

MINUTES OF GIG HARBOR CITY COUNCIL MEETING – APRIL 26, 2010

PRESENT: Councilmembers Ekberg, Young, Franich, Conan, Malich, Kadzik and Mayor Hunter. Councilmember Payne was absent.

CALL TO ORDER: 5:34 p.m. Mayor Hunter introduced Attorney Zach Lell, filling in for City Attorney Angela Belbeck.

PLEDGE OF ALLEGIANCE:

CONSENT AGENDA:

1. Approval of the Minutes of City Council Meeting of April 12, 2010.
2. Receive and File: a) AWC RMSA Rebate Check Letter; b) First Quarter Financial Report.
3. Liquor License Action: a) New Application – Gig Harbor Spirits; b) Special Occasion Chamber of Commerce.
4. Kitsap County Jail Contract Renewal.
5. Resolution No. 829 Surplus Vehicle – 1996 Ford Taurus.
6. BB16 Interchange Supplemental Agreement No. 4/Sehmel Drive Right Turn Lane & IJR Document – H.W. Lochner & Associates.
7. Resolutions to Apply for RCO Grant Funds for Jerisich Dock and Cushman Trail Phase III.
8. Approval of Payment of Bills for April 26, 2010: Checks #63442 through #63551 in the amount of \$904,646.66.

MOTION: Move to approve the Consent Agenda as presented.
Ekberg / Malich – unanimously approved.

PRESENTATIONS:

Senator Derek Kilmer thanked the City Council, the Mayor and the City Staff for keeping him advised of city priorities and concerns. He gave an overview of the highlights of the latest legislative session and stressed how valuable it is to have input from the city and Chamber of Commerce during the process.

OLD BUSINESS:

1. Public Hearing – Jerisich / Skansie Parks Components. Mayor Hunter explained that Council would accept testimony during the public hearing and then make a decision at the May 10th Council meeting. He opened the public hearing at 5:46 p.m.

John Moist – 3323 Harborview Drive. Mr. Moist voiced disappointment that only one recommendation has come to fruition from the many studies, volunteer committees and citizen input over the past ten years. He asked Council to regard each individual recommendation on its merits; approve a project and then put it on hold if the funds are not available at this time. Mr. Moist discussed the Ad Hoc Committee recommendation

to utilize the Skansie House as a Visitor Center which now appears isn't going to occur because the Chamber wants to take over that function at the Judson Street location. He praised the work and dedication of the city's Marketing Department and voiced concern for what will happen, asking that Council support a collaborative effort between the Marketing Department, the Chamber and all important groups downtown. He talked about the suggestion to use the Skansie House for a live-in Harbor Master, questioning the need. He stressed that the Skansie House is an ideal location for a Visitor's Center, citing the ability to make Skansie Park the hub of the historic downtown. He asked Council to honor the Skansie Ad Hoc Committee recommendations.

Guy Hoppen – 8402 Goodman Drive. Mr. Hoppen voiced support of the 2003 and 2008 Skansie Ad Hoc Committee recommendations that ask for public access and some kind of visitor information center. He spoke against the idea of a Harbor Master explaining that this position is typically tied to maritime facilities that presently don't exist and charging moorage fees at Jerisich Dock to fund such a position is premature. He applauded the Mayor and Council for the acquisition of the Stutz property and asked that the idea of a Maritime Pier at Skansie Park be tabled until the new property purchase is complete and the ability to build a pier at this site is assured. Mr. Hoppen discussed public access to the bay at Skansie Park, suggesting that if Jerisich Dock is extended, the first 70 feet be reserved for events and activities. He voiced support of a partnership between the Gig Harbor Commercial Fisherman's Club and Maritime Heritage Organizations with tenancy at the Skansie Net Shed. He suggested that prior to the creation of a Harbor Master position, building a Maritime Pier, or any other over-water facilities, that Council consider the creation of a permanent Waterfront Facility Advisory Group that would be tasked with developing policy for Council consideration.

Paul Ancich – 3320 Lewis Street. Mr. Ancich spoke in favor of the Mayor's recommendations.

Jim O'Donnell – 4220 35th Ave NW – Mr. O'Donnell made several recommendations: 1. Restoring the Skansie Netshed is the number one priority; 2. Furniture in storage by the Historical Society can be used to furnish the Skansie House for the 1900's look; 3. Modernize upstairs room, bath and kitchen to allow occupancy; this would reduce the risk of vandalism; 4. Leave the grounds as they are retaining the existing trees and pruning the shrubs; 5. Consider all parks in one plan; 6. A pier at this site would obstruct the historic view, would only be used by a small portion of the community, and could present a hazard; 7. The property by the Tides is a no-brainer for a fisherman's pier. Mr. O'Donnell offered his written recommendations to be copied for Council.

