

MINUTES OF GIG HARBOR CITY COUNCIL MEETING – DECEMBER 12, 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 Nov. 14, 2011.
2. Liquor License Action: a) Special Occasion – Homestead Group Home; b) Application – Moctezuma's.
3. Receive and File: Budget Worksession II Nov. 8, 2011 – Amended Minutes.
4. Resolution No. 885 - Surplus Property.
5. Lobbying Services Contracts.
6. Water Rights Assistance – Agreement for Attorney Services/Tom Mortimer.
7. Financial Management Software Upgrade Agreement.
8. Resolution - Fee Schedule Update for 2012.
9. Amendments to Maritime Pier Restroom Contribution Agreements – Sunshine LLC and Dylan Enterprises (Tides Tavern).
10. GHPD - Consultant Services Contract / Pendleton Consulting, LLC.
11. Point Fosdick Drive/56th Street Improvement Project – Ratification of Transportation Improvement Board (TIB) Grant Agreement.
12. Point Fosdick Drive/56th Street Improvement Project – Consultant Service Contract/David Evans and Associates, Inc.
13. Playground Design Services Agreement – Shane's Inspiration.
14. Agreement for Phone System and Broadband Services.
15. Approval of Payment of Bills for Nov. 28, 2011: Checks #68446 through #68559 in the amount of \$827,609.08.
16. Approval of Payroll for the month of November: Checks #6371 though #6390 in the amount of \$306,359.53.

MOTION: Move to adopt the Consent Agenda as presented.
Ekberg / Young – unanimously approved.

PRESENTATIONS:

Recognition of Service - Councilmembers Conan and Franich. Mayor Hunter began by saying Jim Franich has served on the Council for ten years and during that time several positive things have happened: the proposed Maritime Pier, protection of the view basin, height restrictions, and protecting the rights of property owners / residential neighborhoods. He said that Jim truly stands by his convictions and has acted as a

watchdog for the citizens; he rarely misses a meeting and is well-schooled on the topics and isn't afraid to share his opinion. Mayor Hunter presented Councilmember Franich with an appreciation plaque.

Councilmembers each shared their appreciation for serving with Councilmember Franich over the years, praising his ability to offer an alternative viewpoint while keeping a positive attitude.

Mayor Hunter continued by recognizing Councilmember Conan. He listed several positive things that happened during his eight years of service: the addition of the Kenneth Leo Marvin Park, Eddon Boat, Maritime Pier, and the Donkey Creek Restoration project. Other notable items are the Transportation Improvement Plan, build out of Gig Harbor North, working with State and Federal Legislators, addition of a first-class hospital, a new wastewater treatment plant and outfall, holding the line on the budget, and the Uptown Shopping Center / Safeway Development. As Mayor Hunter presented him with his award, he said that he has appreciated Councilmember Conan's positive attitude.

Councilmembers talked about what a pleasure it has been serving both on the Planning Commission and Council with Councilmember Conan. They said that although he didn't speak often, when he did his comments were well thought out. Several comments were made about his service to others.

1. Tacoma Pierce County Tourism Professional of the Year – Laureen Lund. Marketing Director Laureen Lund was asked to come forward as City Administrator Rob Karlinsey explained that winning this award is no small thing and how wonderful it was for Laureen to win. He asked Tammy Blount to present more information.

Tammy Blount, President and CEO for the Tacoma Convention Bureau. Ms. Blount described the annual Tourism Celebrity Awards that honor individuals who contribute to the tourism community. Ms. Blount shared that Laureen had stiff competition and the city should be proud of her for winning the Tourism Professional of the Year Award.

Ms. Lund responded that she is grateful for Council's support in showing the community that tourism can be an economic driver and marketing is a strategy. She thanked Rob Karlinsey for his support through some rough times. Laureen said she especially wanted to thank Marketing Assistant Karen Scott who is a huge part of their success. She finalized by recognizing her husband, Arne Lund who is at every event helping out.

OLD BUSINESS:

1. Second Reading of Ordinance – Performance Based Height Exceptions for Private Schools. Planning Director Tom Dolan presented this zoning code text amendment to include private primary and secondary schools to be eligible for

performance-based height exceptions for gymnasiums and performing arts related facilities. He described the remaining process for Saint Nicholas School if this is approved.

Councilmember Franich voiced concern that the ordinance is not site specific and would allow a gym elsewhere in an area that wouldn't be compatible. Councilmember Young explained that the Hearing Examiner will consider all factors before approving such a project; in addition, Council would have the opportunity to appeal the decision.

MOTION: Move to adopt Ordinance No. 1229.
Kadzik / Conan – six voted in favor. Councilmember Franich voted no.

NEW BUSINESS:

1. Public Hearing and Resolution – Six -Year Transportation Improvement Program. Senior Planner Emily Appleton presented the background for the T.I.P.

Mayor Hunter opened the public hearing at 6:05 p.m.

Lee Roderburg – President of the Gig Harbor Sportsman's Club. Mr. Roderburg said that that proposed Harbor Hill Connector is shown going through the middle of their property, which is not for sale. He asked for clarification of the city's plan.

City Administrator Rob Karlinsey explained that the city is hiring an Engineer to work on alternate routes in 2012 – 2013.

Mr. Roderburg responded that the Sportsman's Club owns property south of Harbor Hill and would like to partner with the city to help achieve the connector road while avoiding the club property.

