

## **GIG HARBOR CITY COUNCIL MEETING OF AUGUST 14, 2006**

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

**CALL TO ORDER:** 7:02 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 the City Council Meeting of July 24, 2006.
2. Liquor License Renewals: Hy Lu Hee Hee Restaurant.
3. Liquor License Withdrawal: Brix 25°.
4. Surplus Property – Resolution 683.
5. Olympic Drive/56<sup>th</sup> Street Roadway Improvement Project – Easement Agreements.
6. Water Comprehensive Plan Update Phase 1 and Developing a New Groundwater Supply Source (Well 7) – Contract Authorization.
7. Wastewater Comprehensive Plan Population Update – Contract Amendment 2.
8. Payment of Bills for August 14, 2006.  
Checks # 51064 through #51249 in the amount of \$620,583.55.
9. Payment of Payroll for the month of July:  
Checks #4325 through #4364 and direct deposit entries in the amount of \$302,411.05.

**MOTION:** Move to approve the Consent Agenda as presented.  
Franich / Conan – unanimously approved.

### **OLD BUSINESS:**

1. Harbor Hill (OPG Properties) Water Tank - Quit Claim Deed. John Vodopich, Community Development Director, explained that this had been continued from the last meeting to allow the developer additional time to address issues. These issues have not yet been resolved, and they are asking for another continuation to the meeting of August 24<sup>th</sup>.

**MOTION:** Move to continue this agenda item to the meeting of August 24<sup>th</sup>.  
Franich / Conan – unanimously approved.

### **NEW BUSINESS:**

1. Peninsula Gig Harbor Historical Society Presentation. Mayor Hunter explained that representatives from the Peninsula Gig Harbor Historical Society will be making a presentation to Council. He then introduced Walt Smith. He said that because so many people are signed up to speak on this issue, that those wishing to repeat testimony appoint a spokesman.

Walt Smith, 19216 99<sup>th</sup> St. KPN, Vaughn, WA. Mr. Smith touched briefly on a public/private partnership between the City, the County, and the Historical Society that would include the Harbor History Museum and surrounding area. He said that the target is to come back in four to six weeks with a resolution, stressing that timing is essential. He described the benefits to the community: 1. a Harbor History Museum; 2. a waterfront viewing opportunity with potential access; 3. environmental / ecological aspects of joint properties; and 4. the educational value. He said that basically, the information being presented tonight has not changed from joint meetings and the resolution passed by Council in 2005 expressing support of the museum project and the proposed cooperative arrangements. He said that there is community for the joint use of the properties, and there has been extensive work with County Commissioner Terry Lee to secure the Scofield Property. He said that they have written pledges for over \$1 million dollars, adding that the completed area will have a combined value of over \$12 million. Mr. Smith said that the Museum is asking the city for joint participation of approximately \$900,000 dollars which represents a great leverage of city funds and property use. Mr. Smith then added that the Museum is accepting the responsibility for the management and operation of the facilities. He stressed that we mutually share the same goal to bring maximum benefit to the community at a reasonable price. He then introduced Jennifer Kilmer, Director of the Gig Harbor Peninsula Historical Society, to present further information.

Ms. Kilmer used a PowerPoint Presentation to help illustrate the vision, the community plan, the benefits of the project and campaign plans for the new Harbor History Museum and surrounding properties. She gave an overview of the proposed public investment and described the need to have a commitment from the city in order to apply for a critical Kresge Foundation grant in October. She stressed that if the grant is awarded, it would open up the door for other funding opportunities.

County Councilmember Terry Lee spoke favorably about the proposed partnership. He explained his involvement with the GPHS and the efforts to work with the city to obtain the IAC Grant for the Scofield Property. He promised that any acquisition grant funds awarded to the County would be passed on to the city to be used for this project. He said that he looks forward to playing a role in this partnership and encouraged city involvement and support during the upcoming budget process.

Mark Hoppen responded to questions regarding the IAC Grant. He said that there are many worthy projects that have applied, but due to the estuary and creek, we have a chance at obtaining the grant.

Mayor Hunter announced that this was the end of the formal presentation, and asked that members of the audience that had signed up to speak limit comments to two minutes.

Eugene Pearson – 7305 Soundview Drive. Mr. Pearson said that he is fully behind this project and plans to “put his money where his mouth is!”

Gretchen Wilbert – 8825 No. Harborview Drive. Ms. Wilbert, former Mayor, spoke favorably for this project. She said it was smart to purchase the property in a plan to put 80 years of Gig Harbor history at this site.

