

GIG HARBOR CITY COUNCIL MEETING



April 22, 1996

7:00 P.M., CITY HALL COUNCIL CHAMBERS

AGENDA FOR GIG HARBOR CITY COUNCIL MEETING
April 22, 1996 - 7:00 p.m.

PUBLIC COMMENT/DISCUSSION:

CALL TO ORDER:

APPROVAL OF MINUTES:

CORRESPONDENCE:

1. Letter from Elanore Long regarding Homer Howe.
2. Letter from Lindberg Architects - Native vegetative restoration.
3. P.C. Public Works - Bag Hunger Campaign / Environmental Education Exhibit.

OLD BUSINESS:

1. Proposed Sale of Bogue Building - Purchase and Sale Agreement.

NEW BUSINESS:

1. Proclamation - Washington State Federation of Women's Clubs Days.
2. Proclamation - National Community Theater Week.
3. Resolution Authorizing Funding Assistance for Jerisich Park Dock Improvement Project(s).
4. Special Occasion Liquor License - G.H. Chamber of Commerce.
5. Liquor License Renewals: Down East Restaurant; Thriftway; and Stockmarket Foods.
6. Special Occasion Liquor License - Eagles.

MAYOR'S REPORT: Emergency Preparedness/Management within the City.

COUNCIL COMMENTS:

STAFF REPORTS:

ANNOUNCEMENTS OF OTHER MEETINGS:

1. Council worksession - Court consolidation: Monday, April 29th at 6:00 p.m. at City Hall.
2. Council worksession - Utility extensions and park use policy: Monday, May 6th at 5:00 p.m. at City Hall.

APPROVAL OF BILLS:

APPROVAL OF PAYROLL:

EXECUTIVE SESSION: None scheduled.

ADJOURN:

REGULAR GIG HARBOR CITY COUNCIL MEETING OF APRIL 8, 1996

PRESENT: Councilmembers Picinich, Owel, Ekberg, Platt, Markovich and Mayor Wilbert.

SPECIAL PRESENTATION:

Sister City Update. Mayor Wilbert introduced Elizabeth Smyth and Monica Johnson, students from Discovery Elementary School, who have been active in the Sister City Program between Gig Harbor and the City of Poronysk in the Sakhalin Islands, Russia. She also introduced Ted Condiff, the Russian contact for the program, and Carol Olsen, teacher at Discovery Elementary assisting the students. The students gave a brief presentation, read and sang a poem, and asked for support in continuing the Sister City program. They presented Mr. Condiff with an envelope filled with pen pal letters to be delivered to the children in Poronysk. Mayor Wilbert presented the students with pennies for their drive and thanked the girls and said that due to their caring efforts, they bring hope to our Country. She added that the request to support the program was an agenda item under new business.

PUBLIC COMMENT / DISCUSSION:

Wade Perrow - 9119 North Harborview Drive. Mr. Perrow said he had drafted a letter for the Mayor and Councilmembers stating his concerns regarding the proposed Evergreen Lutheran High School, to be built on Drummond Drive. He said that the main traffic flow to the school for the 200 plus students would be through the city, adding traffic on already overburdened streets. He encouraged Council to take a proactive stance and make recommendations to Pierce County to require the connection of the East-West Road between Crescent Valley Drive and Peacock Hill to support the added vehicle traffic created by the school.

SPECIAL PRESENTATION:

Bill Lokey, Pierce County Emergency Management. Mr. Lokey gave a slide show presentation and explained the services provided by Pierce County Emergency Management. Mayor Wilbert explained that Councilmembers and Staff would review the contract and the work elements that they would like to be included, and bring back the contract at a later meeting for consideration.

PUBLIC HEARING:

Moratorium of Adult Entertainment. Mayor Wilbert opened the public hearing at 7:55. Carol Morris, legal counsel, presented a brief overview of the ordinance to continue the one-year moratorium on the acceptance of applications for permits and licenses for adult entertainment uses. She explained that the time was needed to consider the factors involved. She said that Ray Gilmore, Planning Director, would speak to the land use issues, and Mitch Barker, Police Chief, would talk about the impact on law enforcement due to adult entertainment.

Ray Gilmore, Planning Director. Mr. Gilmore explained that the current zoning code does not address adult entertainment at the current time. He added that the Planning Commission had to do a balancing act between constitutional law and the will of the community, therefore the one-year

moratorium was necessary to develop an effective adult entertainment ordinance to bring to Council for approval.

Mitch Barker, Chief of Police. Chief Barker showed Councilmembers a four inch thick notebook of study material put together by the City of Federal Way on adult entertainment and gave a summary of the impacts adult entertainment has shown to have on law enforcement. He gave several examples of studies done by different cities and stressed that the studies show a dramatic increase in crime in areas that have adult entertainment establishments. He stressed that commercial vice is time intensive, expensive, and requires more police response, placing a strain on small agencies. He said it was in the best interest of the City to formulate zoning to regulate these activities. He gave the Federal Way study to Carol Morris.

Carol Morris concluded the staff's presentation by explaining to Council that the City had two options; one to do their own study on the effects of adult entertainment, or two, to adopt other jurisdiction's studies.

Lang Taylor - 2103 25th St. Ct. NW. Mr. Taylor explained that he was present to speak on two levels. He said that as a community member he was glad that other jurisdictions' studies were being utilized. He added that he advocated not having adult entertainment at all, and if so, that the rules be stringent. He offered to serve on any committee that might be required to develop regulations. He added that he had been a registered counselor, a certified sex offender treatment provider, for over 25 years. He said that he had first-hand knowledge how adult entertainment and its peripheral paraphernalia fit into his businesses. He said he had given presentations on pornography to the State Legislature, and nationally.

Ron Bentley - 7316 82nd St. Ct. NW. Mr. Bentley said he was coming forward representing the real estate community to speak on behalf of extending the moratorium on adult entertainment. He added that there are concerns, and was glad that so much time and effort was being spent to make sure that any ordinance passed will consider the welfare of the community. He talked about the detrimental effect of these businesses on residential and commercial property and the overall atmosphere of the city. He also offered to serve on any citizen's committee to help formulate regulations.

John Biggs - 17712 16th St. - KPN. Mr. Biggs introduced himself as the staff attorney for the Peninsula School District. He said that philosophically the school district agrees with what has been said. He said that due to the failure of the past four levies, it was difficult to speak to the zoning issues, and the moratorium would give the school district time to address this issue.

Mayor Wilbert closed the public hearing on this item at 8: 17 p.m.

CALL TO ORDER: 8:17 p.m.

APPROVAL OF MINUTES:

MOTION: Move approval of the minutes of the March 25, 1996 meeting as presented.
Picinich/Owel - unanimously approved.

CORRESPONDENCE:

1. WSDOT - Approval of Certification Acceptance. Mayor Wilbert introduced this letter of acceptance and thanked the Public Works staff for their hard work which led to this letter of recognition and certification. Wes Hill, Public Works Director, thanked the Public Works staff for their exemplary work on the Harborview Drive / North Harborview Drive projects last year, and stated how much he appreciated their hard work in obtaining this acknowledgment from the Department of Transportation.

OLD BUSINESS:

1. Continued Imposition of One-Year Moratorium on Adult Entertainment. This item was continued from the public hearing at the beginning of the meeting. Carol Morris advised Councilmembers that it would be appropriate to review the findings of fact included in the proposed ordinance for approval, and suggested that the emergency provision for passing ordinances to pass this at its first reading be utilized. Councilmembers discussed the issues and impacts of adult entertainment that had been brought up during the public hearing.

