

## MINUTES OF GIG HARBOR CITY COUNCIL MEETING – JANUARY 10, 2011

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

**CALL TO ORDER:** 5:30 p.m.

**PLEDGE OF ALLEGIANCE:**

**CONSENT AGENDA:**

1. Approval of the Minutes of City Council Meeting of January 10, 2011.
2. Liquor License Action: a) Special Occasion – St. Nicholas School;
3. Receive and File: a) 2010 Fourth Quarter Finance Report.
4. Gig Harbor Historic Waterfront Association Agreement.
5. Skansie Brothers Site National Register Application Contract.
6. Gig Harbor Boatyard Tenant Improvements Proposal.
7. Skansie House Basement Lease – Gig Harbor Canoe and Kayak Racing Team.
8. Approval of Payment of Bills for January 24, 2011: Checks #65436 through #65562 in the amount of \$1,019,298.73.

**MOTION:** Move to adopt the Consent Agenda as presented.  
**Ekberg / Conan** - unanimously approved.

**PRESENTATIONS:**

Wastewater Treatment Plant Outstanding Performance Award. Mayor Hunter read the award plaque and complimented the crew for the excellent job they did keeping the plant in compliance during a difficult construction project. Wastewater Treatment Plant Supervisor Darrell Winans asked the crew to come forward to be recognized. He gave an overview of the challenges the crew has faced during the 600 days of construction. Present: Joe Pominville, Larry Washburn, Matt Quinlisk, Chuck Roy, Norine Landon and Nancy Nayer.

**OLD BUSINESS:**

1. Maritime Pier - Amended Concept. Mayor Hunter presented background information and the results of the January 12th Inter-Agency Project Review. As a result of that meeting a recommendation to move forward under a maintenance exemption on the existing pier was made. This would allow a project on both land and over water; which is necessary for permitting. When the project is completed, future expansion could be resubmitted under a new permit process.

Andy Babich – Mr. Babich, third generation commercial fisherman raised in Gig Harbor, said that this is the perfect spot for a pier. He said that using the existing pier as a foundation is a practical solution to get something going for a loading pier for a

commercial fleet, and in the future it could be developed for other uses. He used several photos of the existing pier to illustrate the size and condition, and answered Council's questions. He said that the Fishermen's Club has voted to support a pier with \$50,000.

Councilmembers asked questions about adequate width and length. Mayor Hunter said that the direction from the Corp of Engineers is that a maintenance permit would require construction to stay within the existing footprint, but there may be some latitude with the historic width.

City Administrator clarified that the term "maintenance permit" means a new pier using the existing footprint. He said the word "foundation" is appropriate because this is a realist approach that allows the project to move forward under the current budget. He stressed that we shouldn't lose site of the options presented at the December 13th meeting for future expansion.

Councilmember Franich recommended moving forward with the 137' historic length to reach deep water.

Ed Manning, fisherman here since the 70's, said that the city really needs a dock that's 130+ feet long. He said now you have to rely on other people's docks to load and unload if you don't own your own.

Councilmembers discussed how to proceed.

**MOTION:** Move to authorize the Mayor to direct staff to finalize conceptual designs of a Maritime Pier within the historical footprint of the existing pier in order to maximize permitting allowances and expedite approval of the 2011 Parking Lot Project.  
**Payne / Conan** – unanimously approved.

Councilmember Malich and Payne said they hope we don't lose sight of the dream of a drive-on pier and fuel dock. Lita Dawn Stanton was recognized for her efforts to pull the three state agencies together for a meeting.

### **NEW BUSINESS:**

1. Public Hearing – 72nd Street Annexation. Planning Director Tom Dolan presented the background information, explaining that the next steps are to prepare the Notice of Intention, wait to see if there is an appeal, and then bring an ordinance back to Council for consideration.

Mayor Hunter opened the public hearing at 6:14 p.m.

Carl Halsan. Mr. Halsan explained that a portion of their property is in city limits and some outside, and they would like to develop with the same regulations. He described

the project as 25-30 single-family residences on 10,000 square foot lots. He said the property owner is anxious to proceed as they already have people ready to do the project.

There were no further comments and the public hearing closed at 6:16 p.m.

**MOTION:** Move to adopt Resolution No. 855 to proceed with the notice of Intention to annex.  
**Payne / Malich** - unanimously approved.

2. Award of Official City Newspaper. City Clerk Molly Towslee introduced this bid for an official city newspaper that is required by code every two years. She answered questions about the amount spent on public notices.

