

***UNION GAP CITY COUNCIL REGULAR MEETING
UNION GAP COUNCIL CHAMBERS
Union Gap, Washington
September 14, 2026, Regular Meeting
MINUTES***

<u>Call to Order</u>	Mayor Hodkinson called the Regular Meeting of the Union Gap City Council to order at 6:00 p.m.
<u>Council Members Present</u>	Council Members Dailey, Galloway, Schilling, Sewell, and Fredrickson were present.
<u>Staff Present</u>	City Manager Cobb, City Attorney Plant, Police Chief Soptich, Public Works and Community Development Director Cavanaugh, Civil Engineer Dominguez, and Finance & Administration Director Bisconer were present.
<u>Audience Present</u>	See attached list.
<u>Pledge of Allegiance</u>	Council Member Galloway led the pledge of allegiance.
<u>Excuse Council Member</u>	Motion by Council Member Dailey, second by Council Member Galloway to excuse Deputy Mayor Wentz. Motion carried unanimously.
<u>Consent Agenda</u>	Motion by Council Member Galloway, second by Council Member Dailey to approve the consent agenda as follows: Regular Council Meeting Minutes, dated August 24, 2026, as attached to the Agenda and maintained in electronic format Claims Vouchers – EFT’s, and Check No’s. 112824 through 112903, in the amount of \$446,262.99 Advance Travel Vouchers – Check No. 1405 for August 2026 in the amount of \$494.50 Motion carried unanimously.
<u>Public Hearing</u>	
Six-Year Transit Development Plan 2026 – 2032 and 2025 Annual Report	At 6:02 p.m. Mayor Hodkins opened a Public Hearing to consider oral and written comments, for the Six-Year Transit Development Plan 2026 – 2032 and 2025 Annual Report. Public Works and

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Community Development Director Cavanaugh introduced representatives from MedStar to present highlights of the 2026–2032 Transportation Development Plan and the 2025 Annual Report, noting that no public comments had been received. MedStar representative Brandy Dibble reported that Union Gap Transit recorded 1,970 fixed-route riders in its busiest month, completed 4,988 Dial-A-Ride passenger trips in 2025, added three new wheelchair-accessible buses, and had zero preventable accidents or incidents during the year. Dibble also highlighted continued driver safety training, plans for improved accessibility and rider communication, and the City’s purchase of property for development of a new transit center, which is expected to improve visibility and access to public transportation. Council discussed transit service at the fair, the three-quarter-mile distance from bus stop, Dial-A-Ride service area, the addition of new buses, potential ridership associated with the Meals on Wheels location, and the definition of preventable accidents. With no written or public testimony, Mayor Hodkinson closed the Public Hearing at 6:15 p.m.

Public Works & Community Development

Resolution No. – 26 – 61 – Adopting a Six-Year Transit Development Plan 2026 – 2032 and 2025 Annual Report

Motion by Council Member Galloway, second by Council Member Sewell to approve Resolution No. – 26 – 61 – Adopting a Six-Year Transit Development Plan 2026 – 2032 and 2025 Annual Report. Motion carried unanimously.

Resolution No. – 26 – 62 – Setting a public hearing to consider the 2027 Water System Plan

Public Works and Community Development Director Cavanaugh requested that Council set a public hearing for September 28, 2026, at 6:00 p.m. to receive public comment on the Water System Plan Update for 2027 and beyond. Council was asked to approve the date and time for the public hearing. Motion by Council Member Galloway, second by Council Member Sewell to approve Resolution No. – 26 – 62 – Setting a public hearing to consider the 2027 Water System Plan. Motion carried unanimously.

Resolution No. – 26 – 63 – Authorizing the City Manager to sign Task Order No. 26162 with HLA Engineering and Land Surveying, Inc. as it relates to Rudkin Road Drainage Improvements-

Public Works and Community Development Director Cavanaugh presented an HLA task order for administration of the City’s \$4.78 million stormwater grant, including the required City match. Cavanaugh explained that the project design is substantially complete, with approximately the final 10 percent of design work remaining to meet Department of Ecology requirements. The task order will allow HLA to begin administering the construction

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Construction Engineering

portion of the project, with the remaining design and grant administration costs funded through the grant. Motion by Council Member Sewell, second by Council Member Dailey to approve Resolution No. – 26 – 63 – Authorizing the City Manager to sign Task Order No. 26162 with HLA Engineering and Land Surveying, Inc. as it relates to Rudkin Road Drainage Improvements-Construction Engineering. Motion carried unanimously.

