

**GRANDVIEW CITY COUNCIL
REGULAR MEETING AGENDA
TUESDAY, JULY 28, 2026**



PLEASE NOTE: The maximum occupancy of the Council Chambers is 49 individuals at one time. Access to exits must be kept clear to ensure everyone in the Chambers can safely exit in the event of an emergency.

This meeting will be held in person and will also be available via teleconference.

REGULAR MEETING – 7:00 PM

PAGE

1. CALL TO ORDER & ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. APPROVE AGENDA

4. PRESENTATIONS

A. Retirement Award – Rick Asher, Public Works Maintenance Technician

5. PUBLIC COMMENT – *The public may address the Council on any topic whether on the agenda or not, except those scheduled for public hearing. The public comment period is not an opportunity for dialogue with the Mayor and Councilmembers, or for posing questions with the expectation of an immediate answer. Many questions require an opportunity for information gathering and deliberation. For this reason, Council will accept comments, but will not directly respond to comments, questions or concerns during public comment. If you would like to address the Council, please step up to the microphone and give your name and address for the record. Your comments will be limited to three minutes.*

6. CONSENT AGENDA – *Items on the Consent Agenda will be voted on together by the Council, unless a Councilmember requests that items be removed from the Consent Agenda and discussed and voted upon separately. An item removed from the Consent Agenda will be placed under Unfinished and New Business.*

- | | | |
|----|--|------|
| A. | Minutes of the July 14, 2026 Committee-of-the-Whole meeting | 1-5 |
| B. | Minutes of the July 14, 2026 Council meeting | 6-10 |
| C. | Payroll Check Nos. 14970-14996 in the amount of \$121,338.51 | |
| D. | Payroll Electronic Fund Transfers (EFT) Nos. 61932-61936 in the amount of \$110,718.40 | |
| E. | Payroll Direct Deposit 07/01/2026-07/15/2026 in the amount of \$172,746.72 | |
| F. | Claim Check Nos. 133868-133953 in the amount of \$1,104,421.56 | |

7. ACTIVE AGENDA – *Items discussed at the 6:00 pm Committee-of-the-Whole meeting of an urgent or time sensitive nature may be added to the active agenda pursuant to City Council Procedures Manual Section 3.18(c).*

- | | | |
|----|--|-------|
| A. | Resolution No. 2026-39 approving the final plat of Grandridge Estates – Phase 7 located on Grandridge Road | 11-14 |
| B. | Resolution No. 2026-41 accepting the bid for the existing 3.0 MG Reservoir (West) Rehabilitation Improvements and authorizing the Mayor to sign all contract documents with Coatings Unlimited | 15 |

8. UNFINISHED AND NEW BUSINESS

- A. Consider August 11, 2026 C.O.W. & Council Meeting Cancellations to attend
"Together Grandview Can" Community Event – August 11th @ 6:00 p.m.

9. CITY ADMINISTRATOR AND/OR STAFF REPORTS

10. MAYOR & COUNCILMEMBER REPORTS

11. ADJOURNMENT

The City of Grandview Committee-of-the-Whole and Regular Council Meetings scheduled for Tuesday, July 28, 2026 at 6:00 pm and 7:00 pm will be held in person and will also be available via teleconference.

Please join the meeting from your computer, tablet or smartphone.

Join Zoom Meeting

<https://us06web.zoom.us/j/82405580878?pwd=O6Qum8neE4ao9xxQEbNWJ9ka8priXo.1>

To join via phone: +1 253 215 8782

Meeting ID: 824 0558 0878

Passcode: 773701

**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

**GRANDVIEW CITY COUNCIL
REGULAR MEETING MINUTES
JULY 14, 2026**

1. CALL TO ORDER

Mayor Ashley Lara called the regular meeting to order at 7:00 p.m. in the Council Chambers at City Hall.

The meeting was held in person and was also available via teleconference.

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: Councilmember Robert Ozuna

On motion by Councilmember Moore, second by Councilmember Souders, Council excused Councilmember Ozuna from the meeting.

