

GIG HARBOR CITY COUNCIL MEETING OF JUNE 12, 2006

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

CALL TO ORDER: 7:00 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 22, 2006.
2. Rosedale St. Pedestrian Improvement Project – Dedication of Temporary Slope and Construction Easement Agreement and Quit Claim Deed.
3. Wastewater Treatment Plant Blower Room Climate Control – Contract Authorization.
4. City-wide Traffic Capacity Monitoring Program, Interim Traffic Impact Fee Revisions and Hospital Benefit Zone Boundary – Consultant Contract.
5. Liquor License Application: Harbor Brix 25 Inc.
6. Payment of Bills for June 12, 2006.
Checks #50478 through #50644 in the amount of \$370,143.34.
7. Payment of Payroll for the month of May:
Checks #4254 through #4288 and direct deposit entries in the amount of \$262,336.68.

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

OLD BUSINESS:

1. Second Reading and Public Hearing of Three Ordinances Adopting the Land Use Matrix. Jennifer Sitts, Senior Planner, presented background information on these three ordinances that would adopt the land use matrix. Ms. Sitts explained that the first ordinance is for the re-consolidation of the land-use list into one matrix, and the other two make the parking and definitions ordinance consistent with the matrix. She explained that three motions would be required to adopt the ordinances.

MOTION: Move to adopt Ordinance No. 1045 adding a Land Use Matrix and making other housekeeping changes to Chapter 17 of the Gig Harbor Municipal Code.
Kadzik / Young – unanimously approved.

MOTION: Move to adopt Ordinance No. 1046, Amending Chapter 17.04 Definitions.
Young / Conan – unanimously approved.

MOTION: Move to adopt Ordinance No. 1047 amending Chapter 17.72 Off-Street Parking and Loading Requirements.
Kadzik / Conan – unanimously approved.

Councilmember Kadzik thanked the Planning Commission and staff members for the hard work that went into these ordinances. Councilmember Dick echoed this comment and further said he was excited for the Planning Commission to begin the process to make recommendations to amend the matrix.

2. Second Reading of Ordinance Relating to Annexation and Zoning – Resource Properties (ANX 05-910). John Vodopich, Community Development Director, presented this ordinance that would finalize the annexation of 9.8 acres located east of Peacock Hill Avenue.

MOTION: Move to adopt Ordinance No. 1048 relating to the annexation and zoning requirements for Resource Properties.
Dick / Payne – unanimously approved.

3. Proposed Annexation – Klatt (ANX 05-927). John Vodopich explained that this annexation of two parcels is in the notice of intention stage, and it is up to Council to accept, reject, or modify the boundaries of the proposed annexation. He said that at the last meeting, Council deferred action on this proposal and requested information on annexation of the unincorporated area adjacent to the proposed annexation, and explained that the requested information is provided in a separate agenda item for consideration later in the meeting. Mr. Vodopich recommended that Council approve the notice of annexation and authorize the circulation of a petition and request that the applicant submit a wetland delineation and agree to assume all existing indebtedness of the city.

Councilmember Young asked if adjacent parcel owners had been contacted. Mr. Vodopich said that they had expressed interest a few years ago, but never followed up. Councilmember Young said that it makes sense to do it all at once rather than by piecemeal. Mr. Vodopich said that this is the stage that Council has the discretion to modify the boundaries.

Councilmember Dick asked if this could be continued until the other property owners were contacted to determine interest. Mr. Vodopich explained that there is a statutory obligation to take action within 60 days and the application came in on April 18th.

Councilmember Kadzik asked for clarification on the difference in doing one large annexation rather than accepting several smaller applications. Mr. Vodopich explained that an annexation is time and labor intensive regardless of the size. If this was delayed there would be an added burden on the applicant to re-submit an amended application and boundary adjustment.

MOTION: Move to accept the Notice of Intent to commence annexation and further authorize the circulation of a petition to annex the subject property on the following conditions: 1. The City shall require that the property owner(s) assume all of the existing indebtedness of the area being annexed; 2. The City will require the simultaneous adoption of Medium-Density Residential (R-2) zoning for the proposed annexation area in substantial compliance with the Comprehensive Plan as adopted by City of Gig Harbor Ordinance No. 981; and 3. A wetland analysis report must be submitted together with the annexation petition pursuant to Gig Harbor Municipal Code Section 18.08.090.
Kadzik / Payne – unanimously approved.

NEW BUSINESS:

1. First Reading of Ordinance – Amendments to Business License Code. Molly Towslee, City Clerk, presented this ordinance that would amend the city’s licensing code to reflect the recent agreement with the State Department of Licensing to act as the city’s agent for business license purposes. This will return for a second reading at the next meeting.