Jack Bujacich – 3607 Ross Avenue. Mr. Bujacich also spoke in favor of this project as it would retain the history of the harbor. He urged the town to get behind and support this partnership.

Bob Thorpe – 8820 Goodman Drive. Mr. Thorpe stressed that the City of Gig Harbor is the heart of the peninsula and that Council is the custodian of this heart. He strongly supports this project.

Julie Tappero – 15215 14<sup>th</sup> Avenue. Ms. Tappero is a Board member of the Chamber of Commerce, and said that the Chamber has submitted a letter of support for this project. She said that they are very interested in economic development and tourism, both of which are supported by this project. She said that this project will also bring the residents back to the downtown area, helping to revitalize the down town. She said that the Chamber of Commerce is asking the city to support this project.

Trent Jonas – 6708 Rainier Avenue. Mr. Jonas said that what the historical society is offering the city in exchange for financial support is both reasonable and a win-win situation. He stressed that this project would be a major public asset utilized by a large segment of the residents as well as being a tourist draw. He said that the city support of the project can make this a reality and encouraged the City Council's to make the investment.

John Holmaas – Goodman Drive. Mr. Holmaas shared his viewpoint of museums and the three types that are special to him. He said Council has an opportunity to choose which way this museum is to go, and urged them to take the middle ground and participate with the Historical Society in supporting this project.

Sue Braeten, owner of the Best Western Wesley Inn; Wade Perrow, owner of the Inn of Gig Harbor and Laureen Lund, Marketing Director. These three came together as representative of the Lodging Tax Advisory Board to voice their support of this project. Mr. Perrow said that during the budget preparation, to please consider this project under the Lodging Tax Budget as well as under the General Fund Budget.

Jim Borgen – 2806 Harborview Drive. Mr. Borgen said that Gig Harbor has never had a cultural center and the museum would provide a place not only for the locals, but for the tourists. He said that growing up in the harbor he listened to all the great stories, and the next generation needs to hear those as well. He said that this is a great opportunity for a decision to be made that will be positive for years to come.

Councilmember Ekberg thanked the Historical Society for the presentation and for all the interested citizens who came to make their wishes known. He stressed that he is very supportive of this project and looks forward to a working partnership with the city

and the Historical Society on this important property and project. He said that this is a once in a lifetime opportunity and we have a chance to make it happen.

Councilmember Payne echoed these comments adding that this project has his unabashed support and that he will do everything he can during the budget process. He gave a brief explanation of his experience after buying a historical home four years ago. He said that he looks forward to a rich depository of stories in this “magical place.”

Mayor Hunter said that this will now be turned over to the Operations and Public Projects Committee (Councilmembers Ekberg, Franich and Payne) to see what can be worked out. He added that support would have to be done in a manner that would meet with approval of the State Auditor. Mayor Hunter mentioned that we are beginning the 2007 Preliminary Budget Process and it is a good time to take a look at this issue. He reminded everyone of the hospital project that will require the city to make major road improvements, stressing that the city is not a bottomless pit of funding. He thanked everyone for coming to speak.

2. Public Hearing – Resolution Accepting the McCormick Ridge LLC Annexation Petition (ANX 04-04). John Vodopich presented the background on this proposed annexation. The Mayor opened the public hearing at 7:54 and asked if anyone wished to speak.

Mike Baechler – 12520 59<sup>th</sup> Ave NW. Mr. Baechler said that they love this city and would like to be a formal part rather than just address.

Martha Karshner – McCormick Ridge. Ms. Karshner asked for clarification on the language in the resolution that states that the property owners would assume all the existing indebtedness of the area being annexed.

Mark Hoppen, City Administrator explained that when they get annexed, the property owner assumes the city's debt obligation, which is lower than Pierce County taxes.

There were no further comments and the public hearing closed at 7:56 p.m.

Councilmember Franich asked about development on the property being proposed for annexation. John Vodopich explained that Somerset Subdivision is to the north and McCormick Ridge Condo project is south of that, and so approximately ½ of the property has been developed. He added that the undeveloped property is currently zoned Moderate Density Single Family.

**MOTION:** Move to approve Resolution No. 684 accepting the annexation petition for the McCormick Ridge LLC Annexation (ANX 04-04) and further refer it to the Pierce County Boundary Review Board for consideration.  
Payne / Dick – unanimously approved.

3. Proposed Annexation – Shafer (ANX 06-1302). John Vodopich presented the background information on this proposed annexation for approximately 0.31 acres of property located at the corner of Soundview Drive and 61<sup>st</sup> Street. Council must determine whether to accept, reject, or geographically modify the boundaries.