Vote:

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

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

2. PLEDGE OF ALLEGIANCE

Saoirse Padilla led the pledge of allegiance.

3. APPROVE AGENDA

On motion by Councilmember Moore, second by Councilmember Diaz, Council approved the July 14, 2026 meeting agenda as presented.

Vote:

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

4. **PRESENTATIONS** – None
5. **PUBLIC COMMENT** – None
6. **CONSENT AGENDA**

On motion by Councilmember Rodriguez, second by Councilmember Flores, Council approved the Consent Agenda consisting of the following:

- A. Minutes of the June 9, 2026 Committee-of-the-Whole meeting
- B. Minutes of the June 9, 2026 Council meeting
- C. Payroll Check Nos. 14918-14931 in the amount of \$111,657.75
- D. Payroll Electronic Fund Transfers (EFT) Nos. 61010-61914 in the amount of \$109,213.44
- E. Payroll Direct Deposit 06/01/2026-06/15/2026 in the amount of \$170,446.07
- F. Payroll Check Nos. 14932-14969 in the amount of \$31,218.03
- G. Payroll Electronic Fund Transfers (EFT) Nos. 61921-61927 in the amount of \$122,178.43
- H. Payroll Direct Deposit 06/16/2026-06/30/2026 in the amount of \$191,295.40
- I. Claim Check Nos. 133655-133867 in the amount of \$1,190,097.20

Vote:

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

7. **ACTIVE AGENDA**

- A. **Closed Record Public Hearing – Hugo Garibay Annexation and Rezone, 160 Hickory**

Mayor Lara opened the closed record public hearing to consider an Annexation and Rezone submitted by Hugo Garibay for annexation of Parcel Nos. 230927-11424 and 230927-11425 located at 160 Hickory Road, Grandview, Yakima County, Washington, by reading the public hearing procedure.

There was no one in the audience who objected to her participation as Mayor or any of the Councilmembers' participation in these proceedings. None of the Councilmembers had an interest in this issue nor did any stand to gain or lose any financial benefit as a result of the outcome of this hearing and all indicated they could hear and consider the issue in a fair and objective manner.

The purpose of the hearing was for the Council to review the record and consider the pertinent facts relating to this issue. No new public testimony was allowed.

City Clerk Palacios provided the following review of the record:

- The City received a Letter of Intent and Petition for Annexation and Rezone signed by Hugo Garibay to annex Parcel Nos. 230927-11424 and 230927-11425 located at 160 Hickory Road, Grandview, Yakima County, Washington, to the City of Grandview.
- The petitioner elected to request annexation under the 60% petition method of annexation. The 60% petition method requires signatures by owners of not less than 60% of the assessed value of the total property proposed for annexation. The petition contained sufficient signatures of the assessed value.
- The petitioner requested the parcels be annexed with an R-2 Medium Density Residential zoning designation. All parcels were included in the City's designated Urban Growth Area with a future land use of residential.
- At the March 10, 2026 City Council meeting, Council approved Resolution No. 2026-19 accepting a request from Hugo Garibay for annexation of Parcel Nos. 230927-11424 and 230927-11425 located at 160 Hickory Road, Grandview, Yakima County, Washington, to the City of Grandview, and directed staff to present the Petition for Annexation to the Hearing Examiner for a public hearing.
- On May 20, 2026, a public hearing was held before the Hearing Examiner to receive comments on the proposed annexation and rezone. A copy of the Hearing Examiner's Recommendation was presented for consideration.
- Staff recommended Council accept the Hearing Examiner's conclusions and recommendation that the Petition for Annexation of Parcel Nos. 230927-11424 and 230927-11425 as described in the documentation submitted for this application, in the City Planner's staff report and in the recommendation be approved with a R-2 Medium Density Residential zoning, subject to the assumption of an appropriate share of all existing City indebtedness by the annexed area.
- Staff further recommended Council approve Resolution No. 2026-37 authorizing the petition to annex properties known as the Hugo Garibay Annexation and Rezone that is contiguous to the City of Grandview and providing for transmittal of said petition to the Yakima County Boundary Review Board for a 45-day review prior to taking final action.