2. Public Hearing and Resolution Executing a Utility Extension Agreement – Veitenhans. Mayor Hunter recused himself from presiding on this agenda item. He left the Council Chambers and Mayor Pro Tem Ekberg asked John Vodopich to give a brief report.

Mr. Vodopich explained that this is a resolution for an outside utility extension to two vacant parcels on Crescent Valley Drive. This has come before Council in the past, and an ordinance was passed that changed the criteria by which the city would authorize extension of utilities outside the urban growth area. Mr. Vodopich read the criteria that Council is required to consider before authorizing the extension and pointed out that there are no pre-annexation zoning conditions in the agreement because the property is located outside the city’s UGA. The zoning is Pierce County R-10 and the applicant will be responsible for paying for the extension of lines.

Mayor Pro Tem opened the public hearing at 7:18 p.m. No one came forward to speak and the public hearing closed.

MOTION: Move to approve Resolution No. 674 authorizing the execution of the Utility Extension Agreement with Mark Veitenhans for two ERU’s.
Payne / Conan – unanimously approved.

Mayor Hunter returned to the Council Chambers at this time.

3. Public Hearing and First Reading of Ordinance – Comprehensive Plan Amendments and Development Agreements. John Vodopich explained that this is the

ordinance adopting the 2005 Comprehensive Plan Amendments. He gave an overview of the four amendments, explaining that the Development Agreements would be available at the June 22nd meeting as they were still being revised.

Mayor Hunter opened the public hearing on the Huber/Bingham Property Amendment #04-01 at 7:28 p.m. No one came forward to speak and the public hearing closed.

He then opened the public hearing on the Franciscan Health Systems – West Amendment #05-01.

Laurie Nichols – 2703 No. Yakima Avenue, Tacoma. Ms. Nichols gave an overview of the history of the project to date. She stressed that if the amendment is not approved, the hospital project will not be feasible.

No one else came forward to speak and the public hearing closed at 7:31 p.m. Mayor Hunter then opened the public hearing on the HMT Partnership Amendment #05-03.

No one signed up to speak and the public hearing closed. Mayor Hunter then opened the last public hearing on the City of Gig Harbor – Transportation Element Revisions. No one signed up to speak and the public hearing closed at 7:32 p.m. Mayor Hunter asked if Councilmembers had any questions or comments on the amendments.

Councilmember Young asked for clarification on the comment in the Planning Commission minutes regarding larger access points for the Huber/Bingham Property Amendment. Mr. Vodopich responded that this would be addressed during the actual project development level rather than with the Comp Plan amendment.

4. First Reading of Ordinance – Amendments to the Harbor Code. Mike Davis, Chief of Police, presented this ordinance that adopts by reference RCW 79A.60 which outlines the regulation of recreational vessels. It also establishes a monetary penalty for all civil infraction violations.

Councilmember Franich asked for clarification on current citations. Chief Davis explained that citations are not normally written. This would give the ability in the case of an infraction. This will return for a second reading at the next meeting.

5. “Road Map” for Interchange Improvements on SR-16 – Consultant Contract Authorization. Steve Misiurak, City Engineer, presented this on-call services contract to provide the city assistance in working with the State Department of Transportation to obtain a new interchange at both SR-16/Burnham and potentially at 144th. He said that the city would seek pro-rata share of reimbursement for these services from the development community.

Councilmember Young clarified that this recommendation came from discussions held during the Traffic Option Committee meetings.

Councilmember Franich stressed that it would be helpful to have copies of the minutes from these meetings. He asked if the county had been part of the discussion and if they support improvements to the 144th Interchange. Mr. Misiurak responded that further discussions are needed with both the county and the state.

Councilmember Young explained that this is not a city project, but in order to get a new interchange on the state's list, there are a series of steps that need to occur. He said that the committee thought this would be one solution to take the traffic off the Borgen Boulevard Interchange. This idea came from the DOT officials who had attended the meeting.

Councilmember Payne said that \$25,000 for the contract seemed like a low amount for this scope of work; then asked if staff felt comfortable with this amount. Mr. Misiurak responded that this number is just to begin the process and there will be contract amendments in the future once the road map is established.

MOTION: Move to authorize the consultant service contract with David Evans and Associates, Inc. for the "Road Map" for interchange improvements on SR-16 in the amount not-to-exceed Twenty-five Thousand Dollars (\$25,000.00).
Ekberg / Kadzik – unanimously approved.

6. Proposed City-initiated Annexation. John Vodopich explained that at the last meeting, Council realized that the proposed Klatt Annexation area was completely surrounded by city limits. Council directed him to obtain staff input in the implication of a city-initiated annexation of the whole area.

