

GIG HARBOR CITY COUNCIL MEETING OF SEPTEMBER 11, 2006

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

CALL TO ORDER: 6:30 p.m.

PLEDGE OF ALLEGIANCE:

EXECUTIVE SESSION: For the purpose of discussing labor negotiations per RCW 42.30.140(4)(b).

MOTION: Move to adjourn to Executive Session for approximately 30 minutes at 6:32 p.m. in order to discuss labor negotiations per RCW 42.30.140(4)(b).
Franich / Conan – unanimously approved.

MOTION: Move to return to regular session at 7:02 p.m.
Franich / Kadzik – unanimously approved.

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 August 28, 2006.
2. Correspondence / Proclamations: Fall Prevention Week
3. Purchase Authorization – Automated Weirwasher System.
4. Payment of Bills for September 11, 2006.
Checks #51369 through #51482 in the amount of \$667,689.33.
5. Payment of payroll for the month of August:
Checks #4365 through #4419 and direct deposit entries in the amount of \$334,349.41.

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

OLD BUSINESS: None scheduled.

NEW BUSINESS:

1. Notice of Intention – Hansen Annexation (ANX 06-1313). John Vodopich, Community Development Director, presented the background information on this proposal to annex approximately 2.5 acres of property located at the corner of 46th Avenue NW and Forest Lane. He said that due to the small size of the annexation request, he is recommending that Council deny the notice of intent and suggest to the proponent that the annexation be resubmitted to include all of the property located north of 72nd Street in order to create a regular boundary.

Eva Jacobsen – 5808 Reid Drive. Ms. Jacobsen, planning consultant for the applicant Don Hansen, described the plan to create a small 7-8 block subdivision. She asked Council to consider allowing this small annexation. She said that they believe it futile to go back and talk to the other property owners as several of these parcels are already developed and the owners perceive no benefit or advantage to being annexed into the city. She further explained that Mr. Hansen will develop the property whether it is in the city or the county, as the zoning density is the same. In addition, he has the option of shadow-platting which means that they are not required to connect to city sewer. Annexing to the city is not mandatory, but it would make it a cleaner process. She requested the ability to go forward without the burden of asking adjacent property owners to join in, or if this is to be required, that the city takes the lead in the annexation process.

Councilmember Payne asked for clarification on the third benefit of allowing this annexation to move forward. Ms. Jacobsen responded that the developer would be contributing to another length of gravity sewer line for the city.

Councilmember Dick pointed out that taxes within the city are lower than in the County and if the property owners wanted to connect to city sewer, the rates would be lower if they annex. He said that these advantages should make it an easy sell to convince the other property owners to join in the proposed annexation. In addition, their property would be served by city police.

Ms. Jacobsen responded that there is a preconceived idea of higher taxes through other utilities such as telephone service, and there are no other benefits to annexing if a property isn't connected to city water or sewer. She said that this may be a misconception, but it would be better if the correct information comes from the city so that it doesn't appear to be developer driven.

Don Hansen – 12706 Burnham Drive. Mr. Hansen, the developer of the property, explained his vision for a quality subdivision. He said that they feel it would be to their advantage to develop under city regulations rather than county, and made an appeal for acceptance of the proposed annexation. He responded that he plans to begin developing the property in a year.

John Vodopich addressed questions from Council. He explained that the Boundary Review Board has criteria to try and prevent an irregular boundary. He said that during a recent annexation Mr. Wright was asked to pick up the other properties in question, and was unsuccessful. John then said that Pierce County commented that they want the entire stretch of Skansie included, and so the legal description was recrafted. A small stretch of road would still remain in the county.

Councilmembers further discussed the merits of attempting to include the rest of the properties in an annexation process.

MOTION: Move to direct staff to return to Council with a resolution to initiate an annexation petition for the entire portion of the unincorporated section of Pierce County within the Urban Growth Area north of 72nd and all properties west of Skansie.
Young / Ekberg – unanimously approved.

Councilmember Franich asked what the cost of this might be. Carol Morris said that she would come back with that information.

Councilmember Dick asked that the information on comparative taxes and police coverage be gathered as a tool to help people understand the benefit of annexing.

Ms. Morris said that there is another fairly new method to initiate an annexation through an interlocal agreement rather than the election process. She asked if Council would like more information at the next meeting on the advantages or disadvantages of both methods before initiating the election process. Councilmembers agreed that they would like more information.

MOTION: Move to table any action on the Notice of Intention for the Hansen Annexation until the next meeting to allow the review of the information to be submitted by Legal Counsel.
Ekberg / Payne – unanimously approved.

MOTION: Move to amend the previous motion to bring back a resolution to initiate an annexation petition to instead direct staff to bring back comparative information on the different methods to initiate an annexation.
Young / Ekberg – unanimously approved.

2. City Administrator Search - Consultant Services Contract. Mayor Hunter presented this contract to help facilitate the search for a qualified person for the position of City Administrator. He explained that he would like ten days before acting on the contract in which time he will work on the scope in order to keep expenses down.

