

**UNION GAP CITY COUNCIL REGULAR MEETING**  
**UNION GAP COUNCIL CHAMBERS**  
*Union Gap, Washington*  
*June 8, 2026, Regular Meeting*  
**MINUTES**

Call to Order Mayor Hodkinson called the Regular Meeting of the Union Gap City Council to order at 6:00 p.m.

Council Members Present Council Members Wentz, Dailey, Sewell, Galloway, and Fredrickson were present.

Staff Present City Manager Cobb, City Attorney Plant, Police Chief Soptich, Fire Chief Lamoureux, Public Works & Community Development Director Cavanaugh, Civil Engineer Dominguez, and Finance & Administration Director Bisconer were present.

Audience Present See attached list.

Pledge of Allegiance Council Member Galloway led the pledge of allegiance.

Excuse Council Member Motion by Council Member Wentz, second by Council Member Galloway to excuse Council Member Schilling. Motion carried unanimously.

Consent Agenda Motion by Council Member Dailey, second by Council Member Sewell to approve the consent agenda as follows:

Regular Council Meeting Minutes, dated May 26, 2026, as attached to the Agenda and maintained in electronic format

Claims Vouchers – EFT’s, and Check No’s. 112354 through 112418, in the amount of \$317,077.44

Petty Cash Vouchers – Check No. 1948 for May 2026 in the amount of \$90.00

Advance Travel Vouchers – Check No. 1397 for May 2026, in the amount of \$313.86

Motion carried unanimously.

Council

*CITY OF UNION GAP REGULAR COUNCIL MEETING MINUTES – June 8, 2026*

Proclamation – America 250:  
Light it up

Public Hearing

Mayor Hodkinson read into record and proclaimed July 4, 2026, as America 250 Light it up.

Luckydog Properties LLC /  
Landstar NW LLC Rezone

At 6:06 p.m. Mayor Hodkinson opened a Public Hearing to consider oral and written comments on the Luckydog Properties LLC/Landstar NW LLC rezone. Byron Gumz, representing the Yakima Valley Conference of Governments, presented recommendation for a proposed rezone of two parcels totaling approximately 10 acres on Longfiber Road. Gumz reported that all required notice and hearing procedures were completed in accordance with City regulations and state law and that staff found the proposal met all applicable rezone criteria. With no written or public testimony, Mayor Hodkinson closed the Public Hearing at 6:08 p.m.

Public Works & Community  
Development

Ordinance No. – 3155 –  
Changing the Zoning of  
Yakima County Tax Parcel  
No. 191331- 42404 and  
191331 - 43400 from light  
industrial (L-I) to wholesale  
warehouse(W/W)

Public Works and Community Development Director Cavanaugh presented Council an ordinance approving the Hearing Examiner’s finding and conclusions and rezoning the two identified tax parcels from light industrial to wholesale warehouse. Motion by Council Member Wentz, second by Council Member Galloway, to adopt Ordinance No. – 3155 – Changing the Zoning of Yakima County Tax Parcel No. 191331 – 42404 and 191331 – 43400 from light industrial (L-I) to wholesale warehouse (W/W). Motion carried unanimously.

Resolution No. – 26 – 44 –  
Authorizing the City Manager  
to sign Supplemental  
Agreement No. 5 to project  
JUB 07-23-041 with JUB  
Engineers Inc. for the  
Regional Beltway Connector  
Project

Public Works and Community Development Director Cavanaugh presented supplemental agreement No. 5 with JUB for the Beltway Phase 2, Stage 2B project. Cavanaugh explained that the \$236,000 agreement covers required design modifications and NEPA updates, with funding available from the project’s existing design contingency budget. Motion by Council Member Wentz, second by Council Member Sewell to approved Resolution No. – 26 – 44 – Authorizing the City Manager to sign Supplemental Agreement No. 5 to project JUB 07-23-041 with JUB Engineers Inc. for the Regional Beltway Connector Project. Motion carried unanimously.

*CITY OF UNION GAP REGULAR COUNCIL MEETING MINUTES – June 8, 2026*

Resolution No. – 26 – 45 –  
Authorizing Task Order No.  
26123 as it pertains to the  
Main Street Curb  
Improvements; HLA Project  
No. 26123

Public Works and Community Development Director Cavanaugh presented a resolution authorizing the City Manager to execute a task order with HLA for design, bid management, construction management, and related services associated with an existing project. Cavanaugh explained that the projects is intended to utilize Surface Transportation Program Grant (STPG) funds that became available from another jurisdiction not using the amount allocated to them. Motion by Council Member Wentz, second by Council Member Galloway to approve Resolution No. – 26 – 45 – Authorizing Task Order No. 26123 as it pertains to the Main Street Curb Improvements; HLA Project No. 26123. Motion carried unanimously.

Resolution No. – 26 – 46 –  
Authorizing Task Order No.  
26101 as it pertains to the  
Main Street Water Main  
Improvements; HLA Project  
No. 26101

Public Works and Community Development Director Cavanaugh presented a resolution authorizing the City Manager to execute a task order with HLA for design, bidding, and construction management services associated with the Main Street water main improvement project. Cavanaugh explained that the project would utilize Drinking Water State Revolving Fund (DWSRF) financing, and that the water main replacement would be completed prior to future pavement preservation and downtown revitalization efforts. Motion by Council Member Sewell, second by Council Member Wentz to approve Resolution No. – 26 – 46 – Authorizing Task Order No. 26101 as it pertains to the Main Street Water Main Improvements; HLA Project No. 26101. Motion carried unanimously.

Committee Reports

None.

Items from the Audience

Business owner Joe Mashini, owner of Valley Mall RV and Boat Storage at 2300 S. 5<sup>th</sup> Avenue, expressed concerns regarding neighboring residents repeatedly parking vehicles and trailers in the public right-of-way adjacent to his property. Mashini stated that the parking creates access and safety issues for customers entering and exiting the facility and requested that the City consider establishing a no-parking zone along the commercial frontage. City Manager Cobb responded that staff, including the Police Chief and Public Works and Community Development Director, would evaluate the area to determine whether a no-parking zone is appropriate and, if warranted, bring an ordinance forward for Council’s consideration. A neighboring resident also spoke in support of Mr. Mashini’s concerns, stating that parked vehicles have already created traffic and access issues and could impede larger RVs, trailers, and

emergency vehicles.

City Manager Report

In response to concerns raised during public comment, City Manager Cobb stated that staff is working with affected residents and businesses to address parking issues near the new RV and boat storage facility and will bring forward an ordinance if a no-parking zone is determined to be appropriate; Cobb shared that the City's population increased from 6,660 to 6,680 residents according to the State of Washington report; Cobb noted strong interest in the fire station project, with six architectural firms attending the recent site visit for the RFQ process; Cobb reported that bids for the water meter replacement project came in approximately \$400,000 below the engineer's estimate and that the apparent low bidder has successfully provided similar systems to other local agencies.

Communications/Questions/Comments

Council Member Dailey inquired about how the City would address potential changes in water bills after installation of new water meters and whether residents could verify any differences. Public Works and Community Development Director Cavanaugh responded that the new meters will provide more accurate readings, which may result in noticeable changes for some residents, particularly where leaks or previously unmeasured usage exist. Staff will compare historical usage, monitor impacts, and work with residents as needed - including possible temporary adjustments.


Development of Next Agenda


None

Adjournment of Meeting

Mayor Hodkinson adjourned the regular meeting at 6:15 p.m.

ATTEST:

  
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Lynette Bisconer, City Clerk

  
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Gregory Cobb, City Manager