Mr. Vodopich said that there are provisions in the RCW's provide for the city initiating annexing by resolution; however, one caveat is that the territory has at least eighty percent of the boundaries contiguous to the city if these boundaries existed before June 30, 1994. After consulting with the city attorney and reviewing the legislative intent of this provision, they determined that this area has been surrounded by city property limits only due to recent annexations, which means that this statute could not be used. He said that the other alternative is the election method in which the city would pay for the cost of the annexation.

Mr. Vodopich gave an overview of the comments from the other departments regarding the effects of annexing this area. He said that it was determined that cemeteries are not an identified use in the city's zoning code which means if annexed, Haven of Rest would have to assume a non-conforming status or zoning code text amendments could be made. There are a number of issues surrounding the annexation of this area and it is up to Council to decide whether or not to move forward with the election method.

Councilmember Young asked how many residents live within the area in question. Mr. Vodopich responded that the property is mostly vacant, but there are some houses off 96th. Councilmember Young then said that the election method doesn't seem prudent

due to the low residency of the area, but an attempt to contact the property owners should not be ignored. This is a large area that will require city services whether or not it is annexed. He suggested addressing the Haven of Rest concern and also meeting with the property owners now to see if they are interested in annexing. If there is an overwhelming interest, the city could move forward with the election method.

Councilmember Payne agreed that it would be wise to acquire the property as part of the city before it is developed.

Councilmember Dick also agreed that the staff should contact the property owners to see if they are interested in annexation before the property is developed. They may find the tax situation advantageous. He added that he is not confident that the election method would be successful.

Councilmember Franich said that he is uncomfortable with this idea and would have to look into it further. He agreed being pro-active has advantages, but this is a big step. He said that he tentatively supports contacting the property owners to obtain feedback.

Mark Hoppen said that the most prudent course of action would be to table this and have staff bring back more information at the next meeting. He voiced concern about the process, adding that Council may have to pass a resolution before discussion with the property owners is initiated. Councilmember Ekberg asked to be also be provided with the number of residents and property owners.

7. Eddon Boat Park – EPA Brownfields Grant – Consultant Contract Authorization. Steve Misiurak presented this contract for preparation of a grant application for an EPA sponsored clean-up of the Eddon Boat Park. The city is one of the finalists, and has been selected for potential funding of a \$200,000. Monies used for this would come from the remediation account set up by the sellers of the property.

MOTION: Move to authorize the consultant services contract with Anchor Environmental, LLC in an amount not to exceed Six Thousand Five Hundred Four Dollars and Zero Cents (\$6,504.00).
Kadzic / Payne – unanimously approved.

8. Building Inspector Starting Pay Rate. Dick Bower, Building Official / Fire Marshal, asked for concurrency in hiring a new building inspector at a pay rate above the mid-point range. He said that the applicant is highly-qualified who would be a great asset to the city and the staff. Mr. Bower answered questions regarding salary ranges in other jurisdictions and the other applicants.

Mr. Hoppen explained that the City's Personnel Regulations require that in order for an employee to be brought in above the mid-point that Council has to approve. He added that occasionally, the issue of vacation time arises as the city has a start-over provision. Some applicants have longevity in a different location, and would like to keep their accrued vacation. That is why this recommendation for a higher salary range is before

Council. The vacation days were converted to per diem and added into the salary range.

Councilmember Ekberg said that in order to attract employees with a career elsewhere the city needs to do something to allow more flexibility on vacation rather than offering a higher salary. Mr. Hoppen said that he intended to bring this up as an adjustment at a later date. Mayor Hunter added that it is difficult to get good people, and it would pay to take a look at this.

MOTION: Move to approve the starting monthly salary point of \$4,675 to hire Mr. Christensen.
Dick / Conan – unanimously approved.

9. Eddon Boat Grant Status – Hoppen House. Mark Hoppen explained that the city's two historical structures consultants reported their findings that the entire Eddon Boat Park site has the potential for the National Historic Registry. He said that the 16th of June is the deadline for adjusting the grant application so that the house can be included and can utilize part of the grant funding. The Parks Commission has reviewed the data and has recommended that the Hoppen House be adaptively reused to create public facilities that enhance the use of the park. Mr. Hoppen said that what is being sought is a decision that would lead to an adjustment of the grant application this week.

Councilmember Payne asked for clarification on any indication of ranking of the grant application. Mr. Hoppen responded that a short list had been issued in which the city is listed number eleven. He added that he has no indication what that actually means as far as actual ranking. Adjusting the grant to include the narrative history of the property would cause the application to be viewed more favorably according to the historical consultants.