Jack Bujacich – 3607 Ross Avenue. Mr. Bujacich voiced excitement that it's been over 60 years that the citizens have tried to build a fisherman's dock. The local fishermen attended every meeting at the Port of Tacoma trying to get funding which resulted in \$25,000 for testing drill holes at the Scofield site. He said that the Shell property is an ideal location for the dock and should cost one-third of the amount to build at the Skansie site. He then said he supported the Mayor's recommendations; at least the ones he read.

There were no further public comments and the public hearing closed at 6:02 p.m. Councilmember encouraged anyone who had additional comments to submit them before the next meeting for consideration.

2. Second Reading of Ordinance – Street Latecomer’s. Senior Engineer Emily Appleton presented the background information on this ordinance establishing a process for Street Latecomer’s Agreements.

Councilmember Malich asked for clarification on the SEPA precedence.

Councilmember Franich voiced concern that there is no mechanism to ensure that the affected property owners have input at the beginning of the process and no way to revisit the assessment if a property is not developed to its highest use. After discussion, Attorney Lell and Ms. Appleton were directed to develop language to add to the ordinance to be considered at an additional reading of the ordinance.

3. Second Reading of Ordinance – Extending the Sewer Concurrency Reservation Alternative Process and Allocation of Limited Sewer Capacity Process. City Engineer Steven Misiurak briefly presented the background for this ordinance and offered to answer questions.

MOTION: Move to adopt Ordinance No. 1187 as presented.
Conan / Ekberg – unanimously approved.

4. Second Reading of Ordinance – 2010 Stormwater Manual Revisions. City Engineer Misiurak then presented the information on this ordinance.

MOTION: Move to adopt Ordinance No. 1188 as presented.
Conan / Ekberg – unanimously approved.

NEW BUSINESS:

1. Ballot for Pierce Transit Board Member. Mayor Hunter explained that Pierce Transit requested a nomination from the member cities, but due to the conflict in meeting times none of our Councilmembers were able to commit. He said that Council is now being asked to cast a vote for one of the nominations. The Boards and Commission Candidate Review Committee considered the applicants and because Bonney Lake it is similar in circumstances to Gig Harbor, they are making a recommendation to appoint Neil Johnson from Bonney Lake.

MOTION: Move to cast a vote for Neil Johnson, City of Bonney Lake, to serve as a member of the Board of Commissioners for Pierce Transit for a three-year term.
Ekberg / Kadzik – unanimously approved.

2. Public Hearing and Resolution – McCormick Creek Plat Agreement. Planning Director Tom Dolan presented the background information for this development agreement that would allow the developer to record the final plat in four separate phases and vest approval for a period of up to 20 years with Council approval. In addition the development agreement also requires the dedication of two wetland and public use easements and payment of \$100,000 to be used for a site assessment of the easements. If the easements are accepted by the city, fee ownership would be granted to the city. If the easements are not accepted due to information from the assessment, the developer would pay an additional \$27,665 towards construction of the Cushman Trail. He addressed Council's questions regarding the easements.

City Administrator Rob Karlinsey added that the easement is across the entire parcels and at the time of final plat, it would be entirely deeded to the city.

Mayor Hunter opened the public hearing at 6:43 p.m. No one came forward to speak and the hearing closed.

MOTION: Move to adopt Resolution No. 832 and authorize the Mayor to sign the Development Agreement.
Conan / Ekberg – unanimously approved.

3. Street Naming – Jasmine Plat. Building / Fire Safety Director Dick Bower presented this request to name a private cul-de-sac serving the Jasmine Plat residential development Jasmine Lane. The development is located in the historic name area. City code states that all proposed streets within this area shall come from a list submitted by the Gig Harbor Historical Society or other lists as approved by Council. Council discussed the policy and determined the size of a street should not determine whether or not a historical name should be used.

MOTION: Move to deny the naming request and direct the developer to come back with a proposed name from the Historical List.
Ekberg / Kadzik – unanimously approved.

4. Lodging Tax Advisory Committee Proposal. Marketing Director Laureen Lund briefly introduced this request for additional funding from the Lodging Tax Reserve Fund for two new programs. She explained that ten to twenty thousand would go towards a marketing media planning campaign and another \$7000 for public relations for the opening of the new History Museum. She introduced members of the Lodging Tax Advisory Committee.

Councilmember Young explained that economic times are not good for the hotel industry and so they have developed a plan to attract small groups and events. He also talked about the public relations support for the Grand Opening Event for the History Museum, a really important of the heritage tourism part of their agenda.

Wade Perrow – 1991 No. Harborview Drive. Mr. Perrow said he is representing The Inn at Gig Harbor, The Maritime Inn and the Wesley Inn. He explained the challenges facing the lodging industry and how the reserve funds would allow them to market Gig Harbor as a destination for small meeting and group businesses. Laureen Lund can market Gig Harbor as a destination to come and meet, eat, and sleep which dovetails into the opening of the new History Museum and programs such as those at the Boatshop. He said that a marketing plan takes time; time to get funding then to identify the sources to bring the program together through a collaborative effort between the lodging properties and the Marketing Department. He responded that they expect results from this effort in the second quarter of next year as they are marketing the “shoulder season business” for October through May.

Sue Braaten – 8802 Randall Drive. Ms. Braaten explained that the Lodging Tax Advisory Committee has had many discussions and agree that this is something they really need at this time.

Laureen Lund further explained that they were not successful in obtaining the grant from the Pierce County Tourism Promotion Area because their proposal only benefitted the hotels in Gig Harbor; not the entire Pierce County. She also explained that they may not use all the funds that they are requesting.

MOTION: Move to approve the use of up to \$27,000 from the Lodging Tax Reserve Fund for Meeting Planners Marketing Plan and Public Relations for museum and heritage tourism.
Kadzik / Ekberg – unanimously approved.

5. Cushman Trail – Environmental Permitting Consultant Services Contract. City Administrator Rob Karlinsey first recommended that Council not approved the contract at this time. He explained that this may come back for approval at a later date, but at this time the opportunity to obtain Federal Funding to complete the Cushman Trail doesn't look positive. He then said that the project may have an upcoming opportunity for the funds filtered through the Pierce County Regional Council. He then added that the revenues for the General Fund are lower than projected which is another consideration for not expending the funds at this time.

Councilmember Franich stressed that it would be more cost effective if staff performed some of the elements in-house. Mr. Karlinsey explained that staff is maxed out at this time but that might be a possibility for next year; presenting this now was an opportunity to explain what is needed if the funding becomes available sooner. He said that this consultant was selected because of their ability to move quickly and their experience with federal regulations.

STAFF REPORT:

Fire Inspections Update. Building / Fire Safety Director Dick Bower explained that the city has been working with the Fire Department and Chamber of Commerce to find a

way to split the cost of an annual fire inspection program but the savings weren't as low as hoped for. He presented the idea of a volunteer-based fire prevention inspection program for the city's commercial buildings. He described the program, explaining that he ran a similar and successful program in the 80's. He said the program would cost approximately \$5000 a year which could be funded through a \$10 increase in the business license fee.

Mr. Bower was commended for this idea and after further discussion of the program, he was asked to check with the city attorney and insurance pool regarding liability.

City Administrator Rob Karlinsey announced the upcoming Harborview Watermain Replacement Open House at the Civic Center on May 6th and the Marine Outfall Project Open House on June 15th. He then asked Councilmembers if they had voted on "Save the Skansie Netshed" today.

PUBLIC COMMENT:

Jim O'Donnell – 4220 35th Ave NW – Mr. O'Donnell presented an arborist book to the Mayor recommending that page 4 be copied for the Councilmembers. He reported on a recent workshop in Olympia regarding tall trees and urban forests and announced that at least 1/3 of the planted Cedar and Douglas fir trees at the YMCA site are dead. He suggested that if Gig Harbor wants to remain a "tree city" it needs to manage these forests. He said he is monitoring Eddon Boatyard and Donkey Creek which still have English Ivy, a serious and invasive pest and referred to the cost incurred by Mercer Island in an attempt to eradicate the vine. Mr. O'Donnell then suggested a reverse pump on the marine outfall in order to pull fresh water from the sound into the harbor during low tide to help clear pollution.

MAYOR'S REPORT / COUNCIL COMMENTS:

Mayor Hunter reported that Joe Stortini contacted him about putting together a baseball game to play against his 75 and older team during the dedication of Sehmel Park.

Warren Zimmerman, sitting in the audience, warned that the Stortini Team just won the National Championship.

Councilmember Ekberg thanked staff for utilizing the utility billing for sharing information. He said that it's a great use of the space.

Councilmember Malich asked for a status update on the Madison Shores property purchase. Mr. Karlinsey said that we are two weeks into the forty-five day closing period. He explained that the Phase I Environmental Assessment is in progress as well as the appraisal. Attorney Bill Joyce is reviewing the DNR and Tidelands assessment and staff will meet with Wanae Wright from the Department of Ecology to discuss the transfer of tideland leases.

Councilmember Malich then asked for information on ADA doors on the Council Chambers. Dick Bower explained that it is not a requirement but that doesn't preclude it from being installed. Budget constraints were mentioned.


ANNOUNCEMENT OF OTHER MEETINGS:

1. PROS Plan Worksession – Mon. May 17 at 5:30 p.m.
2. Operations Committee – Thu. May 20 at 3:00 p.m.
3. Civic Center Closed for Memorial Day – Mon. May 31st

ADJOURN:

MOTION: Move to adjourn at 7:36 p.m.
Ekberg / Franich – unanimously approved.

CD recorder utilized: Tracks 1002 – 1036



Charles L. Hunter, Mayor



Molly Towslee, City Clerk