

**GRANDVIEW CITY COUNCIL
COMMITTEE-OF-THE-WHOLE MEETING MINUTES
JULY 14, 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), Javier Rodriguez and Joan Souders

Present via teleconference: None

Absent: Councilmember Robert Ozuna

Staff present: City Administrator Shane Fisher, Public Works Director John Simmons and City Clerk Anita Palacios

Also present: Robert Scott, City Engineer with HLA Engineering and Land Surveying, Inc.

3. NEW BUSINESS

A. Resolution accepting the bid for the Wastewater Treatment Plant Improvements – Phase 1 and authorizing the Mayor to sign all contract documents with Apollo, Inc.

The City plans to construct improvements to its Wastewater Treatment Plant as summarized and recommended in the Wastewater Treatment Plant Facility Plan. The project was funded through a Washington State Department of Ecology State Revolving Fund agreement executed in July 2025. The City was currently coordinating with Banner Bank to secure financing to supplement City reserves for construction of the Phase 1 project.

Bids for the Wastewater Treatment Plant Improvements – Phase 1 were opened on April 23, 2026. A total of eight (8) bids were received with Apollo, Inc., of Kennewick, Washington, submitting the low bid in the amount of \$14,386,438.52.

City Engineer Scott noted that one of the four bid schedules came in \$2 million dollars over estimate due to inflated equipment pricing from a single manufacturer. He planned to pursue a change order to substitute a competing equipment manufacturer and recover cost savings immediately after contract award.

Staff recommended the C.O.W. move a resolution accepting the bid for the Wastewater Treatment Plant Improvements – Phase 1 and authorizing the Mayor to sign all contract documents with Apollo, Inc. to the July 14, 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 accepting the bid for the Wastewater Treatment Plant Improvements – Phase 1 and authorizing the Mayor to sign all contract documents with Apollo, Inc. to the July 14, 2026 regular Council meeting for consideration.

Vote:

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

B. Resolution approving the final plat of Grandridge Estates – Phase 7 located on Grandridge Road

A resolution approving the final plat of Grandridge Estates – Phase 7 was pulled from the agenda due to punch list items not being completed prior to final plat consideration.

C. Resolution approving Task Order No. 26066 with HLA Engineering and Land Surveying, Inc., for the New Police Department Site Evaluation and Preliminary Design

The City desires to construct a new Police Department on recently purchased property identified as Yakima County Tax Parcel No. 23091-542420 near the Port of Grandview. The existing Police Department building, originally constructed in 1938, has reached capacity limits.

This work would conduct preliminary evaluation of the site with intention of future construction of a new police station building and a secure parking area. Work will include project management, preparation of a topographic survey, geotechnical study, completion of a site evaluation and preliminary design, and environmental and cultural review. The preliminary work conducted in this project assumes the site would include a new building, secure parking area, sally port, and access drives serving the parking area. This preliminary work was being funded by a state appropriation award. The new facility would address current space constraints while providing capacity for anticipated growth in personnel, equipment, and operational needs

At the direction of the City, HLA would provide professional services for the New Police Department Site Evaluation and Preliminary Design. HLA services would include project management, topographic survey, geotechnical study, site evaluation and preliminary design, and environmental and cultural review for the new Police Department site evaluation and preliminary design with an estimated total fee for services in the amount of \$50,800.

Staff recommended the C.O.W. move a resolution approving Task Order No. 26066 with HLA Engineering and Land Surveying, Inc., for the New Police Department Site Evaluation and

Preliminary Design to the July 14, 2026 regular Council meeting for consideration.

Discussion took place.

On motion by Councilmember Moore, second by Councilmember Flores, the C.O.W. moved a resolution approving Task Order No. 26066 with HLA Engineering and Land Surveying, Inc., for the New Police Department Site Evaluation and Preliminary Design to the July 14, 2026 regular Council meeting for consideration.