Discussion took place.

The public hearing was declared closed.

On motion by Councilmember Moore, second by Councilmember Souders, Council accepted the Hearing Examiner's conclusions and recommendation that the Petition for Annexation of Parcel Nos. 230927-11424 and 230927-11425 as described in the documentation submitted for this application, in the City Planner's staff report and in the recommendation be approved with a R-2 Medium Density Residential zoning, subject to the assumption of an appropriate share of all existing City indebtedness by the annexed area.

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 No. 2026-37 authorizing the petition to annex property known as the Hugo Garibay Annexation and Rezone that is contiguous to the City of Grandview and providing for transmittal of said petition to the Yakima County Boundary Review Board for a 45-day review prior to taking final action

On motion by Councilmember Rodriguez, second by Councilmember Moore, Council Resolution No. 2026-37 authorizing the petition to annex property known as the Hugo Garibay Annexation and Rezone that is contiguous to the City of Grandview and providing for transmittal of said petition to the Yakima County Boundary Review Board for a 45-day review prior to taking final action.

Vote:

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

C. Resolution No. 2026-38 accepting the bid for the Wastewater Treatment Plant Improvements – Phase 1 and authorizing the Mayor to sign all contract documents with Apollo, Inc.

This item was previously discussed at the July 14, 2026 C.O.W. meeting.

On motion by Councilmember Rodriguez, second by Councilmember Souders, Council Resolution No. 2026-38 accepting the bid for the Wastewater Treatment Plant Improvements – Phase 1 and authorizing the Mayor to sign all contract documents with Apollo, Inc.

Vote:

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

- Councilmember Rodriguez – Yes
- Councilmember Souders – Yes

D. Resolution No. 2026-40 approving Task Order No. 26066 with HLA Engineering and Land Surveying, Inc., for the New Police Department Site Evaluation and Preliminary Design

This item was previously discussed at the July 14, 2026 C.O.W. meeting.

On motion by Councilmember Moore, second by Councilmember Garibay-Rios, Council Resolution No. 2026-40 approving Task Order No. 26066 with HLA Engineering and Land Surveying, Inc., for the New Police Department Site Evaluation and Preliminary Design.

Vote:

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

8. UNFINISHED AND NEW BUSINESS – None

9. CITY ADMINISTRATOR AND/OR STAFF REPORTS – None

10. MAYOR & COUNCILMEMBER REPORTS

Chip Seal Program – Councilmember Rodriguez questioned whether chip sealing would be completed on deteriorating roads throughout the City this year.

City Administrator Fisher identified chip seal as a viable near-term solution typically costing approximately \$30,000–\$40,000 per project depending on road width/length. He confirmed that Transportation Benefit District funds would be an appropriate funding source for chip seal work. He would engage HLA to conduct a PCI (Pavement Condition Index) assessment to prioritize qualifying roads.

11. ADJOURNMENT

On motion by Councilmember Moore, second by Councilmember Garibay-Rios, the Council meeting adjourned at 7:25 p.m.

Mayor Ashley Lara

Anita Palacios, City Clerk

RESOLUTION NO. 2026-39

**A RESOLUTION OF THE CITY OF GRANDVIEW, WASHINGTON,
APPROVING THE FINAL PLAT OF GRANDRIDGE ESTATES – PHASE 7
LOCATED ON GRANDRIDGE ROAD**

WHEREAS, the developer, Dan Swanson d/b/a KDS Development, Inc., applied for preliminary plat approval for a 227-lot residential subdivision designated as Grandridge Estates; and,

WHEREAS, on March 24, 2020, Council adopted Resolution No. 2020-13 approving Grandridge Estates Subdivision 227-lot preliminary plat subject to conditions outlined in the Hearing Examiner's recommendation and per Grandview Municipal Code Section 16.24 Design Standards and Section 16.28 Improvements; and,

WHEREAS, the developer has completed the construction of the public infrastructure improvements in accordance with the approved plans and specifications for Grandridge Estates – Phase 7 per the City's standards,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRANDVIEW, as follows:

Section 1. The final plat known as Grandridge Estates – Phase 7 is approved.