Councilmember Payne asked about the option to take over the operation of the Shoreacres Water System that serves this parcel. Mr. Vodopich explained that the department has been meeting with the owners of Shoreacres Water, and they have done investigative work to determine what it would take to bring the system up to city standards.

Councilmember Ekberg asked why the property owner wishes to annex.

Charles Mark Schaeffer – 6119 Soundview Drive. Mr. Schaeffer responded that he would like to do a major remodel from 2,000 to 4,500 s.f. and it would be more practical to do so with city sewer. He also said that he wants to be in the city.

**MOTION:** Move to accept the Notice of Intention to Commence Annexation and further authorize the circulation of a petition to annex the property to the following conditions: 1) The City shall require that the property owner assume all of the existing indebtedness of the area being annexed; 2) The City will require the simultaneous adoption of Single-Family Residential (R-1) 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) The property will be subject to the Height Restriction Area standards (GHMC 17.62).  
Payne / Franich – unanimously approved.

4. Contract for Hospital Project Management. John Vodopich presented information on this contract to retain a project manager for the development of the St. Anthony Hospital. Hammes Company will reimburse the city for this expenditure. John addressed Council's questions regarding how this contract will be administered.

**MOTION:** Move to approve the Consultant Services Contract with Stalzer and Associates in an amount not to exceed Twenty-six Thousand, Five Hundred Dollars as presented.  
Franich / Ekberg – unanimously approved.

**STAFF REPORT:**

1. Jennifer Sitts, Senior Planner – Planning Commission Work Program. John Vodopich presented the proposed work schedule for the Planning Commission and asked for Council for concurrence for the recommended work plan.

**MOTION:** Move to approve the proposed Planning Commission work schedule.  
Dick / Payne – unanimously approved.

2. GHPD July Stats. Chief Davis presented the report and offered to answer questions. Councilmember Dick asked about the decline in DUI Arrests and citations during this period. Chief Davis explained that shortage of staffing due to vacation and training has led to the decline.

**PUBLIC COMMENT:**

Tom Sutich – 5913 123<sup>rd</sup> Street. Mr. Sutich explained that he is a member of the Election Committee for Gig Harbor Fire District #5. Mr. Sutich passed out informational mailers regarding the upcoming levy and explained that he is concerned that support for this levy may be lacking this time around. He urged all community leaders to support this levy.

Bob Frisbie – 9720 Woodworth Avenue. Mr. Frisbie thanked the Mayor and Council for supporting the Waterfront Millville community with development issues. He then suggested that the city go back to giving City Council the authority to hold Shoreline Hearings. He said that Council could decide whether or not to uphold the Hearing Examiner’s decision or to hold another independent hearing to make findings and conclusions. He stressed that it would be better for Council to make the decision rather than a judge.

Councilmember Franich asked Carol Morris, City Attorney, if this is legal. Ms. Morris responded that yes, it is. She said that she could prepare a report on the legal pros and cons by the next meeting.

Jack Bujacich – 3607 Ross Avenue. Mr. Bujacich suggested that this would be a great time to take in the entire Shoreacres area for annexation.

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

Councilmember Franich asked if anything could be done to help come up with a solution for the traffic congestion on the Narrows Bridge; something sort of screening. Councilmember Ekberg responded that in the pre-planning meetings, the group discussed screening, but were told that this wouldn’t work due to the wind.

Councilmember Dick asked staff to talk to the Department of Transportation to try and come up with a solution such as deflectors.

**ANNOUNCEMENT OF OTHER MEETINGS:**

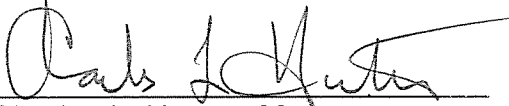
1. Operations and Public Projects Committee: August 17<sup>th</sup>, 3:00 p.m.,  
Engineering/Operations Conference Room.

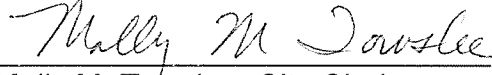
2. Gig Harbor North Traffic Options Committee: August 23<sup>rd</sup>, 9:00 a.m., Civic Center Community Rooms.

**ADJOURN:**

**MOTION:** Move to adjourn at 8:28 p.m.  
Franich / Conan – unanimously approved.

CD recorder utilized:  
Disk #1 Tracks 1- 29  
Disk #2 Tracks 1- 4

  
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Charles L. Hunter, Mayor

  
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Molly M. Towslee, City Clerk