Councilmember Franich asked about past grants and if being listed this high meant a better chance of obtaining the funds and if he knew the total amount of the ten applications listed ahead of the Eddon Boat Park. Mr. Hoppen responded that this grant process was different than the others in which the city has participated. Mayor Hunter said that the ten other grant application requests totaled less than the money available.

Councilmember Ekberg said he was sorry that this was coming as such a hasty issue, as the other Councilmembers haven't had much of a chance to be involved in the process. He said that the meeting last week came as a surprise and now staff is asking for a recommendation from the Council to amend an application. He asked if there was something in writing as to what is being agreed to and if the money is being tied to all three structures.

Mr. Hoppen explained that if the application is amended, the grant will be tied to both the shop and the house. He added that it is his understanding that there is flexibility on how the interior of the house can be used, but the exterior would be maintained in its original condition.

Councilmember Payne further explained that he asked the same question about restoration at the special meeting, and Mr. Sullivan indicated that it could be used for other services such as restrooms or gathering areas and would not lose its stature as a historic structure.

Councilmember Franich asked how the dock ties into this and if there would be restrictions on use, expansion, or restoration of the structure. Mayor Hunter responded that the dock is part of the package, but he did not think there would be restrictions.

Mark Hoppen said that the dock is integral to the clean-up of the property, and any grant funding from this application cannot be involved. As the grant will be adjusted to maintain the historic site, the grant will involve the uplands, the shop and the house. Councilmember Young asked if this is a recommendation to leave out the dock. Mr. Hoppen responded yes.

Lita Dawn Stanton, Community Development Assistant, explained that this type of grant has greater flexibility than others that the city may have received. The grant evaluation group likes to know the city's intent for the property. Because they will receive the Historic Structures Report that includes the house as part of the history of the site, they may give weight to the grant if there is shown an interest in an adaptive reuse of the house.

Councilmember Young clarified that his understanding of Councilmember Franich's concern is that if the city does not commit to preserving the dock, and the dock is part of the historic structures report of the site as a whole, then where is the difference between the dock and the house.

Mayor Hunter responded that all three structures are a unique package. There are no other facilities like this and so if the grant evaluation committee knows the city doesn't plan on tearing down the house, then there is a chance the evaluation of the grant will go up and we will get more money to use.

Ms. Stanton said that the issue is if Council is prepared to say "If the funding is available, the city will preserve the brick house to adaptively reuse it" because the climate has been to tear the house down. Councilmember Franich again asked if it is her opinion that the dock should be included, and if so, would this handcuff the city on what can be done.

Mark Hoppen attempted to clarify the issue. He said that the bathrooms need to be placed somewhere on the property. The possibility of using the house adaptively for bathrooms is something that the grant will allow and some of the grant money can be used for that purpose. The entire site is part of the "sales pitch" that encourages the grant, but the portions of structure that can be utilized for the expenditure of the grant funds would not include the dock because the dock is intimately involved with the clean-

up on the beach. Ms. Stanton added that this grant will not apply to any contaminated properties.

Councilmember Franich asked if the dock being part of the “sales pitch” places any restrictions on the dock. Ms. Stanton said that it is her understanding that it does not. It is not the purpose of the heritage funding to preserve a site so it can continue to deteriorate. She said that if you take money from the state you are not required to keep the dock in its deteriorating state.

Councilmember Franich asked if the dock could be built outside its existing structure and be used for such things as a maritime pier. Mr. Hoppen clarified that there is nothing about the grant that would restrict the use of the dock in the future.

Councilmember Payne restated his understanding of the issue. He said that the money being requested currently is for the boat building. Through the special meeting last week, we learned that there is a story to tell about all three structures. All three are identified in the historic structures report, which will be attached to the grant application. If the house is included as part of the grant application and the grant is awarded, the money will only be available for the house and the boat building, and the only thing that this particular grant could restrict is the house or boat building. No restriction could be made on the dock itself because no money is being requested for that.

Ms. Stanton said to keep in mind that those restrictions are the Department of Interior’s Guidelines for Historic Preservation. Mr. Hoppen responded that Councilmember Payne’s analysis of the issue is correct.

Councilmember Dick asked who would craft the language for the modification to the grant that has been suggested by the historic structures consultants to not unduly restrict but enable us to have a better grant application. Mr. Hoppen said that he and Ms. Stanton will work together with the consultants.

Councilmember Ekberg voiced concern that the city may potentially tie the house to a million dollar grant and yet there are no firm estimates on what it would cost to readapt the house. He said that we may end up with only one-half a million from the state which may not be enough to redo the boat house, and yet the city will be required to keep the house without any funds to do an upgrade. He asked what would happen if the city didn’t receive the whole million. Ms. Stanton responded that the draft historic structures report contains numbers provided by Ellis Port Engineering. Mr. Sullivan said that if the bathrooms were placed in the house rather than the boat house, it would be approximately \$600,000 to upgrade the boat house and maybe \$200 - \$250,000 to adaptively reuse the house.