Section 2. The Mayor is hereby authorized to sign the final plat, a copy of which is attached hereto and incorporated herein by reference.

PASSED by the **CITY COUNCIL** and **APPROVED** by the **MAYOR** at its regular meeting on July 28, 2026.

MAYOR

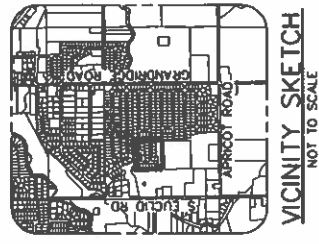
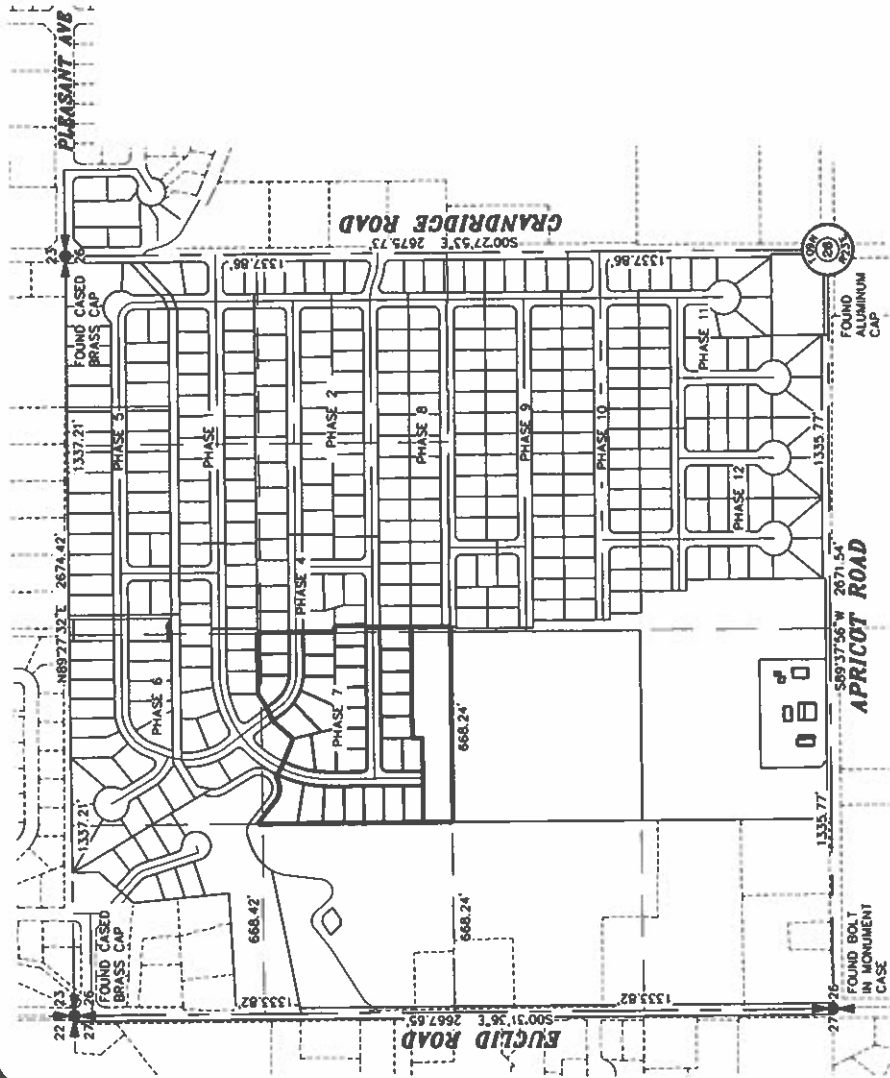
ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