MOTION: Move to adopt Ordinance No. 718, imposing a one-year moratorium on the acceptance of applications for use permits, for adult entertainment, and adopting this ordinance at its first reading.
Picinich/Markovich - unanimously approved.

2. Second Reading - Ordinance to Segregate ULID No. 2 Assessments. Tom Enlow introduced this second reading of an ordinance to support a request to segregate ULID No. 2 assessments on property owned by Ottie Ladd. He added that Mr. Ladd was seeking a simpler method of distributing property costs to his tenants.

MOTION: Move to approve Ordinance No. 719.
Markovich/Picinich - unanimously approved.

3. Second Reading - Ordinance Establishing New Sewer Customer Class. Tom Enlow introduced this second reading of an ordinance establishing a new customer class for community systems using flow meters and providing changes in the sewer rates.

MOTION: Move to approve Ordinance No. 720.
Markovich/Owel - unanimously approved.

NEW BUSINESS:

1. Sister City Dues Request. Mayor Wilbert explained that she had asked the students to give their presentation at the beginning of the meeting, so that they would not have to sit through the other two presentations. She recommended that the City pay the Sister City International annual dues for the 1996 year.

MOTION: Move we provide the \$130 annual dues to assist this program.
Markovich/Picinich - unanimously approved.

2. Confirmation of Assignments to Council Committees. Mayor Wilbert explained that these appointments are usually done at the first of the year, but because the Police Chief and Public Works Director were newly hired, the appointments were postponed. She read the committee assignments and asked the Councilmembers if they would agree to serve on these committees for one year. The Councilmembers all agreed to the following appointments:

Finance Committee: Marilyn Owel and Steve Ekberg
Public Works Committee: Nick Markovich and Corbett Platt
Public Safety Committee: John Picinich

3. Hearing Examiner Recommendation - Alastra Lane PUD, SUB 94-02 - Amendment to Revise Buffer - Landscaping Standards. Mayor Wilbert asked if any Councilmembers wished to reveal any ex parte oral or written communications on this matter, or to disclose any potential appearance of fairness issues, or if any member of the audience had any appearance of fairness challenges to any of the Councilmembers or Mayor. There was no response to this query.

Steve Osguthorpe, Planning Associate, introduced this request by David Fisher to amend his Planned Unit Development and one year extension on the expiration date for the PUD. He explained that due to final engineering plans, the required area for the retention pond was much larger than originally anticipated, requiring an amendment to the landscaping requirements. The applicant proposed to plant a solid line of evergreens and shrubs to screen the development from neighboring duplexes.

MOTION: Move to adopt Resolution No. 468.
Markovich/Picinich - unanimously approved.

5. Special Occasion Liquor License - Discovery Elementary P.T.O. No action taken.

COUNCIL COMMENTS: None.

STAFF REPORT: None.

ANNOUNCEMENT OF OTHER MEETINGS: None.

APPROVAL OF BILLS:

MOTION: Move approval of checks #15714 through #15821 in the amount of \$86,142.18.
Owel/Ekberg - unanimously approved.

APPROVAL OF BILLS:

MOTION: Move approval of checks #12388 through #12507 in the amount of \$186,470.67.
Owel/Markovich - unanimously approved.

EXECUTIVE SESSION: None scheduled.

ADJOURN:

MOTION: Move to adjourn at 8:42 p.m.
Picinich/Markovich - unanimously approved.

Cassette recorder utilized.
Tape 420 Side B 245 - end.
Tape 421 Side A 000 - end.
Tape 421 Side B 000 - 307.

Mayor

City Administrator

Eleanor Long
10507 120th Ave. Ct. KPN
Gig Harbor, WA 98329

April 10, 1996

Council Members
Gig Harbor City Hall
Gig Harbor, WA. 98333

RECEIVED

APR 11 1996

CITY OF GIG HARBOR

Dear City Council:

As regards my telephone conversation with Mr. Bowman, I am enclosing the information about my Plot. I am in hopes something in the city could be named for him out of respect for the great service he's given the community.

Thank you for your consideration.

Encl: 4

Sincerely,
Eleanor Long
(Homer's Name in brackets)

LINDBERG ARCHITECTS

319 SOUTH PEABODY STREET, SUITE B
FORT ANGELES, WA 98352 (360) 452-6116

RECEIVED
APR 12 1996
CITY OF GIG HARBOR

04-12-96

Gretchen Wilbert, Mayor
3105 Judson Street
Gig Harbor, Washington, 98335

Dear Gretchen,

I very much appreciate your native vegetation restoration project that I read about in the Gateway. In these times when we are logging the mountains to provide trees to build in the suburbs that we've logged for houses, it's nice to know that somebody, much less one that holds public office, has the vision to see the bigger picture.

In Clallam County, we have a very good Conservation District office that holds an annual native plant sale that is very popular. I am including a flyer / newsletter from this organization. I have found that most of the species are also native to the South Sound. I think that while trees are important too, often not enough emphasis is put on the native shrubs. In a town blessed with grand views and obsessed with height restrictions, such low spreading varieties of plant life would seem ideal.

Keep up the good work, and if there is anything that I or our firm can do to help in this or similar projects in the future, please do not hesitate to contact us.

Sincerely,


Stuart J Bonney, Architect



Environmental Services

Gravelly Lake Plaza
9116 Gravelly Lake Drive S.W.
Tacoma, Washington 98499-3190
(206) 593-4050 • FAX (206) 582-9146

April 11, 1996

Mayor Gretchen S. Wilbert
City of Gig Harbor
3105 Judson Street
Gig Harbor, WA 98335

Dear Mayor Wilbert:

Enclosed for your information is a *Bag Hunger* bag and the Spring edition of our *Waste Reducers* newsletter, which will be mailed to all county and city residents (with the exception of the City of Tacoma) beginning April 12th.

This year marks the fourth year for the *Bag Hunger* campaign food drive, a cooperative effort between the garbage haulers, Pierce County, including its cities and towns, and the Emergency Food Network. The program began with curbside subscribers receiving a *Bag Hunger* paper bag in their recycling containers during the first two weeks of April. Instructions on the bag ask citizens to fill it with canned food donations and leave it at curbside with their recycling bins for collection during April 15-26. Throughout the *Bag Hunger* campaign, residents are encouraged to sign up and participate in Pierce County's curbside recycling program.

Curbside recycling subscribers responded generously during the 1995 *Bag Hunger* campaign with food donations totaling over 29 tons! The nation's most unique food drive, launched by Pierce County Solid Waste in 1993, has now collected a total of 82 tons of food for the Emergency Food Network, a nonprofit distributor of food to 60 emergency food sites. "*Bag Hunger* is a wonderful way to feed the hungry in our community while protecting the environment by promoting recycling," said Pierce County Executive Doug Sutherland.

We look forward to working with you on this project. It's through joint efforts like this that we can both serve our residents and also build community support for other cooperative government activities. As previously mentioned, the garbage haulers will be distributing the bags to curbside recycling subscribers, but we have plenty of extra *Bag Hunger* paper bags for distribution should you wish to do additional public outreach activities in your community. If you want more bags, or have any questions about the campaign, just call us at 593-4050.