Councilmember Ekberg asked if this would take care of replacing the roof, chimney and all other work that needs to be done. Mayor Hunter stressed that you can do quite a bit with \$200,000. He stressed that at this time, Council is only being asked to agree to not tear the house down right now.

Councilmember Dick said that it is his understanding that the grant is for one million dollars. If we receive \$500,000 and then determine it isn't enough to do everything, we don't have to accept the grant, and therefore, do not incur any obligation. If the money is accepted and it isn't enough, then there may be a problem, and this should be considered if and when we are offered the grant. Estimates were provided at the last meeting of the cost for an adaptive reuse of the house and what the savings would be by not placing the restrooms in the boat building.

Councilmember Ekberg said that he saw the assessment of the boat building differently. Adapting it for a meeting place it would cost so much that it isn't practical, adding that he would not proceed with an upgrade at those estimates. Councilmember Dick responded that he takes comfort in the fact that Council can decide at the time of the grant award whether or not it is worthwhile to accept.

Councilmember Young voiced concern that Council is being asked to commit to preserving the house without a lot of information. He said the only park design he has seen is the one used during the vote. He said that he isn't sure of the impact of placing the restrooms elsewhere on the site versus demolishing the building and placing them there. He said that he is confident that an application can be made at a later date if Council decides to keep the house, but if a commitment is made now we are stuck with the building and so he is reluctant to do so during this grant cycle. He continued to explain that during his campaign he door-belled in his neighborhood, and at that time no one was interested in the building, only in a waterfront park. He said he would like to slow down, finish the design process, and decide what makes the most sense. If it includes the house, then that is okay. He agreed that the story is compelling, but stressed that there are two purposes for the site, and for his money, the bond measure that was passed is like a big grant that has been given to the city. Going back on what was said at the time has to involve more public process.

Mayor Hunter stressed that the proposition stated that it was to "initiate restoration of the Eddon Boat Yard for historical, cultural, educational and recreational purposes." No one said that the all the buildings would be torn down. Councilmember Young said that the picture that went along with the campaign showed a big, open park. He agreed that the city doesn't have to stick with that drawing one hundred percent, but it is important to go through the public process. So far, this is the first time anyone has heard about the request to commit to keeping the building and we are asked that it be done in one meeting. This is bad stance to take when there has been so much public buildup. He added that this is being done out of fear of not getting the grant, but the city can go back and apply at a later date per the consultants.

Ms. Stanton said that the discussion tonight doesn't have to be an absolute that the city is going to preserve the house. She said that the public has invested 3.5 million dollars into the site, and if there is one million dollars available to get the property open and functioning, that is one million that the public doesn't have to invest. This is based on an idea that if the city gets the funding, they would preserve the brick house.

Councilmember Young said he is presuming that the city will get funding, and is willing to say that yes, he wants to preserve the house. He said that he just thinks that the people ought to know.

Councilmember Ekberg said that Council has not been advised of all activity that has been going on. There are renderings done on the park side, adding that whether or not you save the building, there is still a park function. He said that it is unfortunate that what has been done so far has not been able to come to Council. The lack of information is adding to the confusion.

Mayor Hunter said that there are two paths that can be taken. If you place the bathrooms in the boat building, it degrades its historical value. If you try to make a fire separation between the first and second levels in order to get an assembly area, you will spend a horrid amount of money that could be better spent on putting the restrooms in the house. The restrooms have to be within so many feet of the boat building to meet ADA requirements. So far, the right decision has been made to not tear down the house, but for the wrong reasons. Councilmember Young pointed out that Council talked about it once, and the vote was to not demolish the house. He said that Council wasn't even aware there was a problem with the grant until last Monday.

Councilmember Payne said that he has been very vocal about tearing down the house and that he believes there are other Councilmembers that have also expressed the same opinion. He asked if the house isn't included as part of the application process, when would another opportunity to apply come around. Ms. Stanton replied that the grant is every two years, and each year they determine how much is going to be funded.

Councilmember Kadzik said that from what he has heard from everyone, keeping the house is a positive thing. The only negative is the fear of not being able to remove it. He asked for the arguments for why it should be removed. Councilmember Franich said that several people in the community want to take it down. One reason is the cost to upgrade, noting that they are not aware of the grant fund possibilities, but the biggest reason to take it down is the park would be more aesthetically pleasing without the house. He added that he tends to agree.