THE FINAL PLAT OF GRANDRIDGE ESTATES - PHASE 7 N.W. 1/4 OF SEC. 26, T.09N., R.23E., W.M., YAKIMA COUNTY, WASHINGTON



- LEGEND**
- SET 5/8" REBAR W/ BLUE PLASTIC CAP MARKED "STRATTON DCI 46886" OR TACK W/WASHER
 - FOUND AS INDICATED
 - ⊙ FOUND 5/8" REBAR W/ BLUE PLASTIC CAP MARKED "STRATTON DCI 46886"
 - (M) NOT FOUND OR SET
 - ⊗ FOUND MONUMENT MARKED "46886"
 - ⊕ SET CASED BRASS CAP MARKED "46886"
- PLAT FOR SDC**
- EASEMENT
 - PROPERTY BOUNDARY
 - CENTERLINE
 - G.L.S. PARCELS
 - FENCE
- RIGHT-OF-WAY AND EASEMENT NOTES**
- ① = HEREBY DEDICATED RIGHT-OF-WAY
 - ② = HEREBY DEDICATED PUBLIC UTILITY EASEMENT
 - ③ = HEREBY DEDICATED IRRIGATION EASEMENT
- SCALE 1" = 300'**
- BASIS OF BEARING**
- NAD 83(11)
 - WA STATE GRID SOUTH ZONE
 - PER OPUS SOLUTION
- EQUIPMENT USED**
- A THREE-SECOND TOTAL STATION
 - SPECTRA PRECISION RTK GPS

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 20__ AT _____ M. UNDER YAKIMA COUNTY AUDITORS FILE NO. _____ AT THE REQUEST OF DEREK C. INGALSBE, P.L.S.

YAKIMA COUNTY AUDITOR _____ DEPUTY _____

STRATTON SURVEYING & MAPPING P.C.
313 NORTH MORGAN STREET
RENO, WASH. 98568
509.733.2848
stratton@strattonsurvey.com

5622P12.DWG © 2026
DATE: 04/20/26 SHEET 1 OF 3
DRAWN BY: DCI JOB # 5622

INDEX

X	Y	SEC	T.	R.
		26	09N	23E

SURVEYOR'S CERTIFICATE:

