

GIG HARBOR CITY COUNCIL MEETING OF JULY 22, 2002

PRESENT: Councilmembers Ekberg, Young, Franich, Dick, Picinich, Ruffo and Mayor Wilbert. Councilmember Owel was absent.

CALL TO ORDER: 7:09 p.m.

PLEDGE OF ALLEGIANCE

PUBLIC HEARING:

1. First Reading of Ordinance – Allowing Condominiums Through the Binding Site Plan Process. Mayor Wilbert opened the public hearing at 7:10 p.m. John Vodopich, Community Development Director, explained that this was a reintroduction and first reading of the ordinance and, per Council's direction, had been amended to include a definition of condominiums, and deletion of reference to "multi-family" and specific zoning designations. He added that Carol Morris, City Attorney, had recommended another amendment to clarify that a condominium would be subject to underlying zoning requirements.

No one signed up to speak, and the public hearing was closed at 7:12 p.m. and the second public hearing opened.

2. Six-Year Transportation Improvement Program. John Vodopich presented the Six-year Transportation Improvement Program for the years 2003 through 2008, explaining that pursuant to state statute, local jurisdictions are required to adopt this six-year program. He added that the program had been updated from last year's TIP, and reflects projects that are anticipated to be completed in 2003.

No one signed up to speak, and the public hearing was closed at 7:14 p.m.

CONSENT AGENDA:

These consent agenda items are considered routine and may be adopted with one motion as per Gig Harbor Ordinance No. 799.

1. Approval of the Minutes of City Council Meeting of July 8, 2002.
2. Correspondence: a) Maritime Fest.
3. Escrow Agreement, Grandview Street Improvement Project Retainage – RV Associates.
4. Appraisal of Scofield Property Consultant Services Contract – The Granger Company.
5. Liquor License Renewal – Gig Harbor Yacht Club.
6. Approval of Payment of Bills for July 24, 2002.
Checks #36650 through #36783 in the amount of \$1,005,296.30.

MOTION: Move to move items number four and six to new business, and approve the Consent Agenda as amended.
Picinich/Ekberg – unanimously approved.

OLD BUSINESS: None scheduled.

NEW BUSINESS:

1. Bogue Building Proposal. Mark Hoppen, City Administrator, introduced Len McAdams, Past-president of the Gig Harbor Lions Club, to speak to the issue of use of the Bogue Building.

Len McAdams – 310 Foxglove Drive. Mr. McAdams said that the City Planning Building should be used by the community. He gave a history of the donation of the property by Dr. and Ruth Bogue in the 1980s, and the community effort to raise funds to construct the building for a library. A restrictive clause stated that when the library ceased to exist, the property was to revert back to the Bogues. When this occurred, Mrs. Bogue arranged for the restrictive clause to be removed and the property was exclusively placed in city ownership. He added that Mrs. Bogue-Baker and the Lions believe that the property should remain as community use as was originally intended.

Mr. McAdams proposed that the building be used as a non-profit center, allowing churches, service clubs, students, and charitable organizations to use the facility. He said that the Lions would be interested in working with the city to manage the facility and urged Council to make this building available for community use.

Councilmember Picinich said that he supported this idea and volunteered to serve on a committee to explore options for the appropriate use of the building. The Mayor said that the recommendation from the Lions Club is to form a committee to meet and to discuss a program. Councilmember Ruffo also volunteered to serve on this committee.

MOTION: Move to form a committee to include Councilmembers, Lions Club, City Attorney, and Ruth Bogue to move forward with options for use of the building to meet the needs of the community.
Picinich/Ruffo – unanimously approved.

2. Reintroduction and First Reading of Ordinance – Amending Section 16.11 Allowing Condominiums Through the Binding Site Plan Process. Councilmember Dick voiced his support of this ordinance, adding that he would forward his concerns with definitional problems to Carol Morris before the second reading.

Councilmember Franich said that because the amendment to allow condominiums in the R-1 designation, it should return to the Planning Commission for additional consideration. Councilmembers determined that this would not be necessary.

Paul Cyr – Consultant for Barkhausen Consulting Engineers. Mr. Cyr talked about his understanding of condominiums. He said that he agreed with the City Attorney that condominiums must comply with the underlying zoning regulations. He voiced concerns for what may occur in the R-1 district if condominiums were allowed.

Councilmembers discussed options to address Mr. Cyr's concerns regarding minimum distance standards, stressing that this is largely a form of ownership issue rather than density and zoning. Carol Morris demonstrated placement of structures and driveways verses private roads in a condominium development.

Amendments will be made to the ordinance before it returns for a second reading to clarify the distance between structures, driveway access issues, and that a condominium must meet all underlying zoning regulations.

3. SCADA Consultant Services Contract – TSI. John Vodopich explained that a budget objective for the water operating fund for 2002 was to design and install a remote monitoring and telemetry system for the city's wells and storage reservoirs. He described the system's capabilities and Steve Misiurak, City Engineer, answered questions about the contract and the selection process.

MOTION: Move to authorize the purchase and installation of the SCADA system from Technical Systems, Inc., for their price quotation proposal of one hundred seventeen thousand one hundred ninety-six dollars and no cents (\$117,196.00) plus state sales tax.
Ruffo/Picinich – unanimously approved.

4. Storm Drainage System Modeling Consultant Services Contract – The Shea Group. John Vodopich explained that another 2002 Budget Objective was to review and evaluate the city's existing storm drainage basins and to develop recommendations for the creation of a city storm water modeling program.

MOTION: Move to authorize the execution of the Consultant Services Contract with The Shea Group in the total amount not-to-exceed Fifteen thousand seven hundred and five dollars and thirty two cents (\$15,705.32).
Ruffo/Picinich – unanimously approved.

5. First Reading of Ordinance - Amendment to Public Works Standards for Private Streets. John Vodopich presented this ordinance to amend the Public Works Standards as it relates to private streets. He explained that the current standards would allow a private driveway for four dwelling units on individual lots or unlimited dwelling units on a single lot. He added that when a long private street is constructed on one parcel, the homeowners face repair and operation costs associated with the street that may be beyond their means to finance and the city has been asked to take over ownership of these streets. He explained that this proposed ordinance would further define and clarify when private streets and driveways are allowed.

Steve Misiurak explained that the 400 feet determination came from what other agencies are using and is consistent with the typical length of a cul de sac in the current public work standards. He answered addressed Council's questions.

Paul Cyr – Mr. Cyr spoke about the charm of Gig Harbor's older, narrow streets. He voiced his concern that this ordinance would be taking land from a prospective development for a city right-of-way and asked Council to reconsider these amendments. He said that the city was currently protected from accepting substandard roads in the existing code and this ordinance is over regulating.

Mark Hoppen explained that this ordinance addresses the tendency towards having private developments with long private streets built to standards that will be difficult to remedy when property owners ask the city to take them over. He said that it should be possible to build public streets in a subdivision that are less invasive, less expensive, and take up less private property. He added that this was the first step in discussing this issue.

Councilmember Young agreed that there are problems with large roads in residential neighborhoods, but some standards are necessary to be able to assume ownership of roadways without undue burden to the citizens. Mr. Cyr said that there is a protective measure called a Road Improvement District. Councilmember Young said that one of his retreat agenda items was to address "skinny roads."

Council discussed this further and directed staff to come back with other options for flexibility in dimensional standards at the second reading. Carol Morris mentioned a recent decision by Council to deny a development, where one issue was whether the people would be able to maintain the roadway in an affordable housing development. This will return for a second reading at the next meeting.

6. Resolution - Adopting the Six-Year Transportation Program. John Vodopich presented this ordinance and introduced Steve Misiurak to answer questions.

Councilmember Young asked that the Hunt Street Crossing, be removed from the TIP as it was not likely to be constructed.

MOTION: Move to adopt Resolution No. 591, with the exception of the deletion of item number 22, adopting the Six-Year Transportation Program.
Ruffo / Young -

Councilmember Dick voiced concerns about getting citizens from the county to the freeway without undue impact upon city streets. He asked to address the coordination of the extension of 36th and improvements to speed up improvements to the Wollochet interchange.

Mark Hoppen explained that he was told that DOT was in the process of doing a study for the installation of signalization at the Wollochet ramp, and offered to follow up on this information.

Steve Misiurak stressed that the TIP is adopted yearly as a planning tool, and could be amended at any time with a public hearing. He recommended that it be adopted at this meeting.

AMENDMENT TO MOTION: Move to amend the motion to add the extension of 36th Street to East Bay Drive to the list.
Young/Ruffo – unanimously approved.

SECOND AMENDMENT: Move to put item number 22, Hunt Street under crossing, back in to the original motion.
Ekberg/Picinich – unanimously approved.

Carol Morris said that because this resolution goes through SEPA, and if the proposed addition of 36th goes through major wetlands, it will not have SEPA review and can be overturned at a later date. It was determined to add this item at a later date after SEPA review.

AMENDMENT TO MOTION: Move to amend the motion to remove the extension of 36th Street to East Bay Drive from the list.
Dick/Picinich – unanimously approved.

RESTATED MOTION: Move to adopt Resolution No. 591 adopting the Six-Year Transportation Program as originally presented.
Ruffo/Young – six voted in favor. Councilmember Young voted no.

7. Resolution Amending Resolution No. 411 – Small Works Process. John Vodopich explained that recently, the Washington State Legislature amended the process of the small works purchasing in lieu of competitive bidding. He explained that this resolution would reflect these changes at the state level and allow use of the small works roster for projects less than \$200,000.

MOTION: Move to adopt Resolution 592 amending the Small Works Process.
Ekberg/Picinich – unanimously approved.

8. Resolution Amending Resolution No. 411 - Purchasing. John presented this resolution that would repeal Resolution 411 due to the amendments to the Small Works Roster process, and re-establishing the city's existing procedure for the purchase of materials, equipment, supplies or services under \$15,000.

MOTION: Move to adopt Resolution 593 amending the Small Works Process.
Ekberg/Picinich – unanimously approved.

9. Appraisal of Scofield Property Consultant Services Contract – The Granger Company. Carol Morris explained that the state informed her that a review appraisal would have to be submitted in order to pursue the \$600,000 in grant funding.

MOTION: Move to authorize the Mayor to sign the Consultant Services Contract for Appraisal of the Scofield property with The Granger Company.
Ekberg/Ruffo – four voted in favor. Councilmembers Picinich and Franich voted no.

10. Approval of Payment of Bills for July 24, 2002. Checks #36650 through #36783 in the amount of \$1,005,296.30. David Rodenbach explained that the large expenditure of \$625,000 voucher was for the Civic Center and another \$82,000 purchase of a lawn tractor.

MOTION: Move to approve the Payment of Bills for July 24, 2002 in the amount of \$1,005,296.30.
Ruffo/Franich – unanimously approved.

STAFF REPORTS:

1. Gig Harbor Police Department – May Statistics. No verbal report given.
2. David Rodenbach, Finance Director – Quarterly Report. No report given.

PUBLIC COMMENT: None.

COUNCIL COMMENTS / MAYOR'S REPORT:

Councilmember Dick said that he attended the City of Pateros annual Apple Pie Festival and talked about the parade where the Mayor came down the street in a princess costume and rollerblades.

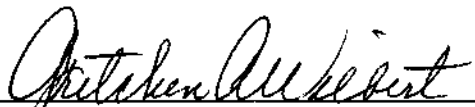
ANNOUNCEMENT OF OTHER MEETINGS:

1. Council Retreat – Tuesday, August 6th, 12:00 –5:00 pm at Murphy's Landing.

ADJOURN:

MOTION: Move to adjourn at 9:48 p.m.
Young/Picinich - unanimously approved.

Cassette recorder utilized:
Tape 657 Side B 347 - end.
Tape 658 Both Sides.
Tape 659 Both Sides.
Tape 660 Side A 000 – end.



Gretchen A. Wilbert, Mayor



City Clerk