Councilmember Ekberg added that at the Ad Hoc Committee meetings, it has been almost universal agreement from the beginning to remove the house for a variety of reasons: one, it is in the way; two, it's in a spot where the public can get close to the water; three, it looks terrible; four, the city doesn't need to collect houses; and five, it doesn't have any historical value on its own. Until last week's meeting, he was one of the chief proponents for removing the house, but now he understands that it can be part of the story that helps get the grant money.

Councilmember Kadzik said that the city paid for the consultants and he believes that they should be listened to. He referred to the letters from the DRB and the Historic

Preservation Committee that really speak in favor of keeping the house. He said that it is common sense, and although time worn, the house looks better than most of the bathrooms that the city has built. If it can be adaptively used for that, we could do a good job with it. If other restrooms are to be placed on-site, they would have to be placed closer to the street due to the wetlands, making them more visually encumbering.

Councilmember Payne added that based on the numbers received at the special meeting, the worst case scenario is finding out the restoration to the house is more expensive than funds available, then having to give the money back. He said he would rather do that than miss the opportunity altogether. He said that he is inclined to be in favor of whatever can enhance the grant application. Mr. Hoppen explained that none of the grantors give a big pot of money at the outset. They will reimburse the grantee upon proof that the money was used the right way. If you decide not to improve the house, you don't take the grant.

Councilmember Franich stated that giving back the funds would jeopardize the boat yard. Mr. Hoppen said that there is no guarantee that without including the house, that the grant would be awarded. Councilmember Franich referred back to the preliminary numbers, saying that it appears that the city is in.

Councilmember Payne said that he didn't get the impression that the list was an actual ranking. Councilmember Franich said that Mr. Hoppen indicated that this is the way that other grants have been done in the past. Mr. Hoppen responded by saying that he did not indicate that there was any sort of ranking to this list.

Mayor Hunter added that we don't know what the ranking is, but the letter states that the final selection will be made on July 26th.

Roseanne Sachson, Vice-Chair of the Design Review Board, said that she is speaking on her own behalf. She said that the Board was unable to meet on this issue, and then pointed out that the Board is the governing body of the Certified Local Government and Historic Preservation. She asked if Council had the opportunity to read all the letters submitted by the DRB. Council responded affirmatively.

Ms. Sachson continued by saying she had been involved with historic preservation for years, and would attempt to answer some of the questions. She explained that granting is really tricky, and there is no ranking system. They narrow it to a short list, but they never let the potential recipients know ahead of time. She then said that in the report given to the DRB last Thursday, Michael Howser's letter states that this site was eligible for the National Register in 2004. She said that the DRB has not had one working session on CLG or Historic Preservation on this site. There are numerous grants around the nation; but this is a Washington State Grant available every two years. She stressed that before anything takes place the house needs to go through the CLG process. The board has requested that numerous times, but this has not been granted adding that the grant process has to be readdressed. She stressed that the Design Review Board

needs to be brought up to date and kept up to date on everything that goes on involving a historic property. If the city wants to be good stewards of historic preservation and set an example to property owners to help maintain what we love about Gig Harbor, you need to reevaluate how this is going to be done.

Councilmember Payne asked for clarification on her statement to stop and/or slow down and whether she was referring to stopping the grant application. Ms. Sachson said that she believes that the house needs to be submitted for CLG and the whole property needs to be submitted for the grant application. She added that she doesn't want to see the city take the whole grant amount applied to the boat building and then tear down the house as this will set a bad precedent for future historic grant funding. She used the placement of the carport on the Skansie Brother's Park as an example of little things that are noted in historic preservation.

Bill Coughlin – 8904 Franklin Avenue. Mr. Coughlin serves on the Eddon Boat Ad Hoc Steering Committee, and said he is a professional Anthropologist with a focus in cultural history of cities across the US and in Japan. He said that initially he was in favor of tearing down the house as it is unsightly. Once he read the report from the historic consultants he has completely changed his vote. He agreed that you must preserve the home not just for this cycle, but any subsequent grant applications.

Chuck Carlson – 3505 Harborview Drive. Mr. Carlson serves on the Design Review Board. He said that when the boat building was nominated for historic status, the house was not included. He added that a nomination for the house should go forward to show intent. In regards to the comments about those who want to tear down the house, he said that there hasn't been a lot of information other than the picture without it. Parks are a wonderful thing, but we all talk about preserving the character of the downtown harbor. The history of the town is as a working harbor, fishermen's houses, netsheds, docks, grocery stores, boathouses and sawmills. It wasn't parks. So anything we can combine and save as park is a real plus.