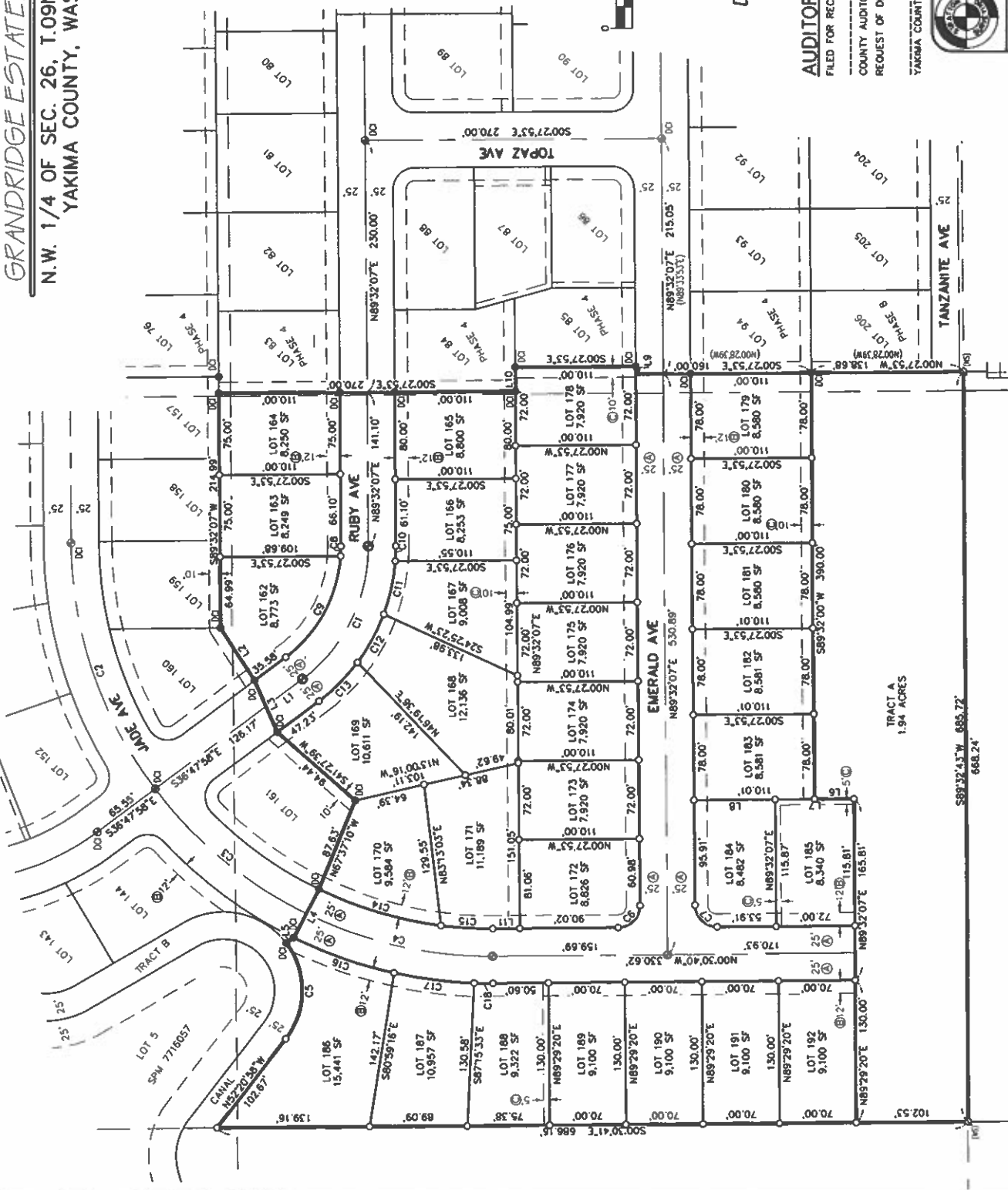
I, DEREK C. INGALSBE, A LICENSED LAND SURVEYOR IN THE STATE OF WASHINGTON, HEREBY CERTIFY THAT THE PLAT OF "GRANDRIDGE ESTATES PHASE 7", AS SHOWN HEREON, IS BASED ON AN ACTUAL FIELD SURVEY OF THE LAND DESCRIBED, AND THAT ALL COURSES AND DISTANCES ARE CORRECTLY SHOWN, AND THAT SAID PLAT IS STAKED ON THE GROUND AS INDICATED HEREON.

DEREK C. INGALSBE 1346886 _____ DATE _____

DRAFT FOR REVIEW



THE FINAL PLAT OF
GRANDRIDGE ESTATES - PHASE 7
N.W. 1/4 OF SEC. 26, T.09N., R.23E., W.M.,
YAKIMA COUNTY, WASHINGTON



DRAFT

AUDITOR'S CERTIFICATE
FILED FOR RECORD THIS _____ DAY OF _____
20__ AT _____ M. UNDER YAKIMA
COUNTY AUDITORS FILE NO. _____ AT THE
REQUEST OF DEREK C. INGALLSBE, P.L.S.

YAKIMA COUNTY AUDITOR _____ DEPUTY
STRATON SURVEYING & MAPPING P.C.
313 NORTH MARIAN STREET
ACRELAND, WA 99126
(509) 725-7350
straton@stratonsurvey.com

5622P12.DWG © 2026
DATE: 04/20/26 SH: 2 OF 3
DRAWN BY: DCI JOB # 5622

PLAT FOR
SDC

DESCRIPTION

TRACT A OF THE PLAT OF GRANDRIDGE ESTATES PHASE 6, AUDITOR'S FILE NUMBER 202536697, RECORDS OF YAKIMA COUNTY, WASHINGTON.

CONTAINS 9.97 ACRES

TOGETHER WITH AND SUBJECT TO EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS, OF RECORD AND IN VIEW.

