

MINUTES OF GIG HARBOR CITY COUNCIL MEETING – OCTOBER 10, 2011

PRESENT: Councilmembers Ekberg, Young, Franich, Conan, Malich, Payne, Kadzik and Mayor Chuck Hunter.

CALL TO ORDER: 5:30 p.m.

PLEDGE OF ALLEGIANCE:

CONSENT AGENDA:

1. Approval of the Minutes of City Council Meeting of Sept. 26, 2011.
2. Receive and File: a) Parks Commission Minutes – Sept. 14th; b) Council Worksession Minutes - September 19th; c) City Council Retreat Minutes – Sept. 23rd.
3. Appointment to Parks Commission.
4. Resolution No. 875 – Surplus Equipment.
5. Resolution No. 876 – In Support of Acceptance of Bronze Statue at Maritime Pier.
6. Eddon Beach Restoration Wetland Delineation Contract.
7. Maritime Pier Amendment to the Biological Evaluation Contract.
8. Donkey Creek Improvement Project Final Design and Permitting Contract.
9. Approval of Payment of Bills for Oct 10, 2011: Checks #67959 through #68080 in the amount of \$396,965.41.
10. Approval of Payroll for the month of September: Checks #6239 through #6354 in the amount of \$307,160.98.

MOTION: Move to adopt the Consent Agenda as presented.
Ekberg / Conan – six voted in favor. Councilmember Payne abstained.

Mayor Hunter introduced Stephanie Payne, newly appointed to the Parks Commission, and thanked her for serving. Councilmember Kadzik complimented Ms. Payne for her presentation to the joint Council / Parks Commission meeting.

City Administrator Rob Karlinsey introduced and welcomed our visitor Wang Qi, Exchange Student from China visiting the city and job shadow as part of the Masters Program at Central Washington University.

Ms. Qi gave a brief overview of her assignment to learn the mission of local government and how that mission is carried out.

PRESENTATIONS:

1. Life Saving Award – Officer Chet Dennis. Chief Mike Davis described the recent incident in which Officer Dennis assisted Pierce County Deputy Thomas in helping a distraught gentleman who was contemplating jumping from the Narrows Bridge. Chief then presented a pin and Lifesaving Award plaque to Officer Dennis.

2. Presentation of the Military Covenant Charter to the Mayor and Council – Col. L Norwood. Col Norwood presented a framed copy of the Military Community Covenant and voiced appreciation for the support and partnerships that have been forged by the soldiers at Joint Base Fort Lewis and the local communities. He explained that Gig Harbor recently participated in the charter signing of the declaration of support.

3. Peninsula School District – Support for KGHP Radio Station. Terry Bouck, Superintendent for Peninsula School District, presented background information for the local radio station KGHP. He explained that five years of budget cuts has left the station in jeopardy of closing or being sold. He asked Council for join in with other community partners to help fund the station’s maintenance and operations costs.

Christine Nygard, teacher from the Peninsula School District, explained how in the past the school district has funded the station as an educational class, including maintenance and operations costs. She said that they are proposing a co-operative agreement with ten partners at \$2500 each to cover 50% of the maintenance and operations costs. This support would allow the station to continue as the local emergency communication system.

Mr. Bouck and Ms. Nygard addressed Council’s questions and asked for a pledge of support. Staff was directed to bring this forward during the 2012 Budget.

OLD BUSINESS:

Second Reading of Ordinance – Fire Sprinkler Code Amendment. Building / Fire Safety Director Dick Bower explained that several clarifications had been made to the ordinance since the last reading in response to concerns voiced at that meeting. He said that he had several technical people present to answer questions.

Chief John Burgess, Pierce County Fire District No. 5, explained the effect of going from their current residential fire protection model to a commercial model in regards to staffing and equipment costs. He said that the large cost that would be incurred is why they support the amendment to the fire sprinkler code. He addressed Council questions.

Mr. Bower suggested allowing public testimony then the other technical experts could speak.

Shawn Hoey – Master Builders Association. Mr. Hoey cited several statistics on residential fires. He stressed that no home should be required to install a sprinkler system despite its size. He read a letter from Jeff Hill, Hill Custom Homes regarding the cost to install residential sprinkler systems.

Mr. Bower addressed Council questions regarding what other jurisdictions have adopted.

Michael Perrow – PO Box 1266, Gig Harbor. Mr. Perrow asked Council to consider the impact this code amendment would have on commercial building owners. He said that the environmental savings of sprinklers has been overstated. He said that if this ordinance is adopted the results would be onerous and would force businesses to go elsewhere to rent space, putting Gig Harbor at an economic disadvantage. He asked Council to reject or table the ordinance in order to take the time to further evaluate its impact. He also suggested the city research the cost to retrofit the Civic Center.

City Administrator Rob Karlinsey asked Dick Bower to clarify whether adding a mezzanine in an existing building would trigger the code amendment. Mr. Bower responded that only enlarging the size of the building footprint or height would be a trigger.

Beth Perrow – 9119 No. Harborview Drive. Ms. Perrow urged Council to reject or table the ordinance due to its inconsistencies.

Mr. Bower addressed further Council questions. He introduced another technical speaker.

Joe Faulkner, Sprinx Fire Protection - Mr. Faulkner presented information on estimated costs to install and to service commercial sprinkler systems. When asked, he said that it would probably cost somewhere around \$2.75 - \$3.00 per square foot to retrofit the Council Chambers.

Council further discussed the sprinkler ordinance amendment. Due to the current economic conditions, it was recommended that this come back at some later date. No motion was made.