Mike Dillon – 3802 Harborview Drive. Mr. Dillon said that he is not in favor of saving the house. It is hypothetical that the city will even get the grant and so the argument is that if you include the house you have a better chance. He said that he read the report and the narrative is fascinating, and what we are doing here is fantastic, but there is a story before the boat building. If they would have put a trailer house where the house is located, no one would be screaming to keep it even though it had a 60-year history and was part of a working waterfront. So now they are saying this house has a historical value, but the house is not compelling on its own to look at. He said that history is important, but it's not compelling enough to keep the house. He said that he thinks that a city employee is advocating keeping the house and that Lita Dawn Stanton has influence on the historical report because of her involvement. He said that this is a conflict of interest. He finalized by saying that he is in favor of what the city is doing.

Rosanne Sachson asked for a copy of the written report. Staff will forward that to her.

Councilmember Young suggested that this issue be given to the people who have been left out of the process or have yet to be given the direction. He stressed that we should slow down and not commit to keeping the house yet. He said that he was compelled to keep the house by the recent report, but he would like to see the public involved. The city will have this for generations, and \$200,000 seems insignificant compared to how it will affect the nature of the park or the historical preservation.

Councilmember Ekberg said he has been a vocal proponent of tearing down the house until last week's meeting. He said that he has never looked at the site as a total package and didn't think the city needs to acquire any more houses. He then agreed with Councilmember Young that we seem to always be bumping up against deadlines. Councilmember Ekberg continued to say that he would hate to lose the chance to obtain funding this time around because there is no guarantee that two-years from now the legislature will have any money or there will be any fewer applicants. He also said he doesn't want to slow down the restoration of the boat building which he believes is the center point. We need to stay focused on the building now that there is a proposal to operate the building for the citizens and community at large. He said that he doesn't like this process or committing to something without the total figures, but if including the house in the package is a better sell to get the money, then he could see moving forward in that direction.

Councilmember Payne said that given the fact the Council recently passed a Critical Areas Ordinance, he would never want the city to lead the way to a variance or exception to our own rules. He said that the compelling story, the fact that including the house would potentially increase the appeal of the grant application, and the practicality of using the existing structure to provide some of the needed services, has convinced him to be in favor of including the house in the application.

Councilmember Franich said that he was not as compelled by the meeting last Monday. He said that the main thing that people are concerned with is preserving the nature of the boat building and to have a nice open space park. We have a nice product to sell to the people awarding the grants, and I think that it can be done without the house. He said that we would have a better park without the house.

Councilmember Dick said that he thought the house was of little value unless it had a unique historic look or something, and that he found the information from the meeting last week to be important. He explained that last year, there was a surplus in the legislature which was placed in the historic grant funding that likely won't be there again. He agreed that the comments made by Councilmember Ekberg are important. If the city wants to restore the historic character of the boat building, we have to have the money to do so. Saving the house is a small price to pay to achieve the principle goal of preserving the boat building. He stressed that he is not happy with the process and the speed in which this came about. He voiced concern with the special meeting and the lack of involvement of the other committees, which he believes are an important part of the new historical preservation effort. Councilmember Dick continued to say that historical preservation is a new adventure and the Design Review Board is there to

help. He said that the DRB spends a lot of volunteer time and need to be kept involved. The Friends of the Parks and the Parks Commission are two other groups that haven't been involved with this issue, leaving Council to struggle with this decision.

Councilmember Dick stressed that he is unsatisfied with the lack of communication and the process. He said that each of these important groups needs to be engaged more in the future in order for everyone to be on the same page to help to get a better park, and to have a better historic representation of the past. He finalized by saying that it is worth amending the grant application to include the house for readaptive use. He again reiterated that he wants to make sure that all the important players are engaged.

Mayor Hunter said that he will guarantee that one of his top priorities will be to keep all these groups informed. He agreed that this has moved quite fast and a lot of changes came about with the Critical Areas Ordinance and the information from the consultants.

MOTION: Move to direct staff to amend the grant to include the Hoppen House to be adaptively reused.
Payne / Ekberg –

Council Kadzik offered an amendment to the motion to forward the house to the DRB to begin the CLG process. Councilmember Young pointed out that this would guarantee that the house stays even though we may not get grant funding and could also trigger other steps such as restrictions that it couldn't be used as a commercial bathroom. Councilmember Kadzik said that the CLG and Historic Preservation process is not that restrictive.

Lita Dawn Stanton clarified that the CLG for historic preservation recognition says you can tear it down if you decide to. There is a sixty-day wait for evaluation, but there is no restriction if listed. It is all voluntary by the owner.

AMENDMENT: Move to include direction to send the house and application to the Design Review Board to begin the CLG recommendation.
Kadzik / Ekberg – unanimously approved.

AMENDED MAIN MOTION: Move to direct staff to amend the grant to include the Hoppen House to be adaptively reused and to send the Hoppen House back to the Design Review Board to begin the CLG recommendation.
Payne / Ekberg – five yes, two no. The motion carries. The roll call vote follows.