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April 11, 1996

In addition to participating in *Bag Hunger*, you may want to mark your calendar to visit the Puyallup Spring Fair April 18-21. Fair goers will have loads of fun as they learn about some of today's most pressing environmental issues. Play games that test your environmental knowledge, such as the Environmental Shopping Game or give the Environmental Wheel a spin. After strolling through the Eco-Landscape, you can see the latest in energy efficient appliances. There are compost workshops, a "buy recycled" product section, a crafts area where kids can make "want nots" into souvenirs and you can even learn how to fix that leaky faucet!

Please join us!

Sincerely,

A handwritten signature in cursive script that reads "R. Marty ErdaHL". The signature is written in dark ink and is positioned above the typed name.

R. MARTY ERDAHL
Solid Waste Manager

RME:nlm
CORS\S01168.RME

Enclosures



NO TIME TO WASTE

Printed on recycled paper

Pierce County Utilities Department, Solid Waste Division, 9116 Gravelly Lake Drive S.W., Tacoma, WA 98499, 206-593-4050

THE ENVIRONMENTAL EDUCATION EXHIBIT 1996 PUYALLUP SPRING FAIR April 18, 19 20 & 21

Education and excitement are the two main ingredients of the Puyallup Spring Fair Environmental Education Exhibit. This exhibit contains over 7,400 square feet of fun for you and every member of your family!

Pierce County Solid Waste and organizations from both the public and private sector have come together to bring you fun, interactive, hands-on activities, to educate you about some of today's most pressing environmental issues. Play games that test your environmental knowledge -- like our Environmental Shopping Game or give the Environmental Wheel a spin. Who knows, you may even win a prize or two. There's a recycling magician, compost workshops, even a craft area where kids can make Spring hats and windsocks with reusable and recyclable materials. Your kids will have a great time while learning important information about the environment. And parents, you can get all the information you want to know about recycling, shopping for the environment, household hazardous waste alternatives, water and energy conservation, and composting. Have fun and learn about the environment too!

Greenscape:

See the following as you stroll through this beautifully eco-landscaped area:

Composting -- *Feel the Heat*: Wow! The center of that compost pile is hot! You'll be able to place your hand in a glove, reaching towards the center of a compost pile and feel the heat. This *Feel the Heat* compost display demonstrates that when micro-organisms are provided with the right proportions of food, air and water, they multiply so quickly that their combined energies can create temperatures as high as 160 degrees F. Staff will be available to answer your yard and food waste composting questions.

Soils -- *Nurturing the Soil Ecosystem*: Good healthy soil is the key to a sustainable landscape requiring less water, fertilizer and pesticides. In this section, fairgoers will participate in activities that will teach them to analyze soil texture, test pH levels, recognize the organisms that help make soil fertile, and how to build or maintain good soil.

Wetlands -- *Wild and Wonderful*: Learn about the wonderful value of wetlands. Wetlands protect water quality by filtering pollutants. They provide flood control and protect stream habitat by soaking up rainwater and releasing it slowly. Wetlands provide habitat for fish and wildlife, as well as recreation and educational value for people. Some wetlands help recharge our groundwater resources, which 95% of Pierce County residents use either solely or partially for drinking water.

Stormwater Stencils -- Save Our Streams: A storm drain collects and carries rainwater from streets, parking lots and roof tops and discharges it untreated into our lakes, creeks, streams and Puget Sound. Volunteers in Pierce County have stenciled storm drains in their neighborhoods to remind people not to dump trash or toxins down the drains.

Bugs -- Beneficial Bounty: Can you recognize the good bugs in your garden? Beneficial insects help control pest infestations by providing natural controls for bugs that prey on plants. Children will have fun at the *Name that Bug* display. They'll be able to get real close using our magnifying glasses to look at trays of real bugs and, for the creative, we'll provide *Beneficial Bug* coloring sheets.

Wildlife Garden -- Support backyard critters: Did you know that you can "naturescape" your yard to support wildlife by providing the basics -- food, shelter and water. There will be samples of plants that provide food for animals and examples of birdhouses, bat boxes and brush piles for animals to nest or find cover. Signage will cover the importance of providing these essentials for urban and suburban wildlife. The display will also include a mulching mower, recycled products, a worm bin (food waste composting) and much more.

*Pierce County Solid Waste Division; Clover Park Technical College;
Lund Recovery, Inc.; Allan Block Northwest; Country Green; Jennings Equipment*

Environmental Shopping Game:

Who's the smartest shopper in the house? Mom, Dad, or little Susie? Find out at the fair! A grocery store setting, stocked with everyday products, is where we learn who knows how to *Shop Smart!* This game gives people the opportunity to test their consumer savvy -- not economic, but ecologic awareness. Will you choose products that reduce the amount and toxicity of trash? Can you "close the recycling loop" by purchasing products which use recycled materials? Fairgoers learn *Shopping Smart* tips such as: Choose products with the least amount of packaging * Buy products that are easily recyclable * Select durable, reusable or refillable products and packaging * Buy in bulk * Look for recycled products and packaging * Make decisions to reduce toxic waste. And if that wasn't excitement enough, each hour the high scorers (smart shoppers) are eligible for a prize drawing.

Pierce County Solid Waste Division; Larry's Markets; Clover Park Technical College

Eco-tainment Stage:

Music, magic, plays, and workshops -- environmental entertainment and education at its best!

A Touch of Magic: Join us to see Steffan Soule perform magic illustrating how to care for the environment. (Sunday, April 21st at 1:00, 3:00 and 5:00 pm)

The Incredible Undersea Trial of Joseph P. Lawnboy: Music, Comedy, and Audience Participation await! This is the story of a student named Joe who falls into the water one day while fishing, becomes tangled up in a submerged shopping cart, and gets put on trial for his "crimes against the sea". The court's jury will consist of fairgoers in the audience. While laughing at the songs and puns, the audience learns such valuable concepts such as: characteristics that define a watershed, irresponsible human activities that affect a watershed, and practical advice for ways that people can positively impact a watershed. (Saturday, April 20th at 1:00 and 4:00 pm)

... and demonstrations on Earthwise Gardening and Making and Using Compost at Home!

Arts & Crafts:

Don't forget to bring your imagination to the Fair! A little bit will go a long way at our Arts and Crafts table. Take the opportunity to turn someone's "want-nots" into Spring Fair hats, wands, and other creative treasures. Create a recycled souvenir to bring home.

Pierce County Solid Waste Division

The Environmental Home and Workplace:

We have created real-life settings where you can examine products made from recycled materials and learn alternatives to, and disposal options for, household hazardous waste. You'll learn about air quality, energy conservation and even how you can recycle at work!

- Stroll through the living area and see an amazing variety of products made from recycled materials: Carpeting made from recycled pop bottles ☺ lounge chair & ottoman made from post-consumer recycled plastic ☺ picture frame made with used automobile radiator parts ☺ and outside the house area you'll find a dog house (which was made by reusing an old washing machine) where the roof has three different roof types: recycled aluminum (soda cans), plastic (used computer casings) and rubber (recycled tires).

Pierce County Solid Waste Division

- The *Green Garage* provides the do-it-yourselfer with information about motor oil and antifreeze recycling programs.

Tacoma-Pierce County Health Department

- *Clean air* is up to you. Visit our interactive display unit, where, by walking through our "house" you discover the many ways each of us personally pollutes the air. Also available: information regarding indoor and outdoor burning and vehicle emissions.

