

UNION GAP CITY COUNCIL STUDY SESSION MEETING
Council Chambers, City Hall
Union Gap, Washington
November 13, 2007

Call to Order Mayor Reeves called the Study Session Meeting to order at 6:05 p.m.

Council Members Present Council Members Jim Lemon, David Butler, Dan Olson, Toni Webb, Glenn Bateman, and Dan Vanover were present.

Staff Present Robert Noe, City Attorney; Dennis Henne, Public Works Director; William Rathbone, Development Coordinator; Robert Almeida, Police Chief; Tim Whitehurst, Interim Fire Chief; Karen Clifton, City Treasurer; and Kathryn Thompson, City Clerk were present.

Audience Present Dixie Van Tassel, Tony Reise, Phil Salzman, Jo Collier, John Hodkinson, Craig Schultz, Steve Strosahl, Dave & Debbie Matson, and others were present.

2008 Preliminary Budget Mayor Reeves asked if the Council has any questions or discussion regarding the 2008 Preliminary Budget.

Police Department Vehicle Request. Council Member Olson questioned the request for 2 new police cars and stated the City just purchased 2 cars a year ago and 5 more cars are on leases.

The Police Chief informed the department bought 5 police cars to complete the fleet, as discussed in a previous Study Session meeting regarding the take home vehicle program. He informed the fleet is complete now and everyone has an assigned take home vehicle, but some of the vehicles are close to 85,000 miles and need replacement. He stated the department only has 5 new vehicles so the City will need to purchase 2 vehicles every year for several years to replace older vehicles in order to get caught up.

Council Member Olson stated he would like to see a copy of the replacement schedule for the vehicles, and commented he would like to see narratives with the numbers provided in the budget.

Council Member Vanover questioned how many years patrol vehicles last.

The Police Chief stated 8 years would be great, 7 years is optimum, but some only last 5 – 7 years. He stated this is the first time the City has ever had the take home vehicle program and hopefully with the officers taking care of their vehicles and the regular maintenance program the cars will last longer.

Council Member Olson stated the Council was told they would receive a copy of the take home vehicle policy, but they have never received the policy.

The Police Chief stated it is a pretty clear-cut policy, and he will provide Council with a copy.

Fire Department Employee Request. Council Member Olson questioned if the request for two additional fire fighters is included in the proposed budget.

The Interim Fire Chief stated the department currently has 9 full time employees, and the request for two additional employees is not included in the budget.

Mayor Reeves informed the only enhancement included in the proposed budget is the 2-inch and 5-inch fire hose.

Council Member Butler questioned the amount of overtime the fire department

is paying.

The Interim Fire Chief informed the 2007 budget was \$90,000 for overtime and the department will exceed that.

Council Member Olson commented the City should have hired an additional fire fighter in 2004 when the Deputy Chief position was not filled. He requested the Council be informed about the cost of overtime in the future.

The Interim Fire Chief stated he will inform the new Fire Chief that the Council would like overtime figures included in the monthly report.

Mayor Reeves announced the new Fire Chief, Keith Yamane, will be starting December 1st.

Financial Software. Council Member Vanover questioned the City's plans regarding changing financial software.

The City Treasurer informed she, the Mayor, and the Deputy Treasurer attended a demonstration training with BIAS Software. She stated they seem like a good company, but they are just starting up and do not have all of the modules Union Gap needs, such as programs for Utility Local Improvement Districts. She stated they are willing to develop those programs, but they only have one programmer.

Cash Carryover. Mayor Reeves informed the proposed budget is balanced with anticipated revenue, not with cash carryover.

The City Treasurer informed the cash carryover is estimated, and she will have a more accurate figure at the end of the year.

Public Works. Council Member Vanover questioned if the Public Works items funded in 2007 were carried over to 2008.

Mayor Reeves stated yes, and informed he is hoping to go out to bid on Valley Mall Boulevard Phase III before the end of this year. He stated DOT is close to certifying the right-of-way, but we still need an agreement with the FAA and Airport.

The City Attorney informed we have all the right-of- way except the Airport, and an agreement is being reviewed, but must be signed by Yakima City and Yakima County.

