

**UNION GAP CITY COUNCIL REGULAR MEETING**  
**Council Chambers, City Hall**  
**Union Gap, Washington**  
**March 10, 2008**

- Call to Order Mayor Lemon called the Regular Meeting of the Union Gap City Council to order at 7:03 p.m.
- Council Members Present Council Members David Butler (6:05 p.m.), Glenn Bateman, Dan Vanover, Dave Matson, and James Murr were present.
- Staff Present Robert Noe, City Attorney; Dennis Henne, Public Works Director; William Rathbone, Development Coordinator; Robert Almeida, Police Chief; Keith Yamane, Fire Chief; Karen Clifton, City Treasurer; and Kathryn Thompson, City Clerk were present.
- Audience Present Joe & Linda Jackson, Dennis Perala, Bill Hordan, Dawn Lemon, Jerry Jorden, Mary Ann Lockhart, Debbie Matson, Michael & Joshua Murr, Stephanie Korn, Nancy Krause, Evonne Goeken, Nathan Kwak, Lorene Blakely, Phil Salzman, John Hodgkinson, and others were present.
- Pledge of Allegiance Council Member Bateman led the Pledge of Allegiance.
- Resolution No. 707 – In Memory of Daniel Martinez Mayor Lemon summarized Resolution No. 707, A Resolution in memory of Daniel Martinez, a former Council Member who recently passed away at the age of 97.
- Motion by Council Member Vanover, seconded by Council Member Bateman to adopt Resolution No. 707, A Resolution in memory of Daniel Martinez. Motion carried unanimously; Council Members Olson and Wentz absent.
- Consent Agenda Motion by Council Member Vanover, seconded by Council Member Bateman to approve the consent agenda, as follows:
- Approve the Regular Council Meeting Minutes, dated February 25, 2008, as sent out on pages 4764 through 4769 of the Minute Book.
- Approve Claim Voucher Nos. 71220 through 71242 in the amount of \$249,752.13 dated February 29, 2008 and transfer from the operating funds to the Claims Fund.
- Approve Payroll Voucher Nos. 31393 through 31466 in the amount of \$147,417.78, dated February 29, 2008 and transfer from the operating funds to the Payroll Fund.
- Approve Claim Voucher Nos. 71243 through 71318 in the amount of \$145,787.58, dated March 10, 2008 and transfer from the operating funds to the Claims Fund.
- Motion carried unanimously; Council Members Olson and Wentz absent.
- Ordinance No. 2552 – Amending Municipal Code – Designating Additional Roadway and an Alley as One-Way Streets Mayor Lemon explained this is the alley and roadway by the school where a child was run over in the past, and this is part of the school’s expansion and safety plans.
- Council Member Vanover questioned which street this is.
- Mayor Lemon stated it is Franklin Street and the alley.
- Motion by Council Member Vanover, seconded by Council Member Butler to adopt and publish Ordinance No. 2552, An Ordinance amending Union Gap Municipal Code Section 9.31.030, “One-way street designated” by designating additional roadway and an alley as one way streets. Motion carried unanimously;

Council Members Olson and Wentz absent.

Emergency  
Comprehensive Plan  
Amendment – White  
Leasure Development  
Company

The Development Coordinator informed this proposal came before the Council late last year. He stated the Planning Commission considered a couple of options for this request, held a public hearing, and is recommending adoption. He explained the Council can accept the Planning Commission recommendation or reject the recommendation and hold their own public hearing.

Council Member Vanover questioned if there were any objections at the public hearing.

The Development Coordinator stated there was discussion, but no objections at the public hearing.

Motion by Council Member Butler, seconded by Council Member Vanover to accept the Planning Commission recommendation of adoption and direct staff to prepare an ordinance. Motion carried unanimously; Council Members Olson and Wentz absent.

Award of Bid – Valley  
Mall Boulevard Phase  
III Construction

The Public Works Director distributed a letter from JUB Engineers and a spreadsheet showing the breakdown of the bid from the lowest responsible bidder, Granite Northwest. He explained that there were 5 bids opened on March 5<sup>th</sup>, but the two lowest bidders had errors in their bids so there are 3 valid bids. He explained that Schedule A is the street portion, Schedule B is water, and Schedule C is sewer. He then reviewed the bids from Granite Northwest, Inc., KLB Construction, Inc., and Apollo, Inc. and explained that we are short of funding the project by about \$1.6 million. He stated he has been communicating with all the funding partners and is confident we will receive part of the shortfall and can find the money for the remainder of the project, but it remains unknown how it will all be paid. He recommended accepting the lowest responsible bidder, Granite Northwest.

Council Member Vanover questioned where the \$1.6 million will come from.

The Public Works Director stated Senator King and Representatives Ross and Skinner are committed to helping with this project and the Transportation Improvement Board (TIB) is willing to come up with some of the money.

Council Member Vanover questioned where the money will come from if no funding comes through.

The Public Works Director informed he can find the money for the street and water portions, but he does not know where the money to fund the sewer portion will come from and the South Broadway area needs sewer brought to their area.

Council Member Vanover questioned if there is a deadline for accepting the bids, or if postponing this one meeting would affect the bids.

The Public Works Director stated postponing this one meeting would not hurt anything, but he does not know if he will have any more information by the next meeting.

After discussion, motion by Council Member Vanover, seconded by Council Member Butler to table this item to the March 24, 2008 meeting. Motion carried unanimously; Council Members Olson and Wentz absent.

Expenditure Request –  
Purchase of Property

Mayor Lemon explained this expenditure is for property at 3109 2<sup>nd</sup> Street and the purchase price is \$79,500.

Motion by Council Member Bateman, seconded by Council Member Matson to

authorize the expenditure of \$79,500 from the Executive Fund (to be repaid from the Building Fund as the money becomes available) for the purchase of property at 3109 2<sup>nd</sup> Street. Motion carried unanimously; Council Members Olson and Wentz absent.

Items from the Audience

There was no one present wishing to speak.

Mayor Lemon announced Council Members Olson and Wentz are in Washington D.C. right now and they are also working on acquiring more funding.

Departmental Reports

Mayor Lemon informed the following reports are in the packet and questioned if the Council has any questions of the departments: Building/Mechanical & Plumbing Report – February 2008; Code Enforcement Activity Report – February 2008; and Council Agenda for March 24, 2008.

Communications/ Questions/Comments

Fire Department. Council Member Matson commented Union Gap has a good crew of fire fighters.

Mayor Lemon informed the Fire Chief is certified for plan reviews now.

The Fire Chief clarified he will be certified as soon as he gets the paperwork back. He informed it would still be a good idea for the City to enter into the agreement with Yakima County because they have a lot more experience with large projects.

Adjournment

At 7:30 p.m., Mayor Lemon adjourned the Regular Council meeting.

*These minutes dated March 10, 2008 were approved at the Regular Council Meeting of March 24, 2008.*

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Jim Lemon  
Mayor

ATTEST:

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Kathryn Thompson, CMC  
City Clerk