Vote:

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

4. CITY ADMINISTRATOR AND/OR STAFF REPORTS

TA Truck Plaza Ownership Transfer and SIED Grant – City Administrator Fisher confirmed that the TA Truck Plaza was sold to a new owner which was a large conglomerate specializing in TA operations. The City was not formally notified, but was not legally required to be. He advised that the store, restaurants, and mechanic shop were the only portions of the truck plaza sold. The truck wash and land toward the Walmart DC remained with the original developer, along with the 23 acres across the road. With respect to the SIED grant repayment obligation, two annual payments in the amount of \$101,000 were received with the next payment due June 2027. The repayment agreement between the City and developer was still pending signature. The delay was caused by a parcel being incorrectly included in the agreement documents and needed to be removed. Documents have been revised and parties were back in the country to sign. Even without the repayment agreement between the City and developer, the SIED Board contract provides legal recourse if the developer attempts to walk away or files bankruptcy. In regards to the 23 acre second phase, the SIED and CERB applications were withdrawn because the developer was not ready and risked violating a Port District covenant requiring completion within two years of breaking ground.

Discussion took place.

Council requested that the new TA management be invited to attend a future meeting for introductions. Council also requested that the developer be invited to attend a future meeting to discuss future development plans for the retained 23 acres.

Change Orders – City Administrator Fisher explained that a change order modifies the original contract scope and/or cost due to unforeseen conditions, design oversights, or specification gaps. Change orders were paid from the project budget, not the City's general fund. On grant-funded projects with a 90/10 split, the City pays only its 10% portion; the remainder comes from grant

funds. HLA Engineering typically builds contingency into project budgets to absorb minor change orders without impacting City funds. An example provided was the WCR Park & Ride EV charging station wherein three separate change orders occurred on that project and at least one involved an acknowledged engineering error. A portion of the change order costs came from TBD funds on that project.

Discussion took place.

The Mayor and Council expressed that change order surprises have become more frequent and were eroding confidence in HLA, even acknowledging HLA's long-standing positive reputation.

City Administrator Fisher noted that HLA has implemented a QA/QC (Quality Assurance/Quality Control) process with multiple engineers reviewing specs and drawings before release to reduce errors.

It was confirmed that Council has the authority to reject change orders and should ask hard questions when they arise.

Council Retreat – City Administrator Fisher announced plans for an upcoming two-day retreat on August 26-27, which would include Department Head presentations and discussions about the 5-year strategic plan. Council would receive a draft agenda for review and input before finalizing.

Council expressed interest in touring department facilities, particularly the Wastewater Treatment Plant facility, as a way to better understand priority projects.

Street Sweeper – Public Works Director Simmons indicated that the new EV street sweeper was delivered and training on the new unit would be conducted this week.

Splash Pad – Public Works Director Simmons explained that groundbreaking of the new splash pad was pending Department of Health permit approval. He advised that all equipment has been received. Groundbreaking was expected within 2-3 weeks.

3.0 MG Reservoir Improvement Project – The new reservoir painting has been completed. Scaffolding disassembly would begin at the end of the week. A muralist would hand-paint the tank immediately after scaffolding removal. Once mural was complete, sanitation and fill cycle would begin. Bacteriological testing would be required before going online.

Cemetery Expansion – City Administrator Fisher advised that there were currently three overflow areas within the existing cemetery. The land identified for future expansion could not receive grant funding until the cemetery was included in the City's Comprehensive Plan which would be adopted by the end of year. Preliminary survey work, alignment studies, and sprinkler design was completed for the future expansion using set-aside funds. Once the cemetery was included in the Comprehensive Plan, staff would begin applying for grant funding.

5. MAYOR & COUNCILMEMBER REPORTS

Unsung Hero Committee – Councilmembers Diaz and Souders provided the Mayor with names of interested citizens to serve on the Unsung Hero Committee. Appointments to the committee would be recommended by the Mayor with Council confirmation

Summer Heat 3-on-3 Basketball Tournament – The Summer Heat 3-on-3 Baseball Tournament was scheduled for August 15-17. The City would provide basketball hoops and weighted buckets. The Police Chief and Fire Chief would be sharing a booth for community outreach presence. The Council was encouraged to attend.

Red, White and Hot Air Balloon Community Event – The Red, White and Hot Air Balloon community event celebrating America's 250th Birthday was held on July 11th at Country Park. The event included a hot air balloon night glow, live music, food trucks and marketplace vendors. Approximately 2,000 people were in attendance.

FIFA World Cup Viewing Party – A FIFA World Cup viewing party was scheduled for July 19th in the Beaven's building at Country Park. Attendees were encouraged to bring chairs and snacks.

6. 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