

## GIG HARBOR CITY COUNCIL MEETING OF JUNE 9, 2003

**PRESENT:** Councilmembers Ekberg, Young, Franich, Owel, Picinich, and Ruffo. Councilmember Dick acted as Mayor Pro Tem in Mayor Wilbert's absence.

**CALL TO ORDER:** 7:04 p.m.

### **PLEDGE OF ALLEGIANCE**

### **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 Meeting of May 27, 2003.
2. Correspondence / Proclamations: a) 2004 Clean Air Assessment Notice
3. Amendment to Agreement with the Department of Emergency Management
4. Adoption of 2003 Personnel Regulations.
5. Adoption of 2003 Job Descriptions.
6. Approval of Payment of Bills for June 9, 2003.  
Checks #40279 through #40408 in the amount of \$280,736.44.
7. Approval of Payroll for the month of May:  
Checks #2545 through #2600, and direct deposit entries, in the amount of \$232,198.50.

**MOTION:** Move to approve the consent agenda as presented.  
Ruffo / Picinich – unanimously approved.

### **OLD BUSINESS:**

1. Reconsideration of the Second Reading of Ordinance – Moorage Fees. Mark Hoppen, City Administrator, explained that Council could choose to eliminate moorage fees as a risk management tool, or allow them to remain as a revenue source. He stressed that significant staff time can be involved in a claim filed against the city, and that he agreed with the city attorney's recommendation to eliminate the fees.

Councilmember Young explained that he had asked for this item to be brought back to Council as he hadn't realized how much staff time was spent collecting the fees. He said that he had changed his mind and really felt that we should eliminate the fees.

Councilmember Ruffo said that he was in agreement. He further stated that the city should listen to their counsel's advice.

Councilmember Franich stated that he had a conversation with AWC Risk Management and they saw no problem with charging fees. The staff time adds up to less than \$5000 per year and we are currently collect \$14,000 per year in fees. He further stated that if the fees were raised to .50 per foot the amount becomes \$28,000.

Councilmember Ekberg said that eliminating the fee is an inexpensive risk management tool that could help to avoid a nuisance suit and save on staff time. He said that it is an insurance premium well spent.

Councilmember Ruffo said that it is a sound business decision and that the revenue gained by 25 cents per foot is not worth the risk. Councilmember Franich suggested raising the fee to 50 cents. Councilmember Ruffo said that some point, risk is equal to the reward, but not at 25 cents.

**MOTION:** Move that we take the city attorney's recommendation and pass Ordinance No. 929 eliminating the moorage fees at the city dock. Ekberg / Ruffo - a roll call vote was taken.

Ekberg – yes; Young – yes; Franich – no; Dick – no; Owel – yes; Picinich – no; Ruffo – yes.

The motion passed, four to three.

2. Request Amendments to the Pierce County Comprehensive Plan. Community Development Director John Vodopich gave a brief overview on the proposed amendments to the County Comprehensive Plan affecting properties adjacent to and within our Urban Growth Area.

T-18, Tacoma Narrows Airport & M-9 City of Tacoma  
U-11, Watland  
U-12, Miller and U-13, Roby & Campen

Councilmember Owel read from the minutes of the Council Meeting in February when the Council had made recommendations on these applications. She then asked for clarification on the applications.

Community Development Director John Vodopich answered that the Robey application had not met the County's timelines. Additionally, he stated that he was recommending that they be treated equally. The County had recommended denial of the Robey application and approval of Miller.

Mayor Pro-Tem Bob Dick asked if there was anyone in the audience who would like to speak on this topic.

Marian Berijikian, Friends of Pierce County, 8205 90<sup>th</sup> St Ct NW, P.O. Box 2084, Gig Harbor WA 98335. – Ms. Berijikian referenced a staff report of 5/28 stating that it was premature to expand the UGA. She then referenced a letter of February 10<sup>th</sup> recommending denial of U-13. She further recommended that the Council make no recommendation and let the County process these application. Ms. Berijikian stated that the County will be holding a meeting on June 25<sup>th</sup>.

Helen Nupp, 9229 66<sup>th</sup> Ave NW, Gig Harbor WA 98332 – Ms. Nupp stated that she was against the amendments due to significant environmental constraints against the property and saw no need until 2022 for these properties to be included in the UGA.

Councilmember Owel clarified that what staff was recommending basically was to not take a position.

Councilmember Franich stated that if we sent it as written Pierce County may interpret it as being in favor of the application.

Councilmember Ruffo asked about the time element if the Council were to continue action, would there still be enough time to get comments to the County before their meeting on the 25<sup>th</sup> of June.

John Vodopich stated that yes, staff could bring it back to the meeting on the 23<sup>rd</sup> of June.

Councilmember Young said he did not see an irregular boundary being an issue. We have irregular boundaries throughout the UGA. Mr. Young spoke further to the fact that the Employment District is mostly wetland and the access point to this property is through an industrial park.

**MOTION:** Move that we continue this item to the June 23<sup>rd</sup>, 2003 City Council Meeting and invite the applicants.  
Ruffo/Ekberg – passed unanimously

**NEW BUSINESS:**

1. Resolution – Skansie Resource Acquisition Team. City Administrator Mark Hoppen briefed the City Council on the structure of the acquisition team and explained that the team's main task would be the pursuit of grant money.