Ordinance No. – 3170 – Adopting a new section of Ch. 12.04 of the Union Gap Municipal Code to require properties to connect to the public water system subject to certain enumerated exceptions

Public Works and Community Development Director Cavanaugh presented the proposed ordinance amendment to Chapter 12.04 regarding required water connections. Cavanaugh stated that the amendment incorporates the language previously discussed by Council and represents the finalized draft for Council consideration and action. Motion by Council Member Dailey, second by Council Member Sewell to adopt Ordinance No. – 3170 – Adopting a new section of Ch. 12.04 of the Union Gap Municipal Code to require properties to connect to the public water system subject to certain enumerated exceptions. Motion carried unanimously.

Ordinance No. – 3171 – Amending Union Gap Municipal Code Section 12.12.030 to require sewer connections for properties located within 200 feet of a public sewer main subject to certain enumerated exceptions

Public Works and Community Development Director Cavanaugh presented the proposed amendment to Section 12.12.030 regarding required sewer connections. Cavanaugh explained that, similar to the proposed water connection amendment, the ordinance would require property owners to connect to the available sewer system after written notice has been provided to the homeowners. Motion by Council Member Dailey, second by Council Member Fredrickson to adopt Ordinance No. – 3171 – Amending Union Gap Municipal Code Section 12.12.030 to require sewer connections for properties located within 200 feet of a public sewer main subject to certain enumerated exceptions. Motion carried unanimously.

Public Hearing

Data Center Moratorium

At 6:21 p.m. Mayor Hodkins opened a Public Hearing to consider oral and written comments, for the Data Center Moratorium. City Manager Cobb reported that no public comments had been received and recommended continuing with the previously adopted process for reviewing the data center moratorium. Cobb stated that the committee has held its first meeting and will continue its review with the intent of presenting a report and recommendations to Council in February, at which time Council may consider extending the moratorium, adopting appropriate regulations, or discontinuing the

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moratorium and study. Council Member Schilling noted that data center moratoriums have received national, state, and local attention and encouraged the committee to carefully consider the potential economic benefits data centers could bring to the community. With no written or public testimony, Mayor Hodkinson closed the Public Hearing at 6:24 p.m.

Committee Reports

None

Items from the Audience

None

City Manager Report

City Manager Cobb thanked the City's consultants and partner agencies, including HLA, YVCOG, and MedStar, for their assistance and support to City staff, and reported that the budget process remains on schedule, with department budgets and revenue projections being reviewed in preparation for upcoming Council budget discussions. Cobb provided an update on the Transit Center property, noting that environmental testing identified asbestos that must be removed before demolition can proceed, after which the site will be cleared and made safe for future use. Cobb also reported that the parking lot across the street is in poor condition and presents a potential liability, and the City is considering restricting access and using the area associated with future Fire Department improvements. Cobb stated that the preliminary design process for the Fire Station has begun with HLA and Fire Department staff, with initial designs anticipated to be presented to Council around December for review and input. Cobb acknowledged Finance Director Lynette Bisconer on the occasion of her birthday.

Communications/Questions/
Comments

Council Member Schilling shared information from a recent Yakima County Fire District 11 newspaper article regarding fire safety and actions residents can take to protect themselves and their homes. Schilling noted that the article provided useful information related to recent major fires and encouraged Council and the community to review the information.

Development of Next Agenda

None

Adjournment of Meeting

Mayor Hodkinson adjourned the regular meeting at 6:32 p.m.

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Gregory Cobb, City Manager

ATTEST:



Lynette Bisconer, City Clerk

6:00 P.M. – September 14, 2026

ADDRESS

[illegible]