

GIG HARBOR CITY COUNCIL MEETING OF JUNE 25, 2001

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

CALL TO ORDER: 7:05 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 Meetings of June 11, 2001.
2. Gig Harbor Civic Center - Materials Testing Consultant Services Contract.
3. Gig Harbor Civic Center - Owner Contractor Agreement.
4. Harborview Drive Improvements Contract Award.
5. Approval of Payment of Bills for June 25, 2001.

Checks #33142 through #33258 in the amount of \$307,821.37.

Councilmember Dick requested that item number three, Gig Harbor Civic Center Owner Contract Agreement, be moved to Old Business as he had a question on the contract.

MOTION: Move to approve the Consent Agenda with item number three moved to Old Business.
Picinich/Ruffo - unanimously approved.

OLD BUSINESS:

1. Second Reading of Ordinance - Amendments to Chapter 18.04 - SEPA. John Vodopich, Planning Director, explained that this was the second reading of the proposed amendments dealing with State Environmental Policy Act regulations. He said that a public hearing and first reading had been held at the last Council meeting, and recommended approval.

MOTION: Move to adopt Ordinance No. 886 adopting amendments to Chapter 18.04 - SEPA.
Picinich/Owel - unanimously approved.

2. Hearing Examiner Services. John Vodopich explained that this had been tabled from the last meeting. He said that members of the Land-use Sub-committee participated in a conference call with the City Attorney, discussed the matter, and is recommending that the Council approve a Temporary Hearing Examiner Contract with Mr. Mike Kenyon for three months. During that time, staff will re-issue a Request for Proposals for Hearing Examiner Services.

MOTION: Move to table this matter until Executive Session to review the proposals submitted to the city pursuant to the Request for Proposals.

Dick/Owel - Councilmembers Ekberg, Young, Pasin, Owel and Dick voted in favor of the motion. Councilmembers Picinich and Ruffo voted against. The motion carried four to two.

3. Gig Harbor Civic Center - Owner Contractor Agreement. Councilmember Dick asked for clarification on whether this was the contract form that had been previously amended by Legal Counsel. David Skinner and Carol Morris explained that the amended contract had been between the city and the Architect, and had been approved at a previous Council Meeting. They added that the Owner/Contractor Agreement on the agenda this evening was a standard form.

MOTION: Move to approve execution of the Owner/Contractor Agreement with Porter Brothers Construction, Inc. for construction of the Gig Harbor Civic Center for their bid proposal amount of six million two hundred seven thousand dollars and no cents (\$6,207,000.00).
Ruffo/Picinich - unanimously approved.

NEW BUSINESS:

1. Sewer Extension Request - Purdy Shopping Center. Mark Hoppen, City Administrator, explained that the management at the Purdy Shopping Center had recently purchased the old Knapp Realty Building, currently housing Towne Cleaners, and is requesting one ERU of sewer for the building. He added that the all the other Purdy Shopping Buildings were currently on city sewer.

MOTION: Move to approve the extension of one ERU of city sewer to the Towne Cleaners Building.
Picinich/Owel - unanimously approved.

2. Right of Way Dedication Agreement - Northwest Investment Office Building. David Skinner presented this request for a right-of-way dedication from a developer that owns property on Olympic Drive. He said that as a condition of the Hearing Examiner's conditions for approval, the property owner is required to participate in frontage improvements, and the dedication of the right-of-way is required to accommodate these improvements.

MOTION: Move to accept the attached easement agreement.
Dick/Ruffo - unanimously approved.

STAFF REPORTS:

GHPD - May Statistics. No verbal report given.

PUBLIC COMMENTS:

Len McAdams - 4310 Foxglove Dr. NW. Mr. McAdams, representing the Gig Harbor Lions Club, gave a brief history of how the Bogue Building became the property of the city. He furnished a letter outlining this history to Councilmembers. He stressed that because the city did not buy the property or pay for the building, that it should not be sold, but used for community

service. He continued to explain that he had contacted Ruth Bogue, who supports the use of the property for the benefit of the community. He said that various civic organizations and churches could put together a program to make the building available for service to the community. He asked Council for consideration in this matter.

Ron Coen - 14724 118th Ave NW. Mr. Coen explained that he is a Board Member for Peninsula FISH and was present to request reconsideration of the decision at the last Council meeting to sell the City Hall and Planning Department properties. He said that there are more appropriate ways to use these buildings that are more far-sighted and that serve the community better. He asked for the opportunity to meet with a task force made up of Councilmembers to discuss these options. He requested that FISH be allowed to use the City Hall building in the same manner that the Historical Society utilizes another city building, which is leased for a nominal fee. He discussed the inadequate facilities that FISH currently occupies, and gave an overview of the services that they provide to the community.

Carl Retting - 3410 61st Ave NW. Mr. Retting said that he could not add anything to what was just said, but wanted to emphasize that the volunteers all support this position.

Margaret Leroy - 5119 Pt. Fosdick. Ms. Leroy said she agreed with this. She said that she had been a volunteer with FISH for the past two years, and that it had been the most rewarding experience she ever had. She added that the volunteers need a place to perform their services.

Shirley Tomasi - 11107 Hallstrom Dr. NW. Ms. Tomasi gave a history on the formation of the Cultural Arts Commission. She spoke of volunteerism and community partnerships, how the CAC has grown, and the desperate need for facilities. She said she would appreciate the opportunity to discuss this option further.

Milt Boyd (no address given.) Mr. Boyd equated retirement of the buildings to his own retirement. He talked about his service to the community through the Lions Club and Peninsula FISH. He said that the buildings should be used in a productive, non-commercial manner to continue to serve the community.

COUNCIL COMMENTS / MAYOR'S REPORT:

Mayor Wilbert talked about her recent attendance at the AWC Conference and the focus on the theme: Conversation, Cooperation, and Creativity. She said that this theme is what she had observed this evening with the suggestions on how to utilize all the blessings in our community. She asked that a task force be formed with Councilmembers, community members from FISH, CAC and the Lions Club to explore options for use of the buildings, and how funds might be raised to help the city to build the Civic Center. She thanked everyone for coming and participating.

Councilmember Owel said that she did not want to lose sight, as a public official, that public buildings are public assets. She added that she thought was responsible for those present to come and speak to that issue and to weigh in. She used the WIC program and the Historical Society to

illustrate the city's history of working with community programs, adding that some times a little help goes a long way. She said that the types of organizations that the city is trying to attract to enhance economic development that are attracted to cities that have vision, creativity and compassion. She said that reputable foundations are going to look at how well a city takes care of its own, adding that the rule of civilization is how well you care for those who have the least, the standard of civility in a compassionate community. She talked about the economic benefits to this perspective, and said that Mr. Coen presented many valid points that volunteer organizations add great value to the community.

Councilmember Picinich added that he had worked with Shirley Tomasi for many years and would be ready to work together for options. Councilmember Ruffo said that he was impressed with the turnout and added that he would like to respond in as positive manner as possible, taking into consideration what is in the overall best interest of the city. Councilmembers Picinich, Owel and Ruffo offered to serve on a task force.

Mayor Wilbert introduced the new publisher of the Peninsula Gateway, George LeMasurier.

ANNOUNCEMENT OF OTHER MEETINGS:

Groundbreaking Ceremony for the Gig Harbor Civic Center - 9:00 a.m. at the Grandview site.

EXECUTIVE SESSION:

MOTION: Move to adjourn to Executive Session at 7:52 p.m. for the purpose of discussing pending litigation per RCW 42.30.110(i), and personnel matters per RCW 42.30.110(g) for approximately 30 minutes.
Picinich/Ruffo - unanimously approved.

MOTION: Move to return to regular session at 8:23 p.m.
Picinich/Young - unanimously approved.

MOTION: Move to return to Executive Session for an additional ten minutes at 8:23 p.m.
Picinich/Ruffo - unanimously approved.

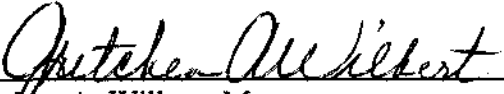
MOTION: Move to return to regular session at 8:33 p.m.
Picinich/Ruffo - unanimously approved.

MOTION: Move that Council approve the three-month agreement with Mike Kenyon to act as Temporary Hearing Examiner, and that staff re-open the Request for Proposals for permanent Hearing Examiner services for two weeks.
Picinich/Ruffo - Six Councilmembers voted in favor. Councilmember Dick voted against the motion. The motion carried five to one.

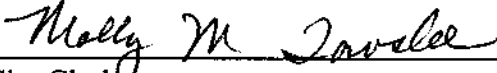
ADJOURN:

MOTION: Move to adjourn at 8:35 p.m.
Ekberg/Young - unanimously approved.

Cassette recorder utilized.
Tape 618 - Side B 076 - end.
Tape 619 - Side A 000 - 341.



Gretchen A. Wilbert, Mayor



City Clerk