Tacoma-Pierce County Air Quality Committee

- Save the environment and money at the same time! Learn about *energy conservation* programs currently offered in your community. See an energy efficient appliance display which includes a horizontal axis (tumbling action) clothes washer, SERP refrigerator, heat pump water heater and an energy efficient water heater. We'll also have compact fluorescent lights on hand and water conservation information, too!

Tacoma Public Utilities - Energy Conservation Program

- It's easy to start a recycling program at work, school, anywhere. This display will give you lots of helpful how-to ideas!

LeMay Enterprises

- Rest your feet for a moment. Notice anything special about the bench you're seated on? It could be made from plastic containers that you recycled! A local company, Metro Plastics, is making a variety of recycled plastic lumber products from the plastics that are recycled in Pierce County. Examine the products and learn more about plastic recycling and collection services.

Tacoma Recycling Company, Inc.

Fix A Leaky Faucet:

Learn how YOU can easily repair that annoying "drip, drop, drop, drip" (you know, the one that wakes you up at three in the morning). We'll provide the faucets, washers and tools and after receiving some brief "how-to" instructions . . . on your mark, get set, fix that faucet! For an added bit of fun, you'll be timed. Prizes will be awarded to the fastest faucet fixers each day.

Pierce County Solid Waste Division

Environmental Wheel:

Spin the wheel -- click, click, click -- lights are flashing -- click, click -- what category will it land on.... recycling, precycling, reuse, composting, household hazardous waste? -- click - My category is Household Hazardous Waste and the questions is "Name a non-toxic way to unclog drains" Hmmm... "Use a plunger?" Correct answer - You win! A prize is given out for correct answers. Fun for all!

Pierce County Solid Waste Division

Pierce Transit: *Commuting Without Polluting*

Pierce Transit would like to introduce you to their bus system and tell you about their fleet of compressed natural gas buses. Information will be provided on their service area, bus schedules and general bus riding tips. Climb aboard a 1992 Orion bus powered by a Cummins L10 Natural Gas Engine. The exterior paint scheme on this particular bus was designed by the Tacoma Art Museum and local Tacoma elementary school children.

Pierce Transit

Thank you, Pierce County Recyclers!: Last year, Pierce County became the first in the state and one of the first in the nation to recycle 50% of its solid waste. Pierce County residents and businesses recycled approximately 590,000 tons of material during 1995. This represents **50 percent** of all waste materials generated. Congratulations!

1996 Puyallup Spring Fair Hours:	Thursday, April 18	Noon - 9 pm
	Friday, April 19	10 am - 10 pm
	Saturday, April 20	10 am - 10 pm
	Sunday, April 21	10 am - 7 pm

Gate Admission Prices:	General	\$5.00
	Juniors (6-12 years)	\$3.00
	Under Six	Free

Parking: Plenty of FREE parking in fair lots.

For more information contact: Nancy Morrison
 Pierce County Solid Waste Division
 9116 Gravelly Lake Drive SW
 Tacoma, WA 98499-3190
 (206) 593-4050
 (206) 582-9146 (Fax)



City of Gig Harbor. The "Maritime City."

3105 JUDSON STREET
GIG HARBOR, WASHINGTON 98335
(206) 851-8136

TO: MAYOR WILBERT AND CITY COUNCIL
FROM: MARK HOPPEN, CITY ADMINISTRATOR *MH*
SUBJECT: PURCHASE AND SALE AGREEMENT - BOGUE BUILDING
DATE: APRIL 17, 1996

INFORMATION/BACKGROUND

Attached is a purchase and sale agreement for the Bogue Building. A "community room" covenant is defined in the agreement which provides for the notification of the city if the area committed to community use in the building is not continued. If notification takes place within five years of the date of the agreement, then the city may repurchase the property at the purchase price. If the community use in the building is not continued after a five year period, then two methods of resolution enable the establishment of a market value for the property, and the city may repurchase within a period of days.

POLICY CONSIDERATION

This purchase covenant should provide the city with a reasonable control over the community use of the building. Council would need to determine which party should pay excise taxes for the purposes of this agreement, as well as how many days will be provided to repurchase subject to the last sentence of Section 7. D.

FISCAL CONSIDERATIONS

The price for sale listed in the agreement is \$155,000.

RECOMMENDATION

Staff recommends that Council review the purchase and sale agreement, recommend additions and alterations if any, and request staff to submit the agreement to the Chamber of Commerce.

DRAFT -- April 14, 1996

PURCHASE AND SALE AGREEMENT

THIS AGREEMENT is made and entered into as of this ____ day of _____, 1996, between the City of Gig Harbor, Washington ("Seller"), and the Gig Harbor/Peninsula Chamber of Commerce, a non-profit corporation ("Purchaser").

To provide for the purchase and sale of the property herein described it is agreed:

1. **PURCHASE AND SALE.** Seller agrees to sell to Purchaser, and Purchaser agrees to purchase from Seller, upon the terms and conditions hereinafter set forth, that certain property commonly known as the Bogue Building, _____, Gig Harbor, Washington, and legally described in Exhibit A attached hereto and incorporated herein as if set forth in full (the "Property").

2. **PURCHASE PRICE AND TERMS OF PAYMENT.** The total purchase price for the Property is One hundred fifty five thousand Dollars and no/cents (\$ 155,000.00) payable at Closing less the earnest money paid. Purchaser shall, concurrently with its execution of this Agreement, deposit with _____, _____ Dollars and no/cents (\$ _____ .00) as its earnest money under this Agreement.

3. **CONVEYANCE.** Upon Closing, title to the Property shall be conveyed from Seller to Purchaser by a Statutory Warranty Deed.

4. **TITLE.** Seller warrants that Seller has the right to sell the Property on the terms herein. The Purchaser agrees to furnish and pay for a Purchaser's Policy of Title Insurance. Title to the Property is to be free of all encumbrances or defects, except: (1) those which the Purchaser may determine in its sole discretion are consistent with its intended use of the Property; and (2) the encumbrance described in Section 7 of this Agreement. Seller and Purchaser authorize the party hereinafter designated as Closing Agent to immediately apply for a preliminary commitment for a WLTA Standard Coverage for Buyer's Policy of Title Insurance in the amount of \$ _____ .00. Said preliminary commitment, and the policy to be issued, shall ensure fee title to the Property free and clear of all liens, encumbrances or defects, and shall contain no exceptions other than those provided for in said standard form and the encumbrances or defects identified as acceptable to the Purchaser as provided herein. Encumbrances to be discharged by Seller shall be paid from Seller's funds at Closing. If the title cannot be made insurable as set forth above prior to the Closing Date, this Agreement shall thereupon be terminated as to the Purchaser and Seller.

5. ESCROW AND CLOSING.

A. Closing Agent - Date of Closing. The sale shall be closed in an office designated by Seller no later than _____, 1996, upon which date this Agreement shall terminate. Escrow shall be opened at _____, referred to in this Agreement as the "Closing Agent." The Purchaser and Seller shall deposit with the closing agent, all instruments, documents and monies necessary to complete the sale in accordance with this Agreement. Purchaser currently leases the property from the Seller, and agrees to maintain the property and its improvements in their present condition, normal wear and tear excepted, until Purchaser is entitled to possession. In the event that this sale cannot be closed by the date provided herein due to the unavailability of either party, the Closing Agent, or financing institution to sign any necessary document, or to deposit any necessary money, because of any interruption of available transport; strikes, fire, flood or extreme weather; governmental regulations; incapacitating illness; acts of God; or other similar occurrences; the Closing date shall be extended seven (7) days beyond cessation of such condition, but in no event more than fourteen (14) days beyond the Closing as provided herein without written agreement of the parties.

