

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

Call to Order Mayor Lemon called the Regular Meeting of the Union Gap City Council to order at 7:02 p.m.

Council Members Present Council Members Dan Olson, Glenn Bateman, Dan Vanover, Dave Matson, and James Murr were present.

Staff Present Robert Noe, City Attorney; William Rathbone, Development Coordinator; Bill Steele, Fire Chief; Robert Almeida, Police Chief; Karen Clifton, City Treasurer; and Kathryn Thompson, City Clerk were present.

Audience Present Dave Edler, Kathy Coffey, Michael & Joshua Murr, Jo Collier, Joe & Linda Jackson, Debbie Matson, Chad Lenz, John Cooper, Kirsten Danielson, Fred Thomson, Erin Snelgrove, John Hodkinson, Jerry Garrison, and others were present.

Pledge of Allegiance Fred Thomson led the Pledge of Allegiance.

Presentation – Aquatic Center Yakima Mayor Dave Edler and Council Member Kathy Coffey presented information regarding a proposed voter approved sales tax increase of 0.1% for a regional aquatic center. Mayor Edler informed Yakima has recently had to close three of its swimming pools and was tasked with trying to include as many cities as possible in a regional aquatic center. He stated he spoke to the area Mayors, but did not receive much support, so the committee decided to propose a Public Facilities District 0.1% sales tax increase for a year round facility. He informed the City of Yakima will bear the projected costs and will place this on the ballot if there is agreement from the cities of Union Gap and Selah. Two pieces of land have been offered for donation and the City of Yakima is determining which property would be best. The City of Yakima has also approached the YMCA and the State Fair Board about running the facility. They have not determined when this will be on the ballot because they need the concurrence of the two other cities.

Kathy Coffey informed she has thoroughly enjoyed the process of chairing the aquatic committee. She stated an aquatic center was discussed approximately 20 years ago so this is not a new idea. She stated the consultant's report is lengthy, but the committee wanted to make sure they were providing the best information and research available.

Council Member Olson commented a site study and environmental study needs to be done on the sites, and that will cost approximately \$150,000.

Mayor Edler stated they are fully aware of the work that needs to be done for both sites, but from the perspective of the Yakima City Council it does not make sense to move forward with studies and spend additional money before they know if this proposal will move forward.

Council Member Vanover questioned if they have looked at trying to convince the private sector to build an aquatic center instead of government.

Mayor Edler stated they would like to entertain that idea, but insuring something like this is difficult for an individual.

Council Member Vanover stated he is concerned about the projected operating deficit of \$439,000.

Mayor Edler explained that the revenue numbers in the report are very conservative and the City of Yakima will bear the responsibility for running the center. Yakima is asking Union Gap and Selah to be parties in the Public Facilities District vote of the people.

Ms Coffey informed the report only factors in people from Ellensburg to Grandview and does not even count the Tri Cities area. She also pointed out the figures for the concessions revenue are very conservative and the admission price for adults is only \$6.25 even though facilities such as this in other communities are much more expensive. She stated the projected deficit will be offset by the operating costs of two Yakima pools that are slated to be closed.

Council Member Olson questioned if Yakima has a feel for what the people will think about the closure of other pools. He commented people do not like going places like Silverwood and standing in line for an hour.

Ms Coffey informed the committee is not anticipating the millions of people that attend Silverwood. She also informed the Yakima pools are in danger of closing in the near future with or without the aquatic center.

Mayor Edler informed in the next couple of years millions of dollars will have to be spent on Franklin pool if it is to remain in use.

Council Member Murr questioned how long Franklin pool has been open.

Mayor Edler stated the newest of Yakima's pools is 35 years old, and Lions and Eisenhower are the newest.

Council Member Olson commented Yakima is putting the onus on Union Gap and Selah because if either of those cities says no they look like the bad guys and if they say yes they could be the bad guys depending on what the voters want.