Infrastructure Reserve Fund. Council Member Olson questioned if 10 percent across the board is being put in the Infrastructure Reserve Fund, and if so, recommended the ordinance be changed to clarify the wording.

The City Treasurer informed 10 percent across the board is being put in the Infrastructure Reserve Fund.

Chestnut Street Fund. Council Member Olson questioned if the Chestnut Street fund has been used.

The Public Works Director informed the majority of the Chestnut Street fund has been used; the mitigation fees collected are for Valley Mall Boulevard Phase IV and a small amount for the signal at 14th and Washington.

General Obligation Bonds. Council Member Olson questioned if there are general obligation bonds ready to close out.

The City Treasurer stated there are some bonds that will be closing out in the next few years, and informed she will provide a schedule showing the bonds.

Ahtanum Village

Developers Agreement

The Development Coordinator informed this is an early draft of a developers agreement for Ahtanum Village LLC. The land is West of 16th Avenue on the South side of Ahtanum and is currently in Yakima County. Sewer and water will be extended to the area and the City will need to maintain enough sewer capacity for the development. Also, a pressure boosting system will need to be developed. The developers need an idea of the Council's buy in to the project so they can work with area property owners on the annexation into Union Gap. The framework for this agreement was previously submitted to the Infrastructure Committee and the committee requested an additional comment be added to paragraph e. on page 3 making certain the City collects enough money to build the sewer trunk line prior to the complete build out of the project. He also explained some of this project is in the floodplain so building will be allowed according to the building code requirements, and care will be taken to not block the natural path of water with roads, etc.

Council Member Lemon questioned how the natural path of the water will be determined.

The Development Coordinator stated maps and studies from the Federal Emergency Management Agency (FEMA) will be used to determine the natural path of the water.

Council Member Vanover questioned what is needed from the Council at this point.

The Development Coordinator informed the developers, Craig Schultz and Steve Strosahl, are present and need to know if the Council is comfortable with this draft agreement or if there are other policy issues that need to be addressed.

Council Member Olson stated he is very comfortable with the draft agreement, but would like to see the water line design include a 16-inch line to tie in and loop with the current water lines.

The Development Coordinator informed this agreement recognizes the need for a 12-inch line, but if the City wants to upgrade that line to a 16-inch line at the City's expense, that would be okay.

Council Member Butler questioned why the City is responsible for water rather than Nob Hill Water being responsible.

The Development Coordinator informed most of this area is in Union Gap's service area and Nob Hill does not really want to put lines in and turn them over to the City later.

Council Member Lemon questioned if there are water rights that will be transferred to the City, and if so, how many acre feet.

The Development Coordinator informed there are water rights that will be transferred to the City.

Steve Strosahl, United Builders, informed the amount of acre feet of water has not been determined yet, but it looks like approximately 250-300 acre feet on his property and another 80 acre feet on Craig Schultz' property.

Council Member Lemon questioned if that would be enough water transfers to serve the development.

Mr. Strosahl stated there should be enough water rights transferred to serve the development with a little extra left over.

Council Member Olson questioned if the water rights are all from irrigation.

Mr. Strosahl stated yes.

Mayor Reeves questioned how much more needs to be done to complete the annexation.

Mr. Strosahl informed they need to approach the neighboring property owners to see if they can obtain an easement for utilities in the backyards instead of tearing up Ahtanum Road.

Council Member Lemon questioned if Yakima County has agreed to the annexation.

Mr. Strosahl stated Yakima County is willing to turn the property over to the City as soon as the annexation is ready.

After discussion, it was the consensus of the Council to proceed with scheduling the public hearing after the Development Coordinator receives some calculations from the City's Engineer and finalizes the agreement.

Adjournment

At 6:50 p.m. Mayor Reeves adjourned the Study Session meeting.

These minutes dated November 13, 2007 were approved at the Regular Council Meeting of November 26, 2007.

ATTEST:

Aubrey C. Reeves, Jr.
Mayor

Kathryn Thompson, CMC
City Clerk