

MINUTES OF GIG HARBOR CITY COUNCIL MEETING – November 13, 2012

PRESENT: Councilmembers Ekberg, Young, Guernsey, Perrow, Malich, Payne, and Mayor Hunter. Councilmember Kadzik was absent.

CALL TO ORDER: 5:32 p.m.

PLEDGE OF ALLEGIANCE:

CONSENT AGENDA:

1. Approval of City Council Minutes Oct. 22, 2012.
2. Receive and File: Minutes of Council Worksession on SMP Oct. 22, 2012.
3. Liquor License Action: Application: Finholm Grocery.
4. Memorandum of Understanding with DNR for Removal of Invasive Vegetation at Ancich Park.
5. Contracts for Lobbying Services.
6. Resolution No. 913 – Sole Source Purchase of Equipment, Software, and Technical Support for Water Department SCADA System.
7. Resolution No. 914 – Sole Source Purchase of Equipment – Refurbished Stormwater Filter Cartridges.
8. Well No. 11 Production Well – Public Works Contract Award.
9. Second Reading of Ordinance – 2012 Comprehensive Plan Amendments.
10. Burnham Drive/Borgen Blvd. Roundabout Ramp Metering Project – Consultant Services Contract.
11. 2013 A/C Water Main Surveying – Consultant Services Contract.
12. Donkey Creek Restoration & Transportation Improvements Project – Public Works Contract Award.
13. Approval of Payment of Bills Nov. 13, 2012: Checks #70959 through #71106 in the amount of \$1,668,596.90.
14. Approval of Payroll for the Month of Oct.: Checks #6771 through #6786 and direct deposits in the amount of \$322,572.05.

MOTION: Move to adopt the Consent Agenda as presented.
Ekberg / Young – five voted yes. Councilmember Perrow abstained from voting due to a conflict of interest on item number 12.

OLD BUSINESS:

1. Public Hearing – Interim Ordinance No. 1248 – Development Regulations for FEMA Designated Special Flood Hazard Areas. Planning Director Tom Dolan explained the requirement to hold a public hearing on the interim regulations adopted in September. He said that the permanent ordinance would be back before Council after the first of the year.

Mayor Hunter opened the public hearing at 5:35 p.m. No one came forward to speak and the hearing closed.

City Attorney Angela Belbeck noted that the purpose of the public hearing was to accept public testimony. Because there was none, no further action would be required.

NEW BUSINESS:

1. Public hearing on 2013 Revenue Sources. Finance Director David Rodenbach explained that this public hearing was required in order to adopt the 2013 property tax levies. He said that revenue sources are very similar to the past two years, and gave an overview of the information on the spreadsheet in the packet.

Mayor Hunter opened the public hearing at 5:38 p.m. No one came forward to speak and the hearing closed.

2. Resolution No. 915 - 2013 Property Tax Levy and Resolution No. 916 - 2013 Excise Property Tax Levy. Mr. Rodenbach then presented information on the planned 2013 regular property tax levy collection and the excess levy to purchase the Eddon Boat property.

MOTION: Move to adopt Resolution No. 915 adopting the Regular Property Tax Levy.
Young / Malich – unanimously approved.

MOTION: Move to adopt Resolution No. 916 adopting the Excess Property Tax Levy.
Young / Malich – unanimously approved.

3. First Public Hearing and First Reading of Ordinance - 2013 Proposed Budget. Finance Director Rodenbach commented that the 2013 Budget is a continuation of the 2012 budget. He said that there were few cuts made and that all project were able to be funded. He presented a brief overview of the funds and proposed staffing changes.

Mayor Hunter opened the public hearing at 5:46 p.m. No one came forward to speak and the hearing closed.

Councilmember Young requested an alternative to the Administrative Receptionist whether it be at the market salary rate and at a half or part-time position. He said he would wait until the city administrator returns in order to further justify the position at the proposed rate and salary level.

4. First Reading of Ordinance – Amendment to Employee Bonding Requirements. City Attorney Angela Belbeck explained that in the past the city relied upon its errors and omissions coverage for employee bonding, but recently found out that separate bonds for the Police Chief, Finance Director, and City Clerk are required to satisfy the RCWs. She said that this ordinance establishes an amount as required by the bonding company. This will return on the Consent Agenda at the next meeting.

5. First Public Hearing – Amendment to the Development Agreement with Harbor Hill LLC. Planning Director Tom Dolan presented this proposal to amend the Harbor Hill Development Agreement to enlarge one of the parcels, allow retirement uses in this enlarged portion, update the phasing plan, allow modification of the approved preliminary plat and PRD without submission of a new plat/PRD application, and to allow development of the enlarged parcel to receive site plan and design review approval prior to final plan of the parcel. He explained that is the first of two public hearings required to consider amending the development agreement.

Mayor Hunter opened the public hearing at 6:53 p.m.

John Chadwell, OPG – 11505 Burnham Drive NW. Mr. Chadwell first introduced Lisa Hardy, CEO from Emerald Communities. He then explained that these amendments would provide the flexibility intended in the original agreement to move things around as the development market changes. He said that the expanded parcel would allow the retirement community to be built at the same density, but with three stories rather than five.

Lisa Hardy, Emerald Communities - 176 Circle, Redmond, Washington. Ms. Hardy briefly described the Emerald Heights Retirement Community in Redmond, which they wish to replicate here. She said they are excited to be a part of Gig Harbor. She then addressed Council questions regarding density, services, and public transportation.

There were no further public comments and the Mayor closed the public hearing at 6:04 p.m.

STAFF REPORT: None.

PUBLIC COMMENT:

Ted Franco – 7821 Insel Avenue. Mr. Franco voiced concern with the Donkey Creek bid award and process. He said that the second low bidder, Quigg Brothers, submitted a protest letter and asked why this letter wasn't taken into consideration.

City Attorney Angela Belbeck responded that the bid protest letter came in three and one-half weeks after the bid opening; the requirement to protest a bid award is two days. Therefore, the protest came too late in the process for consideration.

Bob Roberts – 3305 Emerald Lane. Mr. Roberts voiced his concern with the group that sits outside the post office at a table with photos of President Obama with a Hitler mustache. He said he asked them to take the photos down but was met with name calling. He said he became angry and responded by pushing their table over, and the police were called. He explained that he has Jewish background and his wife lived in Denmark when the Nazis invaded. He stressed that what this group outside the post office is doing is more than free speech and it's too much for him to bear. He asked for solutions, saying the city should make a statement condemning hate in public places.

Councilmember Malich agreed and offered Mr. Roberts his sympathy, while explaining that there is very little that the city can do. Councilmember Perrow said that he no longer patronizes businesses where this group sets up.

MAYOR'S REPORT / COUNCIL COMMENTS:

Mayor Hunter reported that another eight houses have been permitted, and Chase Bank is remodeling their buildings. He said that the Building and Planning Departments are really busy.

Councilmember Young said that Pierce Transit's Proposition No. 1 probably won't pass, and there will be discussions on how to handle the cuts in service. He asked Councilmembers if they have any comments or ideas to share, to let him know before he attends the upcoming meetings. He said some of the cuts will be immediate; others will be implemented later on.

Councilmember Payne reported that the Flood Control Zone District Board voted 5-2 to accept a budget based upon a \$.10 per \$1,000 valuation tax rate increase. He explained that that would

result in a 8.5 million 2013 budget, and they will make assessments to determine future increases. He commented that they are authorized to assess up to \$.50 per \$1,000; and there will be funds available for projects in communities like ours.

ANNOUNCEMENT OF OTHER MEETINGS:

1. Operations Committee: Thu. Nov 15th at 3:00 p.m.
2. Civic Center closed Thu. Nov. 22nd and Fri. Nov. 23rd for Thanksgiving Holiday.
3. Boards and Candidate Review Committee: Mon. Nov. 26th CANCELLED


ADJOURN:

MOTION: Move to adjourn at 6:18 p.m.
Malich / Perrow – unanimously approved.

CD recorder utilized: Tracks 1002 – 1021



Charles L. Hunter, Mayor



Molly Towslee, City Clerk