Councilmembers discussed the historic designation of the Gateway as the city paper and whether the citizens would look to the *Gig Harbor Life* as a legal publication. Circulation numbers and the lower cost were discussed.

**MOTION:** Move to designate *The Peninsula Gateway* as the city's official newspaper.  
**Ekberg / Young** – six voted yes. Councilmember Malich voted no.

3. 2011 Council Committees and Selection of Mayor Pro Tem.

**MOTION:** Move to accept the appointments for the council Committees for 2011 and to appoint Councilmember Franich as Mayor Pro Tem for 2011.  
**Ekberg / Kadzik** - unanimously approved.

**MOTION:** Move to re-appoint Councilmember Young as representative on the Pierce County Regional Council for 2011.  
**Malich / Payne** - unanimously approved.

#### **STAFF REPORT:**

Rob Karlinsey reported that he is working on amendments to the employee benefits and a proposal will be sent to the Supervisor's Guild for review. He said it will be back to Council when that is completed.

He then addressed the announcement that QFC was closing on February 26th. He explained that the Mayor and he had called representatives from QFC to confirm the closure and the sale of the mall to a group of private investors. They also talked to the new owners about the feasibility of keeping a grocery store at that location. He clarified that the rumor of Goodwill locating there has not been confirmed and stressed that the city can't force a tenant. He said that the city may be able to facilitate in a leadership role in conjunction with the Gig Harbor Historic Waterfront Association to relay the

importance of a grocery downtown. He added that the other tenants of the mall have signed 3-year leases.

Councilmembers discussed different ways to address the loss of a grocery store downtown.

**PUBLIC COMMENT:**

Janette Bowers – 7706 Chinook. Ms. Bowers voiced concern that Goodwill might be moving into the QFC location and asked if the public would be informed as soon as the city knows.

Mr. Karlinsey responded that the city may not know unless a legal action such as building permits are triggered, adding that the city can't guarantee an opportunity for public comment. After discussing notification further, it was decided it would be best for that information to come from the Gig Harbor Historic Waterfront Association and the media rather than the city.

Kelly Graves – 1737 31st Street. Ms. Graves voiced the same concerns as Ms. Bower saying that she has nothing against Goodwill but that isn't a good location. She asked if the public should contact Goodwill.

Mayor Hunter said that he and the City Administrator are talking to Goodwill who has said they are exploring several options.

Ms. Graves then suggested the old movie theatre site as a better location. She said it is really in bad shape, suggesting that the Council should go back there and take a look. She then said downtown needs a grocery store for the boaters who come in and need supplies. She asked if it would be possible to find out which grocers have said "no" to locating there. The City Administrator replied that this is private information.

David Barker – 7421 Soundview Drive. Mr. Barker said that it's poor business to have two of the same stores competing against each other in the same town. He said Trader Joe's would be a perfect match. For that site then suggested attracting another grocers by subsidizing with lower rent or taxes. He shared photos of other Goodwill locations that suggest they usually locate in high-commercial properties, which isn't downtown Gig Harbor. He then voiced concern with the amount of traffic on Soundview and how that needs to be addressed with any new tenant. Mr. Barker's last recommendation was for either bringing back a bowling alley or a Youth Community Center.

Katey Britton – 7808 56th Ave. Ct. NW. Ms. Britton said she isn't convinced that QFC is having such a hard time but rather they just didn't want a competitor to locate there. She said that she hopes that the city will encourage another grocery at that location for the people who live downtown and the boaters.

Councilmember Malich explained that QFC and Fred Meyers are both owned by Kroger; who made the decision to pull out.

Councilmember Payne encouraged people to exchange e-mails and keep in contact as it will be the public who has the most potential to influence what will locate at the site. He explained that there are no zoning laws that would restrict Goodwill. Rob Karlinsey said to e-mail him for updates.

**MAYOR'S REPORT / COUNCIL COMMENTS:** None.


**ANNOUNCEMENT OF OTHER MEETINGS:**

1. Planning / Building Committee: Mon. Feb 7th at 5:15 p.m.
2. City Council: Mon. Feb. 14th at 5:30 p.m.
3. Operations and Public Projects: Thu. Feb 17th at 3:00 p.m.

**ADJOURN:**

**MOTION:** Move to adjourn at 7:00 p.m.  
**Franich / Conan** – unanimously approved.

CD recorder utilized: Tracks 1002 – 1022

  
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Charles L. Hunter, Mayor

  
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Molly Towslee, City Clerk