DEDICATION AND WAIVER OF CLAIMS

WE, THE UNDERSIGNED, HEREBY CERTIFY THAT WE ARE ALL PARTIES HAVING OWNERSHIP INTEREST IN THE LAND HEREON DESCRIBED. HAS WITH THE FREE CONSENT OF SAID PARTIES AND IN ACCORDANCE WITH THEIR DESIRES CAUSED THE SAME TO BE SURVEYED AND LONGITUDINALLY DIVIDED INTO LOTS, BLOCKS, TRACTS, OR OTHER RIGHTS-OF-TRUST SHOWN ON THE PLAT OF GRANDRIDGE ESTATES PHASE 6, RECORDS OF YAKIMA COUNTY, WASHINGTON, ON AND ANY OTHER GOVERNMENTAL AUTHORITY WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID DEDICATED RIGHT-OF-WAY AND DOES HEREBY DEDICATE THE EASEMENTS AS SHOWN HEREON FOR THE USES INDICATED.

SWANSON DEVELOPMENT COMPANY INC

SIGNED _____ DATE _____

ACKNOWLEDGEMENT

STATE OF _____

COUNTY OF _____

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE _____ OF SWANSON DEVELOPMENT COMPANY INC, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATE: _____

PRINTED NOTARY PUBLIC _____

SIGNED NOTARY PUBLIC _____ MY APPOINTMENT EXPIRES _____

NOTARY STAMP
BLACK INK ONLY

CURVE TABLE					CURVE TABLE				
CURVE	LENGTH	RADIUS	Δ	CH DIREC.	CHORD	CURVE	LENGTH	RADIUS	Δ
C1	140.90	150.00	53°39'56"	S63°37'56"E	135.42	C1	140.90	150.00	53°39'56"
C2	240.98	380.00	36°20'04"	S71°22'04"W	236.96	C2	240.98	380.00	36°20'04"
C3	179.94	380.00	27°07'54"	S39°38'05"W	178.27	C3	179.94	380.00	27°07'54"
C4	176.29	380.00	26°34'49"	S12°46'44"W	174.71	C4	176.29	380.00	26°34'49"
C5	93.69	72.00	74°42'52"	S89°42'24"E	87.38	C5	93.69	72.00	74°42'52"
C6	31.40	20.00	89°57'13"	S45°29'17"E	28.27	C6	31.40	20.00	89°57'13"
C7	31.43	20.00	90°02'47"	S44°30'43"W	28.30	C7	31.43	20.00	90°02'47"
C8	8.90	125.00	4°04'54"	S68°25'27"E	8.90	C8	8.90	125.00	4°04'54"
C9	108.18	125.00	49°35'02"	S61°35'29"E	104.83	C9	108.18	125.00	49°35'02"
C10	13.91	175.00	4°33'17"	S88°11'15"E	13.91	C10	13.91	175.00	4°33'17"
C11	50.00	175.00	16°22'13"	S77°43'30"E	49.83	C11	50.00	175.00	16°22'13"
C12	50.00	175.00	16°22'13"	S61°21'17"E	49.83	C12	50.00	175.00	16°22'13"
C13	50.00	175.00	16°22'13"	S44°59'04"E	49.83	C13	50.00	175.00	16°22'13"
C14	116.75	355.00	18°50'36"	S16°33'42"W	116.23	C14	116.75	355.00	18°50'36"
C15	47.41	355.00	7°39'04"	S03°18'52"W	47.37	C15	47.41	355.00	7°39'04"
C16	97.29	405.00	13°45'51"	S19°15'44"W	97.06	C16	97.29	405.00	13°45'51"
C17	73.78	405.00	10°26'17"	S07°09'39"W	73.68	C17	73.78	405.00	10°26'17"
C18	17.34	405.00	2°27'11"	S00°42'55"W	17.34	C18	17.34	405.00	2°27'11"

STRATTON SURVEYING AND MAPPING MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE, SUCH AS, ADVERSE POSSESSION, ACQUISITION, ESTOPPEL, ETC.

THE FINAL PLAT OF
GRANDRIDGE ESTATES - PHASE 7
N.W. 1/4 OF SEC. 26, T.09N., R.23E., W.M.,
YAKIMA COUNTY, WASHINGTON

TRACT NOTES

-TRACT A IS FOR A FUTURE PHASE.