B. Expenses of Escrow. Title insurance premiums, loan fees and all other costs or expenses of escrow shall be paid as follows:

1. The full cost of securing the title insurance policy for Purchaser referred to herein shall be paid by Purchaser;
2. The cost of recording the Deed to Purchaser shall be paid by Purchaser;
3. The cost of excise taxes, if any, necessary to record the Deed to Purchaser shall be paid by _____.
4. All costs and fees including expenses incident to Purchaser's financing on the Property, if any, shall be paid by Purchaser.
5. All other expenses of escrow and recording fees shall be paid by Purchaser. Encumbrances to be discharged by Seller to provide clear title shall not be expenses of escrow.

C. Pro-Rations. All real property taxes, assessments, and utility charges against the Property shall be pro-rated as of the date of closing. Said prorations, if any, shall be effected on the basis of the latest available tax bills and other applicable statements and based upon a 365 day calendar year. If current year tax statements are not available at the close of escrow, the prorations will be made as above provided and shall be adjusted between Purchaser and Seller outside of escrow as soon as the filed tax bills or other information is available.

D. Closing Defined. Closing for the purpose of this Agreement, is defined as the date that all documents are executed and the sale proceeds are available for disbursement to Seller. When notified, Purchaser and Seller will deposit, without delay, in escrow with Closing Agent, all instruments and monies required to complete the transaction in accordance with this Agreement.

6. POSSESSION. Purchaser shall be entitled to possession at Closing.

7. COMMUNITY ROOM COVENANT.

A. **Current Use of Community Room.** Purchaser currently leases the property from the Seller, and now allows use of a Community Room, described in Exhibit B, attached hereto and incorporated herein by this reference, by the public on an "as available basis." Purchaser handles scheduling and provides custodial services for the Community Room. Purchaser does not charge fees for use of the Community Room to non-profit community services clubs, youth, charity, schools, senior groups, health service organizations, human service organizations or the City.

B. **Continued Use of Community Room After Closing.** The Purchaser acknowledges that the Seller expressly conditions the sale of the property upon the Purchaser's agreement to allow continued use of the Community Room as described in paragraph 7(A) above, or equivalent space in the building on the Property. This condition shall be included in the Statutory Warranty Deed which conveys the Property from the Seller to the Purchaser, and shall also be included in a covenant executed by the parties which is recorded against the Property. Such covenant shall run with the land and bind all future owners acquiring equitable or legal interests in the property. Accordingly, by its acceptance of a deed or other instrument vesting a substantial beneficial interest in all or any portion of the Property in the Purchaser or any future owner or assignee, the Purchaser and each owner or assignee shall covenant to be bound by these obligations.

C. **Reversion, Enforcement.** The covenant recorded against the property shall contain provisions regarding the Seller's enforcement of violations of this condition, which shall include reversion of the property to the Seller and/or other remedies available to the Seller under applicable law.

D. **City's Option to Repurchase Property.** At any time after the Closing and purchase of the Property by the Purchaser, if the Purchaser is either unable or chooses not to comply with the condition of purchase contained in this Section 7, then the Purchaser may notify the Seller that the Seller may exercise an option to repurchase the Property. Upon such notification, the Seller may exercise the right, privilege and option to repurchase an undivided interest in the Property described in Exhibit A. The price of the Property shall be determined under one of the following methods: (1) if the Purchaser notifies the Seller of its ability to repurchase the Property within five (5) years of the date of this Agreement, the Seller may

repurchase the property for the same price as the Property was sold to the Purchaser in this Agreement; (2) if the Purchaser notifies the Seller of its ability to repurchase after five years have elapsed from the date of this agreement, then: (a) the parties may agree upon a price, after consulting with their real estate appraisers, but if unable to agree, (b) the Purchaser shall choose a real estate appraiser, and the Seller shall choose an appraiser, and these two appraisers shall choose a third appraiser, who shall determine the fair market value of the Property. The Seller shall purchase the Property for its fair market value as determined by the third appraiser within _____ days, unless the parties otherwise agree to a different date in writing.

8. CONDITION OF PROPERTY. Purchaser acknowledges that it is familiar with the property and has investigated same. Purchaser agrees to purchase the property in its present condition on the terms noted. PURCHASER AGREES THAT, EXCEPT AS OTHERWISE PROVIDED HEREIN, PURCHASER IS ACQUIRING THE PROPERTY IN ITS CURRENT CONDITION AS IS, WHERE IS, AND SELLER HAS NOT MADE, DOES NOT MAKE, AND SPECIFICALLY NEGATES ANY REPRESENTATIONS OR WARRANTIES, EITHER ORAL OR WRITTEN, EXPRESS OR IMPLIED, AS TO THE CONDITION OR STATUS OF THE PROPERTY.

9. DEFAULT.

A. By Seller. In the event of any default by Seller, Purchaser shall, in addition to any other remedy Purchaser may have including specific performance, be entitled to immediately cancel this Agreement and receive a refund of its earnest money deposit and interest; provided, however, Purchaser may, at its option, waive any default by Seller and proceed with the purchase of the Property.

B. By Purchaser. If Purchaser fails, without legal excuse, to complete the purchase of the property, the earnest money deposit made by the Purchaser shall be forfeited to the Seller as the sole and exclusive remedy available to the Seller for such failure. The parties intend this provision to be governed by RCW 64.04.005(1)(a).

10. ATTORNEYS' FEES. In the event any action or proceeding to compel compliance with, or for a breach of, the terms and provisions of this Agreement, the prevailing party shall be entitled to recover from the losing party all costs and expenses of such action or proceeding, including, but not limited to the reasonable attorneys fees of the prevailing party.

11. ASSIGNMENT. This Agreement may not be assigned without either party's prior written consent.

12. CASUALTY LOSS. If, prior to Closing, improvements on the Property shall be destroyed or materially damaged by fire or other casualty, this Agreement, at the option of the Purchaser, shall become null and void.

13. RELEASE AND COVENANTS NOT TO SUE. Purchaser agrees to indemnify, hold harmless and defend the Seller from and against any and all claims, actions, suits, liability, loss, cost, expenses and damages of any nature whatsoever, including costs and attorneys' fees, which are caused by or arise out of the ownership, operation or maintenance of the Property by Purchaser, or any fact, circumstance or event which occurred prior to or after the Closing Date.

14. WRITTEN NOTICE. Any written notices required by this Agreement shall be sent by mail to the following addresses:

PURCHASER:

Gig Harbor/Peninsula Chamber of Commerce
3125 Judson Street
Gig Harbor, WA 98335

SELLER:

Mayor Gretchen Wilbert
3105 Judson Street
Gig Harbor, WA 98335

with a copy to:

Ogden Murphy Wallace, P.L.L.C.
2100 Westlake Center Tower
1601 Fifth Avenue
Seattle, WA 98101-1686

15. TIME IS OF ESSENCE. Time is of the essence of this Agreement.

16. SURVIVAL. The representations made by the parties in Sections 7, 8, 9, 10 and 13 shall survive closing.

17. COMPLETE AGREEMENT. This Agreement supersedes any and all agreements, written or oral between the parties hereto regarding the subject Property, which are prior in time to this Agreement. Neither Purchaser or Seller shall be bound by any understanding, agreement, promise, representation or stipulation, express or implied, not specified herein.