Ekberg – yes; Young – no; Franich – no; Conan – yes; Dick – yes; Payne – yes; Kadzik – yes.

STAFF REPORT:

Mike Davis, Chief Davis – GHPD May Report. Chief Davis gave a brief report of recent vandalism and offered to answer any questions on the monthly report.

PUBLIC COMMENT:

Jim Pasin – 2710 39th St., Gig Harbor. Mr. Pasin said that he recently attended an introductory session in Olympia on the Open Public Meetings Doctrine, documents, public hearings and those things that the Planning Commission, DRB and City Council deal with. He complimented City Attorney, Carol Morris for the sessions that she has conducted for the city in the past, as her presentations are at a higher level compared to the one he attended last week. He said that it is nice to know that the guidance that he has received over the last few years from Carol is valid, and that others are trying to get this message across.

Mike Dillon – 3802 Harborview Drive. Mr. Dillon said that there was a picture explicitly showing what people voted for during the campaign to save the Eddon Property. He said that in all fairness, there should be public polling data to see if there is interest in keeping the house.

Shirley Pate – 2827 71st Avenue NW. Ms. Page voiced concern about the skate park. She said that her son loves to skate, but there is a lot of drug trafficking and teen smoking. She said that she followed the teens yesterday and they were not carded at the Shell Station when they bought cigarettes nor are there signs posted stating that they need to show I.D. to purchase cigarettes. She also said that the trash at the skate park needs to be addressed. She recommended a parent action group and that the police become more active. She said that she has called the police department about teen smoking but was turned down by dispatcher who said that there were more important things to do. She stressed that there is nothing more important than trying to preserve our kids.

Mayor Hunter said that we are aware of the problems. He said that this would be a great opportunity for a parents group as it is cost prohibitive to have police monitor the park at all times. He said that if Ms. Pate could figure out a way to get the parents involved, he would help to do whatever necessary.

Ray Pate – 2827 71st Avenue NW. Mr. Pate said that if adults are present the kids that are using will leave. If we can find a positive way to encourage families to come to the park, that would be a cost effective way to monitor the park. He also said that there should be more pressure to prevent cigarette sales to teens. He then talked about beautification of the park and how this was marred by the trash. He added that he sat on a bench while four teens lit up “doobies” in public even though you can look across the parking lot at the Police Department. He suggested that the city come up with a mission statement to help get a sense of direction. He said he grew up in a town with orange groves that grew too rapidly and no one did anything to stop it. Somewhere we need to come up with direction.

Mrs. Pate added that in California they had stopped a lot of the kids from smoking by utilizing parent advocate groups to make sure that businesses weren't selling to kids.

Mrs. Pate then recommended removing the bushes around the park so that the kids couldn't hide there to smoke.

Councilmember Franich referred to a letter in the Gateway from Mayor Hunter, who is trying to involve the public in an effort to take care of this park.

Councilmember Payne thanked the Pates for lasting through the long meeting and said that the Chief of Police is a great guy and would be happy to work with them to develop a parent advocacy group.

Councilmember Young asked if a video camera and signage could be installed. Chief Davis responded that this will be proposed in the upcoming budget. He reported that they had been conducting tobacco stings and that they would continue the effort.

Councilmember Ekberg asked if the Explorer Scouts could be used to monitor the park. Chief Davis responded that you don't want to put them in a situation where there would be enforcement action. He said that there are other creative ways in which to address this.

COUNCIL COMMENTS / MAYOR'S REPORT:

Councilmember Kadzik apologized that he will not be present for the meeting on the 26th.

ANNOUNCEMENT OF OTHER MEETINGS:

1. Operations & Public Projects Committee: June 15th, 3:00 p.m., Civic Center Engineering/Operations Conference Rm.
2. Council Community Coffee Meeting: June 21st, 6:30 p.m. at Peninsula Library.
3. Gig Harbor North Traffic Options Committee: June 28th, 9:00 a.m., Civic Center Community Rooms.


EXECUTIVE SESSION: For the purpose of discussing pending litigation per RCW 42.30.110(1)(i).

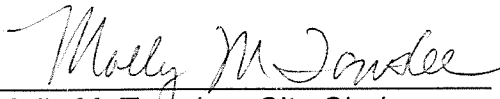
No executive session was needed.

ADJOURN:

MOTION: Move to adjourn at 9:18 p.m.
Franich / Kadzik – unanimously approved.

CD recorder utilized:
Disk #1 (Error on CD)
Disk #2 Track 1- 21
Disk #3 Track 1-5


Charles L. Hunter, Mayor


Molly M. Towslee, City Clerk