There were no further comments and the public hearing closed at 6:08 p.m. Ms. Appleton and Mr. Karlinsey answered Council questions.

MOTION: Move to adopt Resolution No. 887.
Franich / Conan – unanimously approved.

2. Planning Commission Work Program – Revised. Planning Director Tom Dolan explained that the department was recently made aware of an issue with the side yard setbacks in the Shoreline District. He asked Council for approval of a modified Planning Commission work program that would allow consideration of a text amendment to potentially revise side yard setback requirements within this district.

MOTION: Move to approve the revised Planning Commission work program to allow consideration of a text amendment to revise side yard setback requirements within Shoreline Districts.

Kadzik / Conan – unanimously approved.

STAFF REPORT:

1. Planning and Building Committee Update. Planning Director Tom Dolan gave an update on two proposals before the Planning and Building committee: 1) Text amendment to allow schools in the B-2 Zone; and 2) Defer park and school impact fees on single family homes until the property closes. He further reported that the committee also discussed several housekeeping items that will go either to the Planning Commission or directly to City Council for direct consideration.

Councilmember Malich brought up the proliferation of collections boxes around town and recommended that they be regulated.

2. Gig Harbor Historic Waterfront Association. City Administrator Rob Karlinsey reported that the organization had attained full Main Street status. He said that a staff person from the State and National Main Street program is coming to answer questions and offer advice. The Councilmembers are invited to join the meeting at 4:00 p.m. on Wednesday, December 14th at the GHHWF office.

3. Chamber Sound System. Mr. Karlinsey explained that because the chamber doubles as the court room, the system was adjusted to the use of only three microphones. Court Administrator Stacy Colberg has been trying to resolve the feedback and volume issues and is still working on it.

PUBLIC COMMENT:

John Chadwell, Olympic Property Group – 19245 10th Ave NW, Poulsbo, WA. Mr. Chadwell said that 2011 has been a quiet year. He reported on several upcoming projects: 1) OPG is moving forward with the apartment project without seeing any obstacles; 2) a developer of high-quality senior housing is doing a feasibility study for 3-4 years down the road; and 3) there are limited signs of progress for the single-family home market, and Gig Harbor is at the leading edge of recovery. Mr. Chadwell said he has enjoyed working with Councilmember Conan on the Planning Commission and the City Council. He added that though often on opposite sides, in the nine years of working with Councilmember Franich, he has come to understand his point of view and overall it's been a positive experience. He wished Council and Staff a Merry Christmas and a prosperous New Year.

Councilmember Kadzik asked for more information on the housing market. Mr. Chadwell responded that the Urban Land Institute is holding a meeting on the change in

attitude from home buyers as well as changing demographics. Cottage homes will be one of the topics discussed at the January 30th gathering moderated by Jon Rose. He urged Councilmembers to attend.

MAYOR'S REPORT / COUNCIL COMMENTS:

Councilmember Malich reported on the success of the recent Lighted Boat Parade, praising the police department for facilitating the parade. He also mentioned a problem with visibility of the buoys and derelict boats on the east side of the bay, saying he hoped something could be done either to light or remove them.

Councilmember Conan thanked Mayor Hunter for eight years of serving together. He thanked everyone for putting up with his absences while in Africa, adding that in the future he will become more involved with the issues there. He gave a brief overview of his experiences and described the connectivity that Gig Harbor has there. He voiced appreciation for finally getting the potholes fixed in the city-owned alley after eight years. He then gave a list of things he would like Council to advocate for in the future:

- Fix 38th Street (#6 on the TIP)
- A memorial at KLM park
- Work on a solution for low-income housing – impact and connection fees

Councilmember Franich said that it's been an honor to serve on the City Council for the past ten years. He said that moving forward he hopes that future growth in the view basin will be watched carefully because of its special nature, it cannot be replicated. He explained that one of his main objectives was a Maritime Pier to serve everyone, but mostly to honor the fishermen. He said he is proud that this Council is the one to finally get it done. He added that many of his ideas may not have been popular, but he is proud of the fact that he remained consistent and stood by his vote.

Councilmember Young reported that the PTIC group is meeting this Friday to hold a hearing on the reduction of the Pierce Transit service. He asked if Council had a preference to have just Gig Harbor remain in or to reduce the service area to roughly the UGA boundary to get in touch with him.

Mayor Hunter talked about the successful Grand Opening for the new Safeway Store on Friday. He said that the managers let him know the city's standards are tough but how they appreciated the level playing field. They were very complimentary of city staff and the extra effort to make the project a success. The new store brings 50 new jobs.

ANNOUNCEMENT OF OTHER MEETINGS:

1. Operations Committee: Thu. Dec 15th at 3:00 p.m.

2. Finance / Safety Committee: Mon. Dec 19th at 4:00 p.m.
3. No second Council Meeting in December.
4. Civic Center closed Mon. December 26th in observance of Christmas.
5. Civic Center closed Mon. Jan 2nd in observance of New Years.

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 6:48 p.m. for approximately 15 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).
Ekberg / Young – unanimously approved.

MOTION: Move to return to regular session at 7:00 p.m.
Kadzik / Payne - unanimously approved.

ADJOURN:

MOTION: Move to adjourn at 7:00 p.m.
Kadzik / Young – unanimously approved.

CD recorder utilized: Tracks 1002 – 1026



Chuck Hunter, Mayor



Molly Towsee, City Clerk