 30th at Country Park. The event would be free to the

public with gates opening at 6:30 p.m. The event would include food vendors, local school art displays, a band, and approximately five hot air balloons.

7. ADJOURNMENT

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

Mayor Ashley Lara

Anita Palacios, City Clerk