18. GOVERNING LAW. This Agreement shall be construed and interpreted under the laws of the state of Washington.

EXECUTED on the dates hereinabove written.

PURCHASER:

CHAMBER OF COMMERCE

President

SELLER:

CITY OF GIG HARBOR

Mayor Gretchen Wilbert

Attest/Authenticated:

City Clerk/Administrator,
Mark Hoppen
Date: _____

Approved as to Form:

City Attorney

Exhibit A
Legal Description of Property

Exhibit B
Legal Description of Community Room

PROCLAMATION OF THE MAYOR OF THE CITY OF GIG HARBOR

WHEREAS, the Washington State Federation of Women's Clubs was organized in 1896; and

WHEREAS, the Washington State Federation of Women's Clubs is affiliated with the General Federation of Women's Clubs which is the largest and oldest non-denominational, international service organization of volunteer women in the world with 10 million members in all fifty states, the District of Columbia and Puerto Rico, and forty countries worldwide; and

WHEREAS, the Washington State Federation of Women's Clubs maintains substantive resolutions stating the organizations policies and legislative programs encompassing six departmental areas including the arts, conservation, education, home life, public affairs an international affairs; and

WHEREAS, the Washington State Federation of Women's Clubs provides organizational structure and corporate and non-profit sponsored programming to enable women in their communities to have excellent resource materials in order to accomplish goals through volunteer service; and

WHEREAS, the Washington State Federation of Women's Clubs provides opportunities for personal skill development, studies issues, educates the public, stimulates civic consciousness, trains leaders, and opens avenues for constructive public service; and

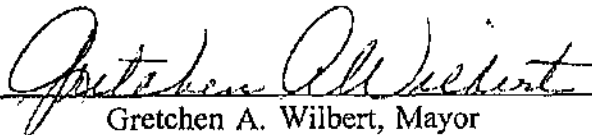
WHEREAS, the Washington State Federation of Women's Clubs has strengthened its membership by developing a vital and continuing commitment to community improvement; and

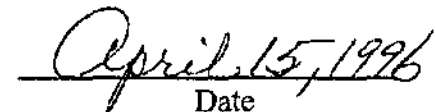
WHEREAS, the Washington State Federation of Women's Clubs, having 1,520 members and 76 clubs; and

WHEREAS, the Washington State Federation of Women's Clubs celebrates April 26 and 27, 1996 as Washington State Federation of Women's Clubs Centennials; therefore

BE IT RESOLVED, that club women in all Washington State communities celebrate the 100th anniversary of the Washington State Federation of Women's Clubs and recognizes the many hours of volunteer service to their communities, I, GRETCHEN WILBERT, HEREBY PROCLAIM April 26-27 as

WASHINGTON STATE FEDERATION OF WOMEN'S CLUBS DAYS


Gretchen A. Wilbert, Mayor


Date

PROCLAMATION OF THE MAYOR OF THE CITY OF GIG HARBOR

WHEREAS, the Performance Circle Community Theatre in Gig Harbor has accepted the challenge to purchase and develop the Peacock Hill Meadow into a year round performing Arts Center, and

WHEREAS, the Performance Circle enriches our community with live theatre, and

WHEREAS, community theatre provides an outlet for creative expression for people in all walks of life and constructive programs for youth and their families, and

WHEREAS, community theatre is a collaborative project building teamwork, friendships, and community pride, and

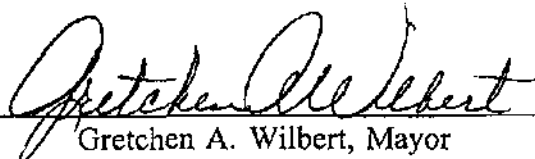
WHEREAS, community theatre contributes to economic development and our quality of life, and

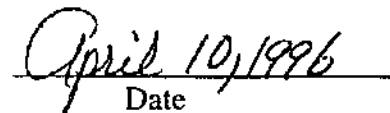
WHEREAS, local volunteers contribute considerable talent, time, love, and energy to community theatre, and

WHEREAS, community theatre reaches millions of Americans in communities large and small making it the most often attended performing art in America.

NOW, THEREFORE, I, Gretchen A. Wilbert, Mayor of the City of Gig Harbor, **DO HEREBY PROCLAIM**, April 20, 1996 through April 27, 1996 as

NATIONAL COMMUNITY THEATRE WEEK


Gretchen A. Wilbert, Mayor


Date



City of Gig Harbor. The "Maritime City."

3105 JUDSON STREET
GIG HARBOR, WASHINGTON 98335
(206) 851-8136

TO: MAYOR WILBERT AND CITY COUNCIL MEMBERS
FROM: WES HILL, PUBLIC WORKS DIRECTOR *W.H.*
DATE: APRIL 17, 1996
**SUBJECT: JERISICH DOCK IMPROVEMENTS - INTERAGENCY COMMITTEE
FOR OUTDOOR RECREATION**

INTRODUCTION/BACKGROUND ISSUES

Construction of improvements to the Jerisich Dock have been contemplated in at least the last two annual budgets, and were recommended in the 1994 Comprehensive Plan (re., p. 74, p. 79, and Appendix 5, Tab 1). In a February 23, 1996 memorandum to you, I had recommended delaying construction until 1997 to minimize disruption during the 50th anniversary celebrations, and to allow refinement of scope along with identification of possible options for funding assistance.

Subsequently, the following improvements have been identified as desirable elements for this project:

1. Dock extension in accordance with previously submitted permit applications.
2. Installation of a pay-per-use boat pump-out station at the end of the extended dock.
3. Replacement of creosote timber piling with concrete piling.
4. Installation of new floats, and modifications/replacement of existing floats, to provide more freeboard, bull rails (in place of cleats), and internal piling block-outs (to replace external hoops).
5. Upgrading, and extension of the fire line and appurtenances.
6. Replacement of the pedestrian access ramp.
7. Addition of pedestrian lighting.

A preliminary notice of intent to request funding assistance from the IAC has been submitted. The next step in the application process will be a formal submittal which is due May 1, 1996. A formal resolution by the City Council confirming the City's intent and process is one of the required elements for the submittal package. Interviews with prospective grantees are tentatively scheduled for June 1996.

FISCAL IMPACT

The preliminary cost estimate for these improvements is \$250,000, including engineering. This compares with the previously budgeted amount of \$85,000 for both dock extension and the pump-out station ('95 and '96). The proposed enhancements are intended to meet current fire flow requirements and upgrade deteriorated elements of the existing fire protection system, provide more usable dock space, and increase accessibility and safety for pedestrians.

The State of Washington Interagency Committee for Outdoor Recreation (IAC) offers a program under which these improvements could be eligible for 50% funding assistance. This program was utilized to assist with the two prior improvement projects at Jerisich Park. (The State Parks and Recreation Commission has a program which will provide up to 75% funding for the boat pump-out station which can be used to decrease the local matching funds for the full project).

RECOMMENDATION

I recommend the Council adopt the attached resolution confirming the City's intent to apply for funding, and construct the Jerisich Dock Improvement Project; and authorizing the Mayor to sign grant application requests for the project.

**CITY OF GIG HARBOR
RESOLUTION NO. ____**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GIG HARBOR, WASHINGTON, AUTHORIZING APPLICATIONS FOR FUNDING ASSISTANCE FOR THE JERISICH PARK DOCK IMPROVEMENTS PROJECT TO THE INTERAGENCY COMMITTEE FOR OUTDOOR RECREATION (IAC) AS PROVIDED IN STATUTE CHAPTER 43.99 RCW, "BOATING".

WHEREAS, the City Council of the City of Gig Harbor has approved The 1994 Gig Harbor Comprehensive Plan which includes the Jerisich Park Dock Improvements; and

WHEREAS, the City Council has included funding in the current year and prior Annual Budgets and plans to include funding in the 1997 Annual Budget for the Jerisich Park Dock Improvements; and

WHEREAS, under the provisions of the Boating Facilities Program, state and federal funding assistance has been authorized and made available to aid in financing the cost of land and facilities for local public bodies; and

WHEREAS, the City of Gig Harbor considers it in the best public interest to develop, expand and enhance public dock space and marine access in Gig Harbor Bay;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Gig Harbor, Washington, as follows:

That the Mayor is authorized to make formal application to IAC for funding assistance;

That any funding assistance so received be used for the development of the Jerisich Park Dock Improvements;

That the City of Gig Harbor's share of project funding is shown in the Capital Facilities element of the Comprehensive Plan and the funds will be budgeted in the 1997 Annual Budget;

That any property acquired or facility developed with IAC financial aid will be placed in use as an outdoor recreation facility and be retained in such use in perpetuity unless as otherwise provided and agreed to by the City of Gig Harbor, the IAC, and any affected federal agency;

That this resolution will become part of a formal application to IAC;

That adequate notification has been given and opportunity provided for public comment on this project through the Capital Facilities element of the 1994 Comprehensive Plan and Annual Budget preparation processes;

PASSED this ____ day of _____, 1996.

Gretchen A. Wilbert, Mayor

ATTEST:

Mark E. Hoppen
City Administrator/Clerk

Filed with City Clerk:
Passed by City Council:

RECEIVED

APR 8 1996

WASHINGTON STATE LIQUOR CONTROL BOARD-License Services
1025 E Union - P O Box 43075
Olympia WA 98504-3075

CITY OF GIG HARBOR

TO: MAYOR OF GIG HARBOR

4-3-96

SPECIAL OCCASION #366009

CLASS: GJK

GIG HARBOR PENINSULA CHAMBER OF COMMERCE
3125 JUDSON ST
GIG HARBOR, WA

DATE/TIME: APRIL 29, 1996 5PM TO 1AM

PLACE: GIG HARBOR YACHT CLUB

CONTACT: GORDON 815-6865

PLEASE RETURN ONE COPY TO THE LIQUOR CONTROL BOARD

SPECIAL OCCASION LICENSES

- * G - License to sell beer on a specified date for consumption at specific place.
- * J ___ License to sell wine on a specific date for consumption at a specific place.
___Wine in unopened bottle or package in limited quantity for off premises consumption.
- * K - Spirituous liquor by the individual glass for consumption at a specific place.
- * I - Class I, to class H licensed restaurant to sell spirituous liquor by the glass, beer and wine to members and guests of a society or organization away from its premises.
- * I - Annual license for added locations for special events (Class H only)

If return of this notice is not received in this office within 20 days (10 days notice given for Class I) from the date above, we will assume you have no objection to the issuance of the license. If additional time is required please advise.

1. Do you approve of applicant? YES__ NO__
2. Do you approve of location? YES__ NO__
3. If you disapprove and the Board contemplates issuing a license, do you want a hearing before final action is taken? YES__ NO__

OPTIONAL CHECK LIST	EXPLANATION	
LAW ENFORCEMENT	_____	YES__ NO__
HEALTH & SANITATION	_____	YES__ NO__
FIRE, BUILDING, ZONING	_____	YES__ NO__
OTHER:	_____	YES__ NO__

If you have indicated disapproval of the applicant, location or both, please submit a statement of all facts upon which such objections are based.

DATE _____ SIGNATURE OF MAYOR, CITY MANAGER, COUNTY COMMISSIONERS OR DESIGNER _____

C090080-2

WASHINGTON STATE LIQUOR CONTROL BOARD

DATE: 4/03/96

LICENSED ESTABLISHMENTS IN INCORPORATED AREAS CITY OF GIG HARBOR
FOR EXPIRATION DATE OF 6/30/96

APR 5 1996
CITY OF GIG HARBOR

	LICENSEE	BUSINESS NAME AND ADDRESS	LICENSE NUMBER	CLASSES
1	JEON, CATHERINE SUNSOOK	DOWN EAST RESTAURANT 5775 SOUNDVIEW DR GIG HARBOR WA	078044	C D
2	KEITH UDDENBERG, INC.	KEITH UDDENBERG THRIFTWAY 3110 JUDSON AVE GIG HARBOR WA 98335 0000	362719	E F
3	KEITH UDDENBERG, INC.	STOCK MARKET FOODS #352 5500 OLYMPIC DR BLDG B GIG HARBOR WA 98335 0000	076448	E F

WASHINGTON STATE LIQUOR CONTROL BOARD-License Services
1025 E Union - P O Box 43075
Olympia WA 98504-3075

RECEIVED
APR 18 1996
CITY OF GIG HARBOR

TO: MAYOR OF GIG HARBOR

4-16-96

SPECIAL OCCASION #071845

CLASS: GJK

FOE 4359
1110 N STEVENS
TACOMA, WA

DATE/TIME: MAY 18, 1996 3PM TO 12AM

PLACE: 4425 BURNHAM DR GIG HARBOR WA

CONTACT: ROY LAMBERT 627-9124

PLEASE RETURN ONE COPY TO THE LIQUOR CONTROL BOARD

SPECIAL OCCASION LICENSES

- * G - License to sell beer on a specified date for consumption at specific place.
- * J License to sell wine on a specific date for consumption at a specific place.
 Wine in unopened bottle or package in limited quantity for off premises consumption.
- * K - Spirituous liquor by the individual glass for consumption at a specific place.
- * I - Class I, to class H licensed restaurant to sell spirituous liquor by the glass, beer and wine to members and guests of a society or organization away from its premises.
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1. Do you approve of applicant? YES__ NO__
2. Do you approve of location? YES__ NO__
3. If you disapprove and the Board contemplates issuing a license, do you want a hearing before final action is taken? YES__ NO__

OPTIONAL CHECK LIST	EXPLANATION	YES	NO
LAW ENFORCEMENT	_____	YES	NO
HEALTH & SANITATION	_____	YES	NO
FIRE, BUILDING, ZONING	_____	YES	NO
OTHER:	_____	YES	NO

If you have indicated disapproval of the applicant, location or both, please submit a statement of all facts upon which such objections are based.

DATE

SIGNATURE OF MAYOR, CITY MANAGER, COUNTY COMMISSIONERS OR DESIGNEE

MAYOR'S REPORT
April 22, 1996



EMERGENCY PREPAREDNESS/MANAGEMENT WITHIN THE CITY

April 1996 is *Emergency Preparedness Month* throughout the State of Washington. Peninsula residents generally are pretty familiar with emergencies such as power outages, wind storms, excessive rainfall and snow accumulations. The one emergency situation we have not experienced is a devastating earthquake. Its time to heed the warnings of an impending crisis and attempt to prepare ourselves emotionally, psychologically, physically, technically and intellectually in the event of the predicted earthquake. It may not happen for 400 years, then again, it may happen tomorrow.

To prepare ourselves we need to know what has been happening in the past, what we are doing now and what we should prepare for in the future.

In 1992, all agencies recognized, in the event of an earthquake registering above 7, the bridge would be closed, roads may collapse and schools will need to facilitate safety for the students if it happens during school hours.

We recognize every family would need to make a plan and accumulate the supplies needed to survive on their own for at least 72 hours and probably longer.

- A communication plan for family members separated at the time of a disaster is essential.
- Neighbors may be called upon to provide shelter for other neighbors and school children of neighborhood parents employed across the bridge.
- A clean water supply is essential to life.
- Broken sewer lines, water lines and gas lines will be immediate concerns for the agencies.
- Fires may erupt with no assistance available from 911.
- Power lines may be down and local phone circuits jammed.

These are just a few of the concerns that initiated the Gig Harbor/Key Peninsula Emergency Preparedness Committee. Since its inception, a great many preparations have taken place.

The Local Agencies: Police, fire, power company, telephone company, school district, along with KGHP Radio, ham radio operators, hospital and emergency staffs, and water suppliers all have plans.

The Citizens: Voted to tax themselves to construct an Emergency Operations Center. That center is under construction at the Swede Hill fire Station Site. District #5 Fire Chief, Larry Clairborne, is the director of the operation at this time.

The Red Cross is researching structural probability in a number of buildings on the Peninsula as probable sites for emergency mass care. They are looking for volunteers in all areas of the Peninsula to train and man the centers.

The GHKPEPC continues their service to provide family and neighborhood preparedness, with business/structural surveys and employee training along with education for individual survival. Please review the minutes of their last meeting.

The City employees are preparing. They recently completed recertification classes in first aid/CPR. Mark has issued the "Major Incident" memo and wallet-sized checklist to be carried by the employees and Councilmembers.

Within the next month, an invitation will be extended to the citizens of Gig Harbor to attend a Community Preparedness Orientation leading toward the goal of establishing Neighborhood Teams of Assistance in preparation for a disaster.

This is an on-going process and we will continue to update the Council on the City's emergency preparedness.



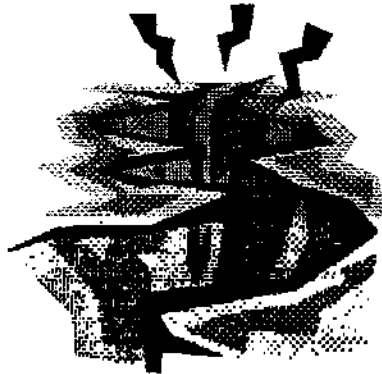
GIG HARBOR-KEY PENINSULAS EMERGENCY PREPAREDNESS
P.O. Box 611 -- Gig Harbor, WA. 98335
(206) 857-3268 Tel/Voice Mail -- (206) 857-3368 FAX

Board Of Directors

Bob Schmidt, General Chairman	Tom Fletcher Vice Chairperson	Jo Anne Gray Secretary	Colleen Franz Treasurer	Gretchen Wilbert Director	John Miller Director
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**THE PENINSULAS' CITIZEN EMERGENCY TRAINING
AND PREPAREDNESS ORGANIZATION**

MEETING NOTICE



THURSDAY, APRIL 25, 1996 -- 6:00 pm TO 8:30 pm

AT THE GIG HARBOR CITY HALL
3105 JUDSON STREET
P.O. BOX 145
GIG HARBOR, WA. 98335
TEL. 851-8136

[GH-KP EPC Meeting Notice FAX Page 2 / Back of mailed page]

AGENDA

<u>Meeting Activity</u>	<u>Notes</u>
1. Approval of Minutes	
2. Financial / Membership Dues Report	
3. New Business	
A. May 13 City Council Meeting – RRS, UW Seismologist	Mayor Gretchen Wilbert
B. Fund Raiser Events Steering Committee	To be established --> Chairperson
C. Other	
4. Committee Reports	
A. Membership	To be established --> Chairperson
B. Train The Trainers	Shirley Rettig -- Chairwoman
i -- Neighborhood Training	
ii -- Business Training	
C. KGHP	Max Bice/Keith Stiles -- Chairmen
D. Building Survival	Richard Buys -- Chairman
i -- Building Safety	
ii -- Coordination of Mass Care Certification	
E. Resources	Marvin Nauman -- Chairman
i -- Water	
ii -- Information and acquisition of EP materials	
iii -- Marina Operators	[GH-KP EPC Function?]
F. Medical Personnel living on the Peninsulas'	Sandra Lyons -- Chairwoman
i -- Dr. Wada	
ii -- Dr. Mary O'brien & her husband (Urgent Care)	Note - Asked for Organization Chart.
iii -- Dr. DeVita (Franciscan)	
5. Old Business	
A. Earthquake Week (April 21 - 27) Activity	Tom Fletcher/Jo Ann Gray/Marsh Allen/Fred Horne/Keith Stiles
B. Gateway and TNT articles	Due into Bob Schmidt by the third Friday of the Month before they are to be published unless otherwise advised.
C. Other	
6. Motion To Adjourn -- By 8:30 PM	

GIG HARBOR-KEY PENINSULAS EMERGENCY PREPAREDNESS COMMITTEE

MINUTES OF THE MEETING MARCH 28, 1996

Gig Harbor City Hall

In attendance:

Bob Schmidt, general chair

Max Bice, KGHP rep and HAM operator

Bob Black, chief, Fire Dist 5

Jo Anne Gray, acting secretary

Tom Fletcher, co-chair; and new King Co Red Cross Director of Emergency Services

Michelle Johnson, Fire Dist 5

Gretchen Wilbert, mayor, city of Gig Harbor

Marvin Nauman, High Sierra video, various committees

Richard Buys, building survey committee

Marsh Allen, water survey

Fred Horne, water survey

Dave Watson, Pen School Dist, Principal-Artondale elem, FD5

Sandra Lyons, WCCW

Dick Mosher, GHKPEPC

Bob Jardin, Lake Holiday Neighborhood coord

Colleen Franz, treasurer

Keith Stiles, KGHP, HAM, Key PN bus assoc

Jim MacDonald, building survey committee

Patrick Gregory, city of Gig Harbor special focus on emergency prep

The meeting was called to order at 6:00p.m. by Bob Schmidt.

The MINUTES were distributed to those who had not received them already and approved as corrected as follows: Name misspellings: Sandra Lyons, Larry Claiborne; page 2, PP 4, next to last line should read, "Current broadcast schedule is from 12 noon to 12 midnight weekDAYS and 8am to 12midnight weekENDS."

Colleen Franz gave the TREASURERS REPORT. Starting balance on 10/31/95 was \$2041.33. Received donations from the Lions, Key Peninsula Business Assoc and the GH American Legion for a total of \$540.00. Costs for postage, paper, envelopes, folders, copies, photos, mileage reimbursement for Shirley for 1995; and tuition to Emergency Management Conference and donation to Lions Disaster Relief = \$814.61 in expenses. The ending balance as of 3/28/96 is \$1766.72. It was moved to bill the School District for the costs incurred in the school road accessibility survey, including photos, folders and copies. Agreed. Colleen will send bill. Motion to accept treasurer's report by JoAnne, seconded by Max, approved.

Bob Jardin noