

MINUTES OF GIG HARBOR CITY COUNCIL MEETING – December 9, 2013

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

CALL TO ORDER: 5:33 p.m.

PLEDGE OF ALLEGIANCE:

CONSENT AGENDA:

1. Approval of City Council Minutes Nov. 25, 2013.
2. Receive and File: a) Budget Worksession 2 – October 22, 2013.
3. Contracts for Lobbying Services.
4. Second Reading of Ordinance No. 1281 – Amending the 2013 Budget.
5. West Sound Stormwater Outreach Group - Interlocal Agreement.
6. Jerisich Float Extension & Pumpout Project – Consultant Services Contract Amendment No. 1 / Sitts and Hill.
7. Utility Easement granting a portion of City Owned Parcel Number 4002470070 to Harbor Hill LLC for Storm Drainage Connection and Maintenance.
8. Cushman Trail Phase 4 – Contract Supplemental Agreement No. 1 / David Evans & Associates, Inc.
9. Cushman Trail Phase 4 Restroom Building Design – Consultant Services Contract/Sitts and Hill Engineers, Inc.
10. Approval of Payment of Bills Nov 25, 2013: Checks #74104 through #74210 in the amount of \$700,585.27.
11. Approval of Payroll for the month of November: Checks #7071 through #7089 and direct deposit transactions in the total amount of \$546,243.16.

MOTION: Move to adopt the Consent Agenda as presented.
Ekberg / Guernsey – unanimously approved.

SWEARING IN CEREMONY: Officer Shawn Hoey.

Chief of Police Mike Davis presented an overview of Officer Hoey's background; Mayor Hunter performed the ceremony.

PRESENTATIONS: Harbor Hill Drive Extension – Preferred Alternative.

Councilmember Perrow announced that he wouldn't be participating due to a conflict of interest.

City Engineer Steven Misiurak introduced Al Tibaldi from David Evans and Associates, and Senior Engineer Emily Appleton, who are present to address any questions Council may have. He explained that staff would like obtain consensus from Council to endorse the preferred roadway alignment and direction to proceed with final design, permitting

and right of way acquisition in 2014. Mr. Misiurak then gave a background for this project that would relieve traffic congestion along Borgen Boulevard and at the BB16/Burnham Boulevard Interchange. He said each route was analyzed to arrive at the best alternative to connect Harbor Hill Drive and Burnham Drive.

Mayor Hunter stressed the importance of this roadway to relieve traffic pressure on BB16. After a brief discussion, the consensus was to move forward with this proposed option.

OLD BUSINESS:

1. Facility Use Agreement – Gig Harbor Canoe and Kayak Race Team. Public Works Director Jeff Langhelm presented an overview of the council directed amendments to the agreement since the last meeting. He said that Allen Anderson had reviewed the amendments and had no comments.

Councilmember Guernsey noted that she talked to Mr. Anderson, who said that the club would moor the chase boats elsewhere and so the language regarding charging \$300 per month could be removed. She recommended that a rental fee of \$1 could be included elsewhere in the agreement for legal purposes.

After further council discussion, it was decided to leave the existing rental language intact in case circumstances were to change and the club began mooring the chase boats at the dock.

MOTION: Move to authorize the Mayor to sign the facility use agreement for Gig Harbor Canoe and Kayak Race Team for use of the City's Jerisich Park and Skansie Brothers Park amended to include a \$1 per year charge for use of the facilities.
Ekberg / Payne – unanimously approved.

NEW BUSINESS:

1. Wastewater Treatment Plant Phase 2 – Amendment to Design Contract – Cosmopolitan Engineering. City Engineer Steven Misiurak explained that this amendment would separate the contract specification into two separate bid packages: laboratory/operations building and mechanical. This would result in an estimated overall construction cost savings in excess of \$100,000.

MOTION: Move to approve and authorize the Mayor to execute Amendment No. 1 with Cosmopolitan Engineering Group, Inc. in the not-to-exceed amount of \$28,300.00 for the total amended contract amount of \$756,254.90.
Ekberg / Payne – unanimously approved.

2. Public Hearing and Resolution No. 947 - Adoption of the Six-Year Transportation Improvement Plan 2014 - 2019. Senior Engineer Emily Appleton introduced this resolution to adopt the updated comprehensive transportation program.

Councilmember Guernsey asked that No. 16 – Harborview Drive Improvements, be moved into the top five.

Mayor Hunter opened the public hearing at 6:05 p.m. No one came forward to speak and the hearing closed.

Council further discussed moving number 16 up further. It was suggested to switch No. 8 - Metering Roundabout at SR-16/Burnham Interchange with No. 16 - Harborview Drive Improvements.

MOTION: Move to adopt Resolution No. 947 adopting the 2014-019 Six-Year Transportation Improvement Program (TIP) amended to switch No. 8 and No. 16 as discussed.
Guernsey / Malich – unanimously approved.

3. Resolution No. 948 - Authorizing an Interlocal Agreement with Pierce County amending the Countywide Planning Policies to Incorporate Criteria for the Designation of Centers of Local Importance. Senior Planner Lindsey Sehmel presented the background information on this resolution to authorize amendments for setting guidelines in the establishment of centers of local importance that address inconsistencies between Vision 2040 and the County-wide Planning Policies.

Councilmember Young added that this would allow cities “extra-credit” in the grant process if a project is located within an identified center of local importance. He responded to a request to clarify Vision 2040 by saying the document sets goals to rein in urban sprawl and to plan for density where it is best suited. Vision 2040 goals are implemented at the county-wide level and down through the city’s Comprehensive Plan and land use zoning. This results in making sure that transportation dollars are allocated where they are the most useful.

MOTION: Move to adopt Resolution No. 948 authorizing the Mayor to execute an Interlocal Agreement for Amendments to the Pierce County Countywide Planning Policies.
Ekberg / Perrow – six voted in favor. Councilmember Guernsey abstained due to her employment by Pierce County.

4. Public Hearing and Resolution No. 949 - Ancich Waterfront Park. Senior Planner Lindsey Sehmel presented the background information regarding this recommendation from the Parks Commission for appropriate uses at the Ancich Waterfront Park.

Mayor Hunter opened the public hearing at 6:24 p.m.

Alan Anderson – 2255 Shawnee Drive. Mr. Anderson first thanked Council for the decision to help the Kayak Club with temporary storage at Skansie Park. He then asked for consideration for the club to be a future tenant at the Ancich Waterfront Park. He said that the club would be a good neighbor with the commercial fishermen and would like to share that park and become another part of this community's history.

Bob Altner – 5638 Old Stump Drive. Mr. Altner said he is from Petersburg, Alaska and moved here when his daughter married a Gig Harbor fisherman. He thought he could bring his boat here to work on during the winter, but there is no place to moor. He said if there was a place here he could operate his summer salmon fishing out of Gig Harbor. He hires high school students which really helps them out with college. Nick Jerkovich has allowed him to tie up in the harbor for a few more weeks, he responded to Councilmember Malich.

Nick Martin – 147 Goodrich Drive. Mr. Martin said he has lived here his entire life, and his boat was built by two brothers and launched down at Home. The boat has been moored at the Fishermen's Terminal in Seattle, Port Townsend, on land, in Poulsbo, anchored out in Filucy Bay and currently anchored in Allen. He said that he was tickled to hear that there might be a place in Gig Harbor. He said that he uses Jerisich Dock when he sends off in the spring and arrives back in the fall, and has used the loading dock at the new Maritime Pier.

Nick Babich – 13310 Purdy Dr. NW. Mr. Babich, who has been here 36 years, has one boat here and one moored in Seattle because he can't find a place to tie up here. He said what is going on is fantastic because one of the neat things about Seattle is the tourists that come around that are fascinated with the fishing business; there are no places in Gig Harbor to see the boats up close. This facility would allow them to walk down and feel a part of it. The fishermen enjoy talking about it; it's fun, it's their livelihood, and they are proud of it. It's entertaining and an honor to answer questions and this is one thing Gig Harbor is missing with all private docks and liability. Even the high school kids can't come down anymore. This is fantastic, he said, and hopefully he will be able to bring his boat back to make it part of the harbor again.

Michael Bujacich – 3815 Vernhardson St. Mr. Bujacich said he is in the same situation; he was born and raised in Gig Harbor, but his boat is up in Port Ludlow. He thinks this is a great move to add a public aspect to the commercial fishing fleet. He is always looking for private moorage, and you have to call a hundred guys to tie up. It would be nice to have just one entity to talk to. He thanked Council for considering this proposal.

Mark Worley – 6320 Rosedale Street. Mr. Worley, a lifetime resident, explained that he got up at 5:00 a.m. and drove to Astoria where his boat is moored, and then drove back this afternoon for this meeting. He said he has driven the route the past couple of weeks because that's where his boat is being worked on. He would love to be able to say he just drove up the hill from where his boat is; his crew would like it too. One of his crew lives in Gig Harbor; one other lives in Bremerton. He continued to say that he and his wife bought the Gold Challis in 1991; it says Gig Harbor on the stern, and it has never

been here because there is no place to park it. He explained that he several times a day he goes to England Marine, Home Depot, and the various other hardware stores. His deckhands rent hotel rooms and eat in the restaurants in Astoria. A month ago it was Port Townsend. He talked about the economic value of the crew and the amount of money spent each year spent to maintain the boat and what it would mean to the harbor⁴. They did a study in Kodiak, Alaska a few years ago that said a fishing dollar gets passed around the town seven times. Each boat is an economic engine; depending upon which fishery you are in, or what season, it's a continuous battle to find the right people to work on the boat and so to have the boat moored here in the harbor; it would be an economic engine the town is missing out on.

Guy Hoppen – 8402 Goodman Drive. Mr. Hoppen passed out a sheet that outlines the public benefit of commercial fishing being anchored in Gig Harbor once and for all. He commended Lindsey Sehmel, Jennifer Kester, and Rhana Lovrovich from the Parks Commission for running a fair and balanced, but difficult stakeholders process. He voiced his support of inclusion of commercial fishing.

Greg Hoeksema –Peacock Hill. Mr. Hoeksema said there isn't any question of the benefit of what the commercial fishing docks will bring to Gig Harbor not only for the tourists, but for the resident's as well. He moved his family here in 2000; a lot of the reason was because of the environment and for the heritage of the fishing. Ancich Park is another example of the good work that the Council has done to promote open space downtown, he said. He also mentioned the value that Alan and the Kayak Club brings, and then voiced his concern for how the racks might impact the water view.

Ms. Sehmel responded by explaining that it was very important to the Parks Commission and Stakeholders that any structure built on the site will not block views and could help increase the pedestrian experience. The design is not complete for the future site and any action for funding allocation or grant applications would require Council authorization. She said that she anticipates the process would be available for public comment.

David Morris – 2809 Harborview Drive. Mr. Morris said that he too grew up on the Burley Lagoon, and he does not own a boat or kayak. He urged someone from the city to take a look at the structural integrity of the retaining wall on the site along Harborview because it looks a little "sketchy."

Ken Manning – 6325 Woodhill Drive. Mr. Manning, a lifelong resident, said he has been involved with commercial fishing for 30+ years. He thanked Council and City Staff for the great Maritime Pier; a great asset that he said he used a couple of times this fall. He explained that if you don't have a private connection for moorage here, you are out of luck. This is something definitely needed, and with the buzz about revitalizing the downtown, he talked about the activity produced by the commercial fishermen that draws people downtown and stimulates activity and business. He said the spin-off would be a by-product of putting a moorage facility in the harbor. These are pieces; we still need a fuel dock and a grocery store, he said, but those are arguments for another

day. He has young sons and his advice would be to move to Bellingham because it's easier to be a commercial fisherman there; but they will probably want to stay here so he said "let's do something for them."

Steve Paris – 9716 Crescent Valley Drive. Mr. Paris said he came to Gig Harbor in the late 80's to get into the fishing industry to go to Alaska. He was spooked by the size of the industry in Seattle, so he came here. Since then he has returned to make Gig Harbor his home and fished in Southeast Alaska for twenty years. He said it is exciting to think that Gig Harbor will make it easier to continue the commercial fishing heritage here. He said that he leaves his boat in Juno, Alaska because it's difficult to find a place to tie up here; it would be nice to have access to his boat moving forward. He added that he also is an ex-kayaker and easy access to the water in conjunction with the commercial fishermen to moor would be "sweet."

Charlotte Gerlof – 7712 73rd St. Ct. NW. Ms. Gerlof said she wondered if anyone had thought about how access to provide. If they have been tying up in Bellingham and Seattle waiting for an opportunity, surely there will be others. She recommended that the Council look into how much to provide for this type of moorage. The idea sounds good for a "Maritime City" but she said to look carefully beforehand instead of after and not having enough or too much. She said she wouldn't know how to accomplish that because she's not a fisherman but she is a kayaker. All these indicate open space so she hopes Council will continue to encourage the idea of having the space available so that these functions can be provided for.

No one else came forward and the public hearing closed at 6:47 p.m.

MOTION: Move to adopt Resolution No. 949 adopting the recommended uses appropriate for Ancich Waterfront Park.
Payne / Malich –

Councilmember Guernsey said that the testimony has been exceptional and this is the first time she can remember having a piece of property like this and an opportunity for people to come forward to say what it should be used for. The balance and teamwork has been wonderful and a credit to the stakeholders and city staff. We can continue this as we move forward with the park design and funding.

Councilmember Kadzik thanked the Parks Commission and Rhana Lovrovich for all their hard work. He said that this process has been eye-opening for him regarding the unmet need. He said he is proud we have the property and we are serious about making it available to the fishermen. He thanked both Staff and the Parks Commission for a fantastic job.

Councilmember Perrow echoed these comments and said he liked the flexibility of the different uses. He thanked Guy Hoppen for sharing his research which was very insightful. He also thanked the Parks Commission, particularly Rhana Lovrovich, for the best recommendation he has received from them; it's clear and straight-forward.

Councilmember Young also echoed these comments and also thanked Rhana, saying this is exactly why the Parks Commission was created. He said he was skeptical about finding uses for this park that would be compatible with the neighborhood and with each other. The process proved that it can be done. He has known about the need during his time on Council but to hear someone drove from Astoria to attend a public hearing is a first. He commented on the data in the paperwork handed out by Guy Hoppen: Gig Harbor's fishing families generate over 28 million in average gross revenue in 2010 – 2011. That's extraordinary; he had no idea it was that large, and he thinks it's worth support from the city.

Councilmember Ekberg said that this shows a really great quality for why it's neat to live in Gig Harbor. We have diverse groups that come together, which was apparent when we opened Donkey Creek. As a council we looked at the Ancich property years ago, but it wasn't something we could acquire then. We didn't give up and now staff has worked with all different types of groups to come together with a really fabulous solution for public access to property right in downtown, without intrusion on the Millville Neighborhood. This park is another asset for this wonderful community and he thanked everyone who participated.

Councilmember Malich said he is excited with the plan which is what he wanted to see on the property. It's going to come up with the money, but at least we have the idea to pursue the goal. He said he pressed the community involvement to make sure we have the right use for the property that reflects the community and it's ended up just about perfect. Hopefully it can be implemented in the near future.

Councilmember Payne referred to the report by Guy Hoppen saying that 28 million is a stunning figure and when it was shared with him a while ago, the point came through that commercial fishing is growing, vital, and remains a part of this community, and can be an economic engine for the community. This proposal also elegantly allows for the human-powered craft and is a fabulous proposal and he is thrilled with the Parks Commission and Staff, but also gave credit to the Mayor, who has kept the city's fiscal house in order which allowed the ability to purchase the property. He said he looks forward to work by the Intergovernmental Affairs Committee to make this happen.

Mayor Hunter voiced appreciation for the comment. He said it seems this project has a current cash-flow and so the city should be able to obtain financing.

RESTATED MOTION: Move to adopt Resolution No. 949 adopting the recommended uses appropriate for Ancich Waterfront Park.
Payne / Malich – unanimously approved.

5. Proposed "DNR – Gig Harbor Bay" Annexation (PL-ANX-13-0001). Senior Planner Lindsey Sehmel presented the background for this request by the Department of Natural Resources for the annexation of the remainder of the harbor body of water. She presented a brief history of the Interlocal with Pierce County granting the city jurisdiction to address derelict vessels and buoys. Pierce County also granted

expansion of the Urban Growth Area to include the complete water body of the bay. The annexation only covers the water at extreme low tide to avoid jurisdictional issues on the east side uplands. She shared the recommended criteria for annexation and offered to answer questions.

Mayor Hunter asked if anyone from the audience wanted to speak on this issue. No one came forward.

Councilmember Guernsey asked about a letter received today regarding concern over using line of extreme low tide and a suggestion that we should use the datum bench mark instead. Ms. Sehmel responded that in determining the legal description, the city's consultant discussed this with the Department of Natural Resources Title and Legal Department who recommended using the preferred extreme low tide designation even though it doesn't have a set elevation point. This would avoid creating potential dual jurisdiction in certain areas.

Ms. Sehmel clarified that any existing DNR leases would remain under the Department of Natural Resources jurisdiction.

MOTION: Move to accept the Notice of Intent to Commence Annexation received from the State of Washington Department of Natural Resources as proposed. Simultaneous adoption of proposed zoning code and assumption of City indebtedness by the area to be annexed shall not be required.
Young / Guernsey – unanimously approved.

6. Planning Commission Work Program. Planning Director Jennifer Kester presented an overview of the 2014 Planning Commission's proposed work program. This work program would allow the Commission to begin the work of reviewing the city's comprehensive plan to meet the June, 2015 GMA Comprehensive Plan Update requirement. She added that the city has received a grant for \$18,000 from the Department of Commerce for these updates.

MOTION: Move to approve the Planning Commission 2014 work program.
Guernsey / Kadzik – unanimously approved.

7. First Reading of Ordinance – Amending Judicial Compensation. City Administrator Denny Richards presented this Ordinance amending the compensation for Municipal Court Judge Michael Dunn. This is required to be done by ordinance per state law, and this will return for a second reading at the next meeting.

STAFF REPORT:

City Administrator Richards voiced appreciation for the job that Mayor Hunter has done over the years. He said he has enjoyed working together and how they have become friends. Staff did a great job of organizing, and everyone seemed to enjoy the party.

PUBLIC COMMENT: None.

MAYOR'S REPORT / COUNCIL COMMENTS:

Councilmember Young thanked Mayor Hunter for eight years of service and a job well done. Approximately 80 million dollars of capital projects have been completed during his time; a number of catastrophes that could have occurred, but didn't, is testimony to having a contractor as Mayor. Councilmember Young continued to say that when he and the Mayor disagreed, it came from a place of caring for the community, and he's done an enormous amount for all of us, and for the future generations.

Councilmember Ekberg mentioned the slides presentation showing how many projects had been accomplished in these past eight years. He said he has had the pleasure of working with four different Mayors and they all bring their own footprint to the city. Having a contractor resulted in a lot of things being done and we will miss him as Mayor, although we will still see him walking around the town.

Mayor Hunter was appreciative of the comments, and said he couldn't have done it without the staff. They are really important, really good, and really diligent, he said, and this helped avoid any catastrophes.

Councilmember Kadzik said his relationship with the Mayor started 20 years ago when the process for design review was created and Chuck took the reins and was involved pretty much until he became Mayor. Chuck has a long history with the city and it's been a privilege to work with him over these long years; he has been an inspiration and the city owes him and his wife, Diane, a lot of gratitude.

Councilmember Payne also complimented Diane and said she deserves a medal for attending a great many of the council meetings and sticking around to the end. He said he knew Chuck's term was coming to an end earlier this year when she stopped coming. He thanked her for sharing Chuck with us. He then turned his comments to the Mayor and said it was a pleasure to come into office eight years ago and it has been a true honor to serve with a man who has given his all these past eight years. He took a part-time position and turned it into a 50-60 hour week position.

Councilmember Perrow talked about his memories of attending construction conventions all over the U.S. with his parents, and seeing Chuck there. He said it's been a pleasure to get to know the Mayor and work with him on the Council. What he appreciates most about Chuck is reflected in the word "judicial." He is the real deal and people can relate to him.

Councilmember Guernsey also thanked him, commenting that he was the right person for the job and has done a fantastic job over the past eight years. This will make her job

easier in some ways, and tougher in others. She said he deserves a “big-head” tonight and for a long time to come for all the great things he has accomplished. She thanked him on behalf of herself and everyone she knows.

SWEARING IN CEREMONIES:

Mayor Hunter performed the swearing in ceremony for Mayor-Elect Jill Guernsey. When that concluded, he asked Councilmembers Tim Payne, Steven Ekberg, and Paul Kadzik to join him. He also asked Casey Arbenz to come up from the audience. He then performed the swearing in ceremony for these four.

ANNOUNCEMENT OF OTHER MEETINGS:

1. Finance / Safety Committee: Mon. Dec 16th at 4:00 p.m.
2. Operations Meeting: Thu. Dec. 19th CANCELLED.
3. No second Council Meeting in December.
4. Civic Center Closed for Christmas Wed. Dec 25th and for New Year’s Day.
5. Planning/Building Committee: Mon. Jan 6th at 5:15 p.m.
6. Lodging Tax Advisory Committee: Thu. Jan. 9th at 7:30 a.m.

EXECUTIVE SESSION: To discuss property acquisition per RCW 42.30.110(1)(b).

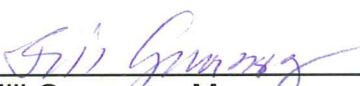
MOTION: Move to go into Executive Session at 7:28 p.m. for approximately twenty minutes to discuss property acquisition.
Kadzik / Ekberg – unanimously approved.

MOTION: Move to go return to regular session at 7:50 p.m.
Payne / Kadzik – unanimously approved.

ADJOURN:

MOTION: Move to adjourn at 7:50 p.m.
Payne / Kadzik – unanimously approved.

CD recorder utilized: Tracks 1002 – 1039



Jill Guernsey, Mayor



Molly Towslee, City Clerk