Councilmember Franich asked about the number of people on the team.

Mr. Hoppen replied that the number of team members is relative to an effective presentation. He further stated that the number of available grants is slim and that the team would probably pursue an ALEA grant from the state that would require matching funds and several members of the team are involved in funding groups for grant match support.

Councilmember Franich asked if the 5<sup>th</sup> paragraph of the resolution would prohibit us from development.

Councilmember Young replied that this is simply a resolution and is therefore not binding.

Helen Nupp, 9229 66<sup>th</sup> St Ct NW, Gig Harbor WA - Mrs. Nupp stated that she thought the Council should approve this resolution.

**MOTION:** Move to approve Resolution 640 609-B as written.  
Motion carried with Councilmember Franich voting no.

2. Resolution – Declaration of Surplus Property. City Administrator Mark Hoppen gave a brief overview on this resolution to declare surplus property.

**MOTION:** Move to approve Resolution 644 609-C as written.  
Owel/Young – Approved unanimously

3. Notice of Intention to Commence Annexation Proceedings – Hazen. Community Development Director John Vodopich an overview of proposed annexation east of Soundview Drive and north of 64<sup>th</sup> adjacent to the existing City limits. He further explained that no later than sixty (60) days from receipt, the City Council is to meet with the initiating parties and staff is recommending setting a date of June 23, 2003.

Councilmember Bob Dick asked why one particular parcel was not included in the annexation when it is surrounded on three sides by city property.

Mr. Vodopich replied that the map reflects what the initiating parties have proposed and that staff will have their recommendation for the boundaries at the meeting on the 23<sup>rd</sup>.

Councilmember Young pointed out that some people avoid annexing into the city due to their fear of increased taxes when in fact in our case they typically go down and their level of service goes up.

City Administrator Mark Hoppen said that he usually holds neighborhood meetings with people intending to annex to let them know about services and taxes.

**MOTION:** Move to set June 23<sup>rd</sup>, 2003 to meet with initiating parties of the proposed annexation.  
Owel/Ruffo – Motion carried with Franich voting no.

4. Recommendation from the Wilkinson Farm Ad Hoc Committee. Darrin Filon, a member of the Ad Hoc Committee gave a short power point presentation outlining the groups mission statement and site design ideas. He then asked if there were any questions from the City Council.

Councilmember Ekberg complimented the committee on their concept and asked about parking.

Mr. Filon stated that there were some limited areas for parking and pointed those out. He further stated that parking would be more event specific and that they were hoping that most users would utilize surrounding parking opportunities and walk to the site.

minutes amended 1/12/04 due to clerical error in assigning duplicate resolution numbers.

Councilmember Young asked what the distance was from the Park and Ride.

Mark Hoppen replied that it was approximately .5 miles.

Councilmember Ruffo stated that he felt that this park was really going to give the City an opportunity to work with some organizations that they had never dealt with before, such as the WSU Extension program, etc.

Mark Hoppen explained that grants would be applied for for the development of the property. He further stated that the property borders a wetland, which can sometimes garner points in grant applications.

Helen Nupp, 9229 66<sup>th</sup> St Ct NW, Gig Harbor WA – Mrs. Nupp asked how many seats were in the proposed outdoor theatre.

Mr. Hoppen replied that no more than 150 seats were in the theatre due to the slope of the holly orchard.

#### **STAFF REPORTS:**

Community Development Department Update. John Vodopich handed out a flier on the upcoming Permit Process Workshop being presented by the Planning and Building Department. He also updated the council on the Request for Proposals for the building size analysis, noting that he had already received 3 or 4 proposals which he will be bringing to the Community Development Committee for recommendation to the City Council. Mr. Vodopich also handed out a preliminary drawing of the parking realignment at the Harborview Dr. Street End Park.

Councilmember Franich stated that he would like to see a study done on the economic impacts of rezoning the south side of Harborview Drive to RB-2 or B-2 as part of the building size analysis.

Mr. Vodopich replied that this would be a change to the scope of work and would have to be addressed separately.

#### **PUBLIC COMMENT:**

Lois McMahan, P.O. Box 422, Gig Harbor WA 98335. Ms. McMahan asked that the City Council consider delaying the deadline for the Gig Harbor Sportsman Club for another 6 months. She further stated that the Sportsman Club is currently renegotiating with Kitsap County and may be able to relocate if given the additional time.

Councilmember Ruffo stated that he was actually going to bring this item up to the council and suggest the same thing.

Several councilmembers complimented Ms. McMahon and her fellow representatives on their hard work and dedication to their community.

**COUNCIL COMMENTS / MAYOR'S REPORT:**

None.

**EXECUTIVE SESSION:** For the purpose of discussing property acquisition per RCW 42.30.110(1)(i).


**MOTION:** Move to adjourn to Executive Session for approximately ten minutes to discuss property acquisition at 8:15 p.m.  
Ruffo / Young - unanimously approved.

**MOTION:** Move to return to regular session at 8:30 p.m.  
Ruffo / Young - unanimously approved.

**ADJOURN:**

**MOTION:** Move to adjourn at 8:30 p.m.  
Young / Ruffo - unanimously approved.

CD recorder utilized:  
Disc #1 Tracks 1 - 9  
Disc #2 Tracks 1 - 4

  
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Gretchen Wilbert, Mayor

  
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Diane Gagnon, Planning Assistant