CITY NOTES

- 1) ALL SIDEWALKS IN PHASE 7 TO BE COMPLETED WITHIN 24 MONTHS OF THE FINAL RECORDED DATE OF PHASE 7.

IRRIGATION APPROVAL

I HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN IS LOCATED WITHIN THE BOUNDARIES OF THE CITY OF GRANDVIEW, THAT THE IRRIGATION EASEMENTS SHOWN ON THIS PLAT OF GRANDRIDGE ESTATES PHASE 7 ARE ADEQUATE TO SERVE ALL LOTS SHOWN HEREON. I FURTHER CERTIFY THAT THOSE LOTS WHICH ARE ENTITLED TO IRRIGATION WATER UNDER THE OPERATING RULES AND REGULATIONS OF THE DISTRICT HAVE BEEN PAID THROUGH THE YEAR 20____A.D.

GRANDVIEW CITY PUBLIC WORKS DIRECTOR _____ DATE _____

APPROVALS

APPROVED BY THE CITY COUNCIL OF THE CITY OF GRANDVIEW, WASHINGTON
THIS _____ DAY OF _____, 20____

CITY MAYOR _____ DATE _____

ATTEST: CITY CLERK _____ DATE _____

APPROVED AS TO THE SURVEY DATA LAYOUT OF STREET, ALLEYS AND OTHER RIGHT-OF-WAYS SHOWN HEREON

DATED _____ DAY OF _____, 20____

GRANDVIEW CITY PUBLIC WORKS DIRECTOR _____

CITY TREASURERS CERTIFICATE

I HEREBY CERTIFY THAT ALL CHARGEABLE REGULAR AND SPECIAL ASSESSMENTS COLLECTIBLE BY THIS OFFICE THAT ARE DUE AND OWING ON THE PROPERTY DESCRIBED HEREON HAVE BEEN PAID TO AND INCLUDING THE YEAR _____ A.D.
TAX PARCEL NO. 23092622462

CITY OF GRANDVIEW TREASURER _____ DATE _____

COUNTY TREASURERS CERTIFICATE

I HEREBY CERTIFY THAT ALL CHARGEABLE REGULAR AND SPECIAL ASSESSMENTS COLLECTIBLE BY THIS OFFICE THAT ARE DUE AND OWING ON THE PROPERTY DESCRIBED HEREON HAVE BEEN PAID TO AND INCLUDING THE YEAR _____ A.D.
TAX PARCEL NO. 23092622462

YAKIMA COUNTY TREASURER _____ DATE _____

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 20____ AT _____ M. UNDER YAKIMA COUNTY AUDITORS FILE NO. _____ AT THE _____
FILED BY _____ DEREK C. INGALSBIE, P.L.S.



DRAFT

STRATTON SURVEYING & MAPPING P.C.
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ASHTON, WA 98801
(509) 735-2584
stratton@strattonsurvey.com

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DATE: 04/20/26	SHT. 3 OF 3
DRAWN BY: DQ	JOB # 5622

RESOLUTION NO. 2026-41

**A RESOLUTION OF THE CITY OF GRANDVIEW, WASHINGTON,
ACCEPTING THE BID FOR THE EXISTING 3.0 MG RESERVOIR (WEST)
REHABILITATION IMPROVEMENTS AND AUTHORIZING THE MAYOR TO SIGN
ALL CONTRACT DOCUMENTS WITH COATINGS UNLIMITED**

WHEREAS, the City of Grandview has advertised for bids for the existing 3.0 MG Reservoir (West) Rehabilitation Improvements; and,

WHEREAS, Coatings Unlimited of Pasco, Washington, has submitted the lowest responsible bid, which bid has been accepted;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRANDVIEW, AS FOLLOWS:

The Mayor is hereby authorized to sign all contract documents with Coatings Unlimited for the existing 3.0 MG Reservoir (West) Rehabilitation Improvements in the amount of \$1,502,627.50.

PASSED by the **CITY COUNCIL** and **APPROVED** by the **MAYOR** at its regular meeting on July 28, 2026.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY