

## GIG HARBOR CITY COUNCIL MEETING OF JULY 24, 2000

**PRESENT:** Councilmembers Ekberg, Young, Robinson, Owel, Dick, Picinich, Ruffo and Mayor Wilbert.

**CALL TO ORDER:** 7:10 p.m.

**PUBLIC HEARING:** Six-Year Transportation Improvement Program 2001 - 2006.

Mark Hoppen explained that the Transportation Improvement Plan is updated yearly to assist in applying for grant funding. He continued to say that the TIP is an extension of the twenty-year outlook in the Comprehensive Transportation Plan and reflects the goals in that plan. Mayor Wilbert opened the public hearing at 7:15 p.m.

Marian Berejikian - 11307 30<sup>th</sup> Ave. Ct. NW. Ms. Berejikian explained that she and others had reviewed the plan and had several comments on the plan, which she said was outlined in a letter that she would pass out to Council. She gave a brief overview of their concerns, and then passed on copies of the letter.

Jim Pasin - 2710 39<sup>th</sup> St. Mr. Pasin introduced himself as having served on the Westside Subcommittee. He referred to a letter from Mark Hoppen dated December 7, 1999 in regards to recommendations from the committee for street improvements on the Westside. He discussed several items contained in the letter. His final comment was to ask why the improvements to Grandview Street had jumped from #16 to #2 on the list, and to explain how this may be perceived by the citizens. He recommended that the funds for these improvements be made a part of the construction cost for the new Civic Center. He also recommended that the main entrance to the Civic Center be from Kimball Drive rather than on Grandview.

Daryl Smith - 1113 37<sup>th</sup> Ave. NW. Mr. Smith explained that he was a resident of the Harbor Glen development and his concern was with the Crescent Valley Connector Road. He said that it would be a shame to put a road this close to his development affecting property values and quality of life. He asked about the possibility of pursuing the 128<sup>th</sup> connector, which had been proposed as a route many years ago and would not have the impact as placing the road at 112<sup>th</sup>.

Dennis Nicholson - 1114 36<sup>th</sup> Ave. NW. Mr. Nicholson explained that he also wanted to comment on the Crescent Valley Connector. He said that had been involved in meetings with the County in 1990, and that for various reasons, they had dropped the 112<sup>th</sup> connector from their 20 year plan. He said that the cost of putting the road due to the steep terrain also made the project prohibitive.

Roger Hogenson - 2004 Drummond Drive NW. Mr. Hogenson said that he was a member of the County Committee working on the transportation plan for the Peninsula. He said that he did not understand why the city was discussing the connector road as the proposed location was outside

the city limits. He said that the County decided that because of the zoning and the impact upon the area, there was no need for the road.

Jack Bujacich - 3607 Ross Avenue. Mr. Bujacich said that the East-West road had been discussed for over 25 years and that he did not understand why each time it came back to Drummond Road, as it is the poorest area to try and construct a road to tie into the East-West system. He added that the natural place to build the connector is at the Conan Farm, which is open land that wouldn't disturb existing residential areas.

There were no further public comments and the public hearing was closed at 7:45 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 July 10, 2000.
2. Correspondence / Proclamations:
  - a) Proclamation - National Gymnastics Day - John Smith.
3. Update of Job Descriptions.
4. Update of Personnel Manual.
5. Liquor License Assumption: Old Harbor Saloon.
6. Approval of Payment of Bills for July 10<sup>th</sup>, 2000:
  - Checks # 30241 through 30350 in the amount of \$215,372.25.
  - Check # 30254 replaced voided check #30244.
7. Approval of Payment of Bills for July 24<sup>th</sup>, 2000:
  - Checks #30351 through #30357 for \$291,046.33.
  - Check #30357 replaced voided check #30355.

**MOTION:** Move to approve the Consent Agenda as presented.  
Ruffo/Young - unanimously approved.

**OLD BUSINESS:** None scheduled.

**NEW BUSINESS:**

1. First Amendment to Henderson Bay Purchase and Sale Agreement. Mark Hoppen, City Administrator, explained that Peninsula School District had requested an extension until April, 2001, to prepare the Henderson Bay property for the city to assume ownership. He said that the amendment was drafted in order to comply with that request, and was based upon the estimated cost of demolition of the building and clearing of the property. He explained that the amendment allows for the District to secure a bond so that the city would have some security in case the timeline could not be met. At that time, the bond could be collapsed and the city could demolish the structure. He said that the document had been transmitted to the School District for their review, and requested that Council authorize the agreement to allow the District to respond.

Carol Morris, City Attorney, recommended additional language in the last "Whereas" to read "Now, therefore, for and in consideration of *the Sellers payment to the purchaser of \$561,975, as provided in Section, 1*" to clarify the agreement.

Councilmember Robinson voiced concerns that the estimated cost would not cover the actual cost of demolition. He recommended a provision be added to the agreement that if the actual costs associated with demolition of the building were more than the estimated amount, then the School District would pay the difference. Other Councilmembers agreed and directed the City Attorney to draft language to be added to the agreement

**MOTION:** Move to direct the City Attorney to add language to the agreement that if the demolition of the structures and removal of all materials on the property is over the amount that the city has received as an estimate and has put into the agreement, then the School District would be required to pay for that, or this amount would be deducted from the amount being paid to them for the property.  
Young/Picinich - unanimously approved.

**MOTION:** Move that we send the amended agreement to the Board of Directors for the Henderson Bay Purchase and Sale Agreement as amended.  
Picinich/Ruffo - unanimously approved.

It was recommended by Carol Morris that the cover letter state a date that by which the agreement could be accepted, and if it were not accepted by that time, the amendment would not take affect. Council agreed upon the date of August 15<sup>th</sup>.

**MOTION:** Move that we amend the motion to include that the city extend the offer of the Amendment to the School District until the second day following their next scheduled School Board Meeting, the 15<sup>th</sup> of August.  
Dick/Ruffo - unanimously approved.

2. Purchase and Sale Agreement - Pleasurecraft Marina. Mark Hoppen explained that a small portion of the Jerisich Park restroom facility, viewing platform, and dock were built on the property owned by Skip Williams. He added that this purchase and sale agreement would compensate Mr. Williams for that portion of property. Carol Morris asked that dates be set for the closing date of the contract and Mr. Hoppen recommended August 31<sup>st</sup> and October 1<sup>st</sup>.

Jack Bujacich - Mr. Bujacich explained that when he was Mayor, Reed Hunt donated the funds for the bulkhead and drainpipe so that the city could apply for matching grant funds to build the project.

**MOTION:** Move to approve the Purchase and Sale Agreement with Skip Williams and Pleasurecraft Marina, including the dates of no sooner than August 31<sup>st</sup> and no later than October 1<sup>st</sup> for closing.  
Picinich/Ruffo - unanimously approved.

3. Resolution - Six-Year Transportation Improvement Program 2001 - 2006. Mark Hoppen explained that there were a number of issues brought up during the public hearing, and he responded to several of those. Councilmember Owel commented that due to the high level of interest in this list, that in the future, the plan be presented earlier to allow for more input. Councilmember discussed the public concerns and made the following motions.

**MOTION:** Move to amend the Six-Year TIP to add sidewalk improvements to the east side of Pt. Fosdick to 36<sup>th</sup>, utilizing grants and local funds.  
Dick/Ruffo - unanimously approved.

**MOTION:** Move to add sidewalk improvements on Fuller Street from Prentice to Franklin.  
Dick/Owel - unanimously approved.

**MOTION:** Move to add sidewalk improvements along the south side of 45<sup>th</sup> Street for pedestrian access.  
Owel/Robinson - unanimously approved.

**MOTION:** Move to adopt Resolution No. 557 adopting the Six-year Transportation Plan as amended.  
Ekberg/Ruffo - unanimously approved.

4. First Reading of Ordinance - Franchise Agreement - Tacoma Power and Light. Mark Hoppen explained that this agreement provided easements to the city for the East-West Road and assures rights to city easements to Tacoma Power and Light for an additional fifty years. Carol Morris explained that this agreement was unusual in the fact that if the city does not renew the franchise in fifty years, Tacoma Power and Light will forgo the city's easements for the East-West Road. She added that the actual easements would return at the next meeting with the second reading of this ordinance.

5. Tucci Escrow Agreement - East/West Road Retainage. David Rodenbach, Finance Director, explained that Tucci & Sons, Inc., who is the contractor for the East-West Road, had requested that their retainage be placed in an escrow account at Columbia Bank. He explained that this was acceptable to the city and recommended approval.

**MOTION:** Move we authorize the execution of the escrow agreement with Tucci & Sons, Inc. and Columbia State Bank.  
Picinich/Ruffo - unanimously approved.

6. Planning Commission Recommendations Revising Chapter 17.80 Sign Code and First Reading of Ordinance Adopting Revisions. Pat Iolavera, Interim Planning Director, introduced this ordinance amending the sign code. She explained that the Planning Commission had held two public meetings on this issue and had good response to the second meeting. She gave an overview of the proposed amendments recommended by the Planning Commission and added that this would return for a second reading at the next meeting.

7. Resolution in Support of Zoo Aquarium, Northwest Trek, and Parks Ballot Issue. Mayor Wilbert explained that she recently attended a ballot information session, and that she had requested information regarding the estimated revenue each city would receive from this measure if passed. She said that if this resolution were adopted, she would like to forward a copy to the other cities and towns for consideration and to pass a version of their own. Councilmember Dick said that he was in support of this effort to fund regional parks.

**MOTION:** Move to adopt Resolution No. 558.  
Dick/Owel -

Councilmember Young asked about the policy to charge more for non-Tacoma resident. It was determined that this policy had been changed. Carol Morris reviewed the RCWs for the legality of the Council to support a ballot measure relating to taxes. She said that it would be appropriate to pass a resolution to support a ballot proposition so long as the required notice of the meeting includes the title and number of the ballot proposition and the members of the legislative body or members of the public are afforded an approximate equal opportunity for the expression of opposing views. Because the agenda did not list the title and number of the ballot proposition, Councilmember Dick withdrew his motion and asked to bring this back at the next meeting with the proper notification. Councilmember Owel withdrew her second to the motion.

**STAFF REPORTS:**

1. GHPD - June Stats. No verbal report given.
2. Quarterly Finance Report. Dave Rodenbach, Finance Director, gave a brief overview of the General Fund revenues and expenditures, and added that at this time all cash balances are adequate in all funds.

**PUBLIC COMMENTS:**

Hank Searles - 4435 Holly Lane. Mr. Searles explained that he had been mistaken and thought discussion on budgetary considerations for appealing the FEIS on the Narrows Bridge was on the agenda, but decided to stay at the meeting to see how a Council meeting was "run."

**COUNCIL COMMENTS:**

Councilmember Owel mentioned that Col. Custer, the Ft. Lewis liaison for the City of Gig Harbor, in cooperation with Shirley Tomasi and the Cultural Arts Commission, has arranged to bring the United States Army Band to the city in mid-September.

Councilmember Ruffo informed Council and staff that he would be in attendance at the August 14<sup>th</sup> meeting, contrary to his previous letter stating he would be out of town.

**EXECUTIVE SESSION:** For the purpose of discussing pending litigation per RCW 42.30.110(i). Action will not be taken after the session.


**MOTION:** Move to adjourn to Executive Session at 8:55 p.m. for approximately 5 minutes for the purpose of discussing pending litigation.  
Young/Ruffo - unanimously approved.


**MOTION:** Move to return to regular session at 9:00 p.m.  
Robinson/Owel - unanimously approved.

**ADJOURN:**

**MOTION:** Move to adjourn at 9:00 p.m.  
Ruffo/Robinson - unanimously approved.

Cassette recorder utilized.  
Tape 583 Side B 086 - end.  
Tape 584 Both sides.  
Tape 585 Side A 000 - end.  
Tape 585 Side B 000 - 092.

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
City Clerk