NEW BUSINESS:

1. Public Hearing and First Reading of Ordinance – Land Use Permit Extensions. Planning Director Tom Dolan explained that an Ordinance adopted in 2009 extended certain land use permits for an additional two years. These permits are scheduled to expire this November. He said that the proposed ordinance will allow current active land use permits to request another two-year extension.

Mayor Hunter opened the public hearing at 6:51 p.m.

Therese Garrett-Miller – 3590 SE Burley-Olalla Road. Ms. Miller explained that she owns property adjacent to the Westside Business Park and due to the poor economy is still unable to develop the property. She spoke in favor of another extension, saying it would allow her more time to seek a loan to develop the site plan they had approved in 2007. She addressed Council questions regarding her project.

There were no further public comments and the public hearing closed at 6:58 p.m.

Councilmember Kadzik said that the Planning/Building Committee supports the ordinance. Councilmember Young added that there were few concerns as there are only a couple of projects that could take advantage of the extension. This will return for a second reading at the next meeting.

2. Public Hearing and First Reading of Ordinance - Sutherland / Prentice Street Vacation – Brown. Engineering Technician Willy Hendrickson presented this request to vacate a portion of Sutherland and Prentice under the 1890 Non-User Statute. He requested Council to adopt the Ordinance at this first reading.

Mayor Hunter opened the public hearing at 7:06 p.m.

Renee Brown – 9416 S.E. Peacock Avenue. Ms. Brown, proponent of the requested action, explained that this would complete the vacation of Prentice / Sutherland.

There were no further public comments and the hearing closed at 7:07 p.m.

MOTION: Move to adopt on first reading Ordinance No. 1224 vacating a portion of Prentice Avenue and Sutherland Street.
Young / Conan – six voted in favor. Councilmember Malich voted no.

3. Public Hearing and First Reading of Ordinance - Harborview Drive for Viewpoint Short Plat. Mr. Hendrickson presented the background information for this request to vacate a portion of Harborview Drive adjacent to the proposed Viewpoint Development.

The question was asked whether there would be any future need for the roadway being requested to be vacated. Senior Engineer Emily Appleton responded that no need has been identified.

The public hearing opened at 7:22 p.m.

Bob Frisbie – 9720 Woodworth Avenue. Mr. Frisbie shared that the original design for Harborview Drive was four lanes. He said that if you remove this right-of-way from the city inventory, there may be problems addressing future concerns with slope and ground water. He advised against the vacation.

Carl Halsan – proponent for the vacation request. Mr. Halsan asked that the city not keep property that they don't need. He discussed the lack of consistency in the width of right-of-way along that stretch and asked Council to please consider the vacation. He answered questions regarding the development.

There were no further public comments and the hearing closed at 7:29 p.m.

Council discussed how this vacation impacts the current Master Plan for the roadway and future opportunities or situations that could arise.

MOTION: Move to reject the proposed Street Vacation request.
Ekberg / Malich –

Councilmembers further discussed whether there was a compelling reason to keep this property keep in the city inventory or if it would be appropriate to vacate.

MOTION: Call for the question.
Franich / Malich – six voted in favor. Councilmember Payne voted no.

MOTION: Move to reject the proposed Street Vacation request.
Ekberg / Malich – five voted yes. Councilmembers Conan and Payne voted no.

4. Public Hearing and Resolution No. 877 - Support of Pierce County Proposition 1: South Sound 9-1-1 System. Chief of Police Mike Davis presented a brief overview of the need for an updated emergency communications system. He addressed Council questions.

The Mayor opened the public hearing at 8:45 p.m. No one came forward to speak and the public hearing closed.

MOTION: Move to adopt Resolution No. 877 in support of the Pierce County Proposition 1: South Sound 9-1-1 System.
Payne / Conan – six voted in favor. Councilmember Franich voted no.

STAFF REPORT:

City Administrator Rob Karlinsey referred to the draft HBZ 5-yr Project Plan and 30-yr Project List Amendment in the packet and asked Council to get back to him with comments before it comes back for approval in a couple of weeks.

PUBLIC COMMENT: None.

MAYOR'S REPORT / COUNCIL COMMENTS:

Mayor Hunter presented copies of the 2012 Preliminary Budget to Council and candidates for City Council.

Councilmember Conan announced that he would not be present at the October 24th meeting as he was leaving to do mission work for a month. Everyone offered him their well-wishes.

ANNOUNCEMENT OF OTHER MEETINGS:

Operations & Public Projects: Thu. Oct. 20th at 3:00 p.m.

EXECUTIVE SESSION: For the purpose of discussing pending litigation per RCW 42.30.110(1)(i), property acquisition per RCW 42.30.110(1)(b) and Guild Negotiations per RCW 42.30.140(4)(a).

MOTION: Move to adjourn to Executive Session at 7:53 p.m. for approximately 45 minutes For the purpose of discussing pending litigation per RCW 42.30.110(1)(i), property acquisition per RCW 42.30.110(1)(b) and Guild Negotiations per RCW 42.30.140(4)(a).
Kadzik / Franich – unanimously approved.

MOTION: Move to return to regular session at 8:42 p.m.
Kadzik / Conan – unanimously approved.

MOTION: Move to authorize the city attorney to pursue settlement negotiations in the case of Gig Harbor Marina Inc. as discussed in Executive Session.
Young/Payne – six voted in favor. Councilmember Malich voted no.

ADJOURN:

MOTION: Move to adjourn at 8:43 p.m.
Kadzik / Young – unanimously approved.

CD recorder utilized: Tracks 1002 – 1039



Chuck Hunter, Mayor



Molly Towslee, City Clerk