Councilmembers discussed and voiced concern on the terms of payment in the contract. Carol Morris clarified that if the terms of the contract are modified, then the contract would have to come back to Council.

Mayor Hunter said that he would work with Prothman on the terms of the contract before bringing it back to Council.

STAFF REPORT:

1. Mike Davis, Chief of Police – August Stats. Chief Davis offered to answer any questions on the report. He encouraged Councilmembers and the Mayor to ride along with the officers some time.

2. John Vodopich, Community Development Director – Historical Society. John Vodopich reported on the price per square foot for the Donkey Creek Park property the city purchased in 1999. He said that using these numbers to estimate the purchase price for the 7300 s.f. triangle piece that the Historical Society want the city to purchase, would amount to \$71,660.00 based on the 1999 price. He then said that he had received one other quote for appraisal of the property for \$6000.00.

Councilmembers discussed the need for an appraisal on property that may be of little value if designated as open space. The difficulty is how to appraise the property in order to determine its value in order to prevent making a gift of public funds.

Carol Morris warned against setting the precedence of purchasing open space that is a requirement of development. She advised Council that in order for the city to contribute funds to the Historical Society Council needs to find a way to give the money to benefit the Historical Society and the citizens of Gig Harbor without it appearing to be a purchase of property that the city would be getting anyway.

Councilmembers then discussed the appropriate and legal means in which to participate with the Historical Society financially, whether it would be a contract in exchange for services or in some other form.

Jack Bujacich – 3607 Ross Avenue. Mr. Bujacich said that he questions whether the Historical Society can even sell a piece of property as there is an offer pending on the property.

Councilmember Ekberg clarified that the property in question is separate from what is being sold.

Mr. Bujacich then said that a museum would benefit the citizens and generations to come by sharing the history of Gig Harbor. He stressed that any money donated to the project is a worthwhile effort.

Councilmember Ekberg suggested that because this is time urgent, that we forego the appraisal, and that the Committee comes back together as soon as possible with Carol to develop a package to present for consideration. The other Councilmembers agreed to this suggestion.

Carol Morris then addressed the memo she passed out to Council in regards to appeals of land use decisions. She said she has proposed an alternative method of reconsideration and requested Councilmembers to consider the advantages and disadvantages before she does any additional work. She invited comments before the next meeting.

PUBLIC COMMENT:

Jack Bujacich – 3607 Ross Avenue. Mr. Bujacich asked why the construction fence is so far out on the city right of way at the old Stutz Property.

John Vodopich responded that they acquired a temporary encroachment permit associated with clean-up with the site.

Michael Perrow – PO Box 1266. Mr. Perrow presented information discussed at the last Parks Commission meeting in regards to the Skate Park. He voiced concern over the litter and the smoking. He said that the park is designed for the youth and smoking is incompatible with this use. He said that he and Jacquie Goodwill recommend banning smoking in the park. He continued to explain that the Parks Commission voted to ask Council to budget funding for cameras at the park as a deterrent to drug use and other negative behaviors. He said that the Commission also discussed closing the park on a temporary basis until behaviors improve. Other suggestions that came about are for the city crew to clean later in the day when there are more people at the park and to enlarge the playground to encourage more family use.

Councilmember Ekberg thanked Mr. Perrow for the input and agreed with some of the suggestions such as cleaning the park on a later schedule and looking into banning smoking in all city parks.

Mayor Hunter also thanked Mr. Perrow and told him that the city is working on solutions to these problems.

Eric England – 6625 Wagner Way. Mr. England, speaking on behalf of Horizon Bank, described a current Habitat for Humanity project. He said that Horizon Bank is going to commit funds to build a home across the Purdy Bridge for a needy family. He explained that Mayor Hunter has already committed to lend his expertise in constructing a couple of the walls on Saturday, October 2nd. He then extended an invitation to everyone to come and participate.

COUNCIL COMMENTS / MAYOR'S REPORT:

Councilmember Ekberg requested that in his conversation with WSDOT, that Councilmember Franich ask why it is going to take so long to reposition the misplaced lights on the Wollochet Interchange.

Councilmember Franich responded that Claudia Cornish has referred him to an engineer at WSDOT that he will be in contact with.

ANNOUNCEMENT OF OTHER MEETINGS:

Pierce County Council - September 12th - 5:30 p.m. - Council Chambers.

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

MOTION: Move to adjourn to Executive Session for approximately 30 minutes at 8:25 p.m. in order to discuss pending litigation per RCW 42.30.110(1)(i).
Franich / Conan – unanimously approved.

MOTION: Move to return to regular session at 8:40 p.m.
Kadzik / Conan – unanimously approved.

MOTION: Move to authorize the city attorney to file the appeal of the Madison Sores / Tangadoc Development to the Court of Appeals.
Franich / Kadzik – unanimously approved.

ADJOURN:

MOTION: Move to adjourn at 8:41 p.m.
Dick / Conan – unanimously approved.

CD recorder utilized:
Disk #1 Tracks 1 - 29



Charles L. Hunter, Mayor



Molly M. Towslee, City Clerk