

SPECIAL MEETING OF THE GIG HARBOR CITY COUNCIL
October 29, 2007 – 6:00 p.m.
Gig Harbor City Council Chambers

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

CALL TO ORDER 6:00 p.m.

PLEDGE OF ALLEGIANCE

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

MOTION: Move to adjourn to Executive Session at 6:01 p.m. for the purpose of discussing pending and potential litigation for approximately thirty minutes.
Franich / Dick – unanimously approved.

MOTION: Move to return to regular session at 6:49 p.m.
Franich / Conan – unanimously approved.

MAYOR PRESENTS 2008 BUDGET

The Mayor opened by saying that the key theme of the budget is to provide the infrastructure we need in response to the unprecedented growth within the City over the past few years. He continued by saying that the projects also prepare the City for future areas of anticipated growth. He stated that these are one time capital improvements, which account for the majority of the budget increases over last year and are financed primarily through grants and low cost loans.

He then listed some of the City's goals.

- Better development of tree and buffer regulations for developments in order to retain our cities character and rural environment. This work is already on the Planning Commission work plan for 2008.
- Update the City's shoreline requirements which have not been updated since 1975. Together with the Subarea Plan, we must ensure that upland requirements are consistent with shoreline requirements.
- In order to support Downtown business revitalization and still maintain the historic integrity of the View Basin, a joint effort between the City's Marketing Department, the Chamber of Commerce and a new group called Mainstreet is underway. The Mayor then went on to explain a little about the Mainstreet Organization.

The Mayor then went on to report on various grants, programs and operations which the City has completed or started. These topics included park development, street improvements, police coverage and sewer improvements.

The Mayor thanked staff, the City Council and citizens for helping in the drafting of the 2008 budget.

RECESS TO STUDY SESSION: Downtown Business Plan – Rod Stevens.

Introduction: The Mayor gave some insight into Rod Stevens back grounds and his areas of expertise saying that he has worked in real estate for over 25 years. The mayor then went on to share Mr. Stevens' other credentials and areas of expertise.

The Mayor stated that the goal of the meeting is to develop a downtown strategy and to get all the major players on board to work together and define who we are and where we want to go.

Rod Stevens came to the podium and opened by saying that he works as a development consultant. He also stated that financially driven development is what he focuses on. Rod Stevens stated that charming and historic areas are nice but that they are not going to be financially healthy without new and growing investment.

Mr. Stevens then went about with his presentation explaining the types of questions which need to be asked and answered before the City starts developing a downtown strategy.

Some of the key points included:

- Product or Packaging. Will downtown be a place for locals and tourists alike or will it be packaged (no substance) and therefore be a place to visit once every 1-5 years? (ex. Leavenworth)
- Anchor Activities. The importance of having the right anchor for downtown that will encourage people to stay and enjoy their time in the downtown.

Rod Stevens also stressed that this should not be a City staff driven effort but rather key groups should be empowered. He also stated that it is important to set expectations and define a dollar value as to what the City is willing to play.

At the end of his presentation Mr. Stevens fielded questions from the Council. Councilmember Payne wanted to know what the next step would be. Mr. Stevens answered saying that the community needs to discuss the position of downtown and the involvement of the parties involved. He said that the City needs to explore what it wants to do.

He also discussed the need to:

- o Decide if there would be an infill of new buildings onto the downtown core.
- o Identify Anchors.
- o Decide who is prepared to lead.

- Settle on a dollar amount as to how much the City is prepared to spend on this project.

Councilmember Payne then asked for some good and bad examples of downtown revitalizations. Rod Stevens answered with the following list.

Good examples – Portland, OR and Berkley, CA

Bad examples – Bainbridge Island, WA (spending too much money)

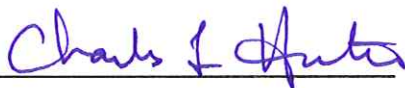
ANNOUNCEMENT OF OTHER MEETINGS

1. Six-Year Transportation Update Open House – Thursday, Nov. 1st at 6:30 p.m. Community Rooms A & B.
2. Budget Workshops; Monday and Tuesday, Nov. 5th and 6th at 6:00 p.m. Community Rooms A & B.
3. Intergovernmental Affairs Committee; Tuesday, Nov. 13th CANCELLED.
4. City Council Meeting on Tuesday, Nov. 13th (due to Holiday).
5. Gig Harbor North Traffic Options Committee – Wednesday, Nov. 14th at 9:00 a.m.
6. Operations and Public Projects Committee – Thursday, Nov. 15th at 3:00 p.m.

ADJOURN:

MOTION: Move to adjourn at 8:02 p.m.
Franich / Conan – unanimously approved.

CD recorder utilized:
Disk #1 Track 1 – 6



Charles L. Hunter, Mayor



Molly Towslee, City Clerk