Council Member Matson commented a water park would put Yakima on the map especially if it is next to the freeway. He suggested looking into putting the aquatics center across the freeway on Valley Mall Boulevard with access from Nob Hill and Valley Mall Boulevards.

Mayor Edler informed that property was once owned by his family and they had tried to develop it, but there were too many obstacles. He stated the property is now owned by the Department of Transportation and the City of Yakima, and there is a group of people building soccer fields on part of Yakima's land.

Council Member Matson stated he does not believe the fairgrounds is a good location because there is no freeway visibility. He informed everyone he talks to is positive about having an aquatic center, but questioned what is in it for Union Gap.

Mayor Edler stated he believes it is time for our part of the valley to think about the quality of life for our kids and families. He pointed out Union Gap has the major retail draw and people will come to Union Gap to shop and eat. The Sports Commission brings in a lot of people for tournaments and this would provide something for the teams to do when in town, and Union Gap does not have to pay on-going costs of the center, this will be paid by sales tax.

Council Member Olson questioned if this is an Olympic size pool.

Mayor Edler stated it is 25 meters as opposed to 50 meters because the Olympic size pool was cost prohibitive.

Ms Coffey informed the pool does meet the qualifications for competitive swim meets. She stated this will give the youth something to do and young people need to learn to swim.

Mayor Lemon questioned if keeping the other Yakima pools open is no longer an option because of costs.

Mayor Edler informed if the aquatic center does not move forward, Yakima will be deciding how to keep the other pools open.

Council Member Matson questioned if senior citizens could use the center for free or if there would be senior citizen discounts.

Ms Coffey informed the senior citizens are the largest growing market and the pool has been designed for water walking, lap swimming, etc. She stated the center will not be free, but there could be discounts.

Council Member Olson commented Union Gap's voting population is only about 3-5 percent of the Public Facility District and even if Union Gap votes against the center, they can be overruled by Yakima voters.

Mayor Edler commented this is a simple majority vote and the citizens need to be made aware of that.

Council Member Matson commented Selah and Union Gap do not really matter because Yakima has a larger population.

Ms Coffey informed the state law does not allow splitting the Public Facility District out for the vote.

Consent Agenda

Council Member Olson questioned two vouchers on the November 10<sup>th</sup> claims. The first was number 73116 for Fowler Company \$8,266.56 on page 5. He questioned why the City staff is putting the irrigation in the Valley Mall Boulevard roadway and why that was not part of the contract. The second was number 73148 for Tri-Valley Construction, Inc. \$12,343.25 on page 10. He questioned why payment is to Tri-Valley Construction and not Bohannon and if this includes labor.

Mayor Lemon commented the upsizing of the water line was previously approved and Council Member Olson was at the committee meeting when this was discussed.

Council Member Olson stated upsizing the pipe was approved, but not the labor, and questioned if this voucher includes labor. He requested these two vouchers be pulled until an explanation is received from the Public Works Director.

Motion by Council Member Olson, seconded by Council Member Vanover to approve the consent agenda with the exception of voucher numbers 73116 and 73148, as follows:

Approve the Regular Council Meeting Minutes, dated October 27, 2008, as sent out on pages 4852 through 4855 of the Minute Book.

Approve Claim Voucher Nos. 73058 through 73086 in the amount of \$263,110.82 dated October 30, 2008 and transfer from the operating funds to the Claims Fund.

Approve Payroll Voucher Nos. 32045 through 32119 in the amount of \$137,428.98, dated October 31, 2008 and transfer from the operating funds to the Payroll Fund. Voucher Nos. 28683, 29176 & 29985 were voided in the amount of \$720.48.

Approve Claim Voucher Nos. 73087 through 73162, with the exception of voucher nos. 73116 and 73148, in the amount of \$214,703.20 dated November 10, 2008 and transfer from the operating funds to the Claims Fund.

Adopt and publish Ordinance No. 2596, An Ordinance amending Union Gap Municipal Code Chapter 12.04, Water Rates and Regulations.

Adopt and publish Ordinance No. 2597, An Ordinance amending the 2008 Budget to provide for payment of \$12,343.25 from the Water Sewer Improvement Reserve Fund, Fund No. 404 for upsizing the water transmission main from 12” pipe to 16” pipe installed along the 1100 block of W. Ahtanum Road.

Motion carried unanimously. Council Members Butler and Wentz absent.

Mayor Lemon informed Council Members Butler and Wentz are on City business at National League of Cities in Orlando.

Excuse Council  
Members from Meeting

Motion by Council Member Olson, seconded by Council Member Bateman to excuse Council Members Butler and Wentz from this Council Meeting. Motion carried unanimously. Council Members Butler and Wentz absent.

Public Hearing – 2009  
Preliminary Budget

At 7:44 p.m. Mayor Lemon opened the public hearing on the 2009 Preliminary Budget.

Mayor Lemon asked if the Council had any questions related to the budget for the Department Heads.

The Council had no questions of the Department Heads.

There was no one present wishing to speak to this item.

The City Clerk informed no written comments have been received.

At 7:45 p.m. Mayor Lemon closed the public hearing.

Mayor Lemon questioned if the Council wished to discuss the budget.

Council Member Olson suggested discussing the budget at a future date.

Council Member Vanover stated he is still reading the budget book that was delivered.

Mayor Lemon informed last year’s budget projected higher sales tax revenue for this year than the City has received so there is potential for a \$200,000 shortfall. He also stated ½ million dollars from water and sewer funds were previously used to cover expenses and he will not be using the water and sewer funds to cover current expenses next year so the City will have a very tight budget.

Public Hearing – 2009  
Property Taxes &  
Revenue Sources

At 7:48 p.m. Mayor Lemon opened the public hearing on the 2009 Property Taxes and Revenue Sources.

There was no one present wishing to speak to this item.

The City Clerk informed no written comments have been received.

At 7:49 p.m. Mayor Lemon closed the public hearing.

Mayor Lemon announced this item has been tabled to the November 24, 2008 Council meeting.

Ordinance No. 2595 –  
Fixing the 2009 Ad  
Valorem Property  
Taxes

John Cooper, Visitors & Convention Bureau (V&C) President and CEO, distributed information in addition to the report that was provided in the Council packet. He thanked the Council for their support over the years, and informed their mission is to attract visitors to the community. The Visitor Information Center has

Yakima Valley Visitors  
& Convention Bureau

2008 Annual Report

sent hundreds of visitors to numerous attractions, events, dining and shopping options in Union Gap. He informed the Visitor Center has several pieces of information available on Union Gap. Another activity for our region that is crucial for the Union Gap hotels is the sports events brought here by the Sports Commission. He then reviewed attached marketing pages, and introduced Kirsten Danielson, Marketing and Advertising Manager.

Council Member Matson questioned if the marketing pages are computer based and commented they are really organized and appealing.

Mr. Cooper informed some of the attached marketing pages are in print and some are on the web site.

Council Member Olson commented there is a 3% decline in attendance at the sporting events, but the actual room nights brought in more money.

Mr. Cooper stated attendance at sporting events is difficult to control due to pass closures, the number of teams in a league, etc. He stated the room nights may have increased in price resulting in bringing in more money.

Mayor Lemon pointed out these figures are actual 2008 figures and do not include the end of year so attendance could actually be higher by year end.

There was no one present wishing to speak.

Items from the Audience

The Council had no additions to the draft agenda for November 24<sup>th</sup>.

Development of Next Agenda

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 – October 2008; and Code Enforcement Activity Report – October 2008; and Treasurer’s Report – September 2008.

Departmental Reports

At 8:00 p.m. Council Member Vanover excused himself to report to work.

Communications/ Questions/Comments

At 8:01 p.m., Mayor Lemon adjourned the Regular Council meeting.

Adjournment

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

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Jim Lemon, Mayor

ATTEST:

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Kathryn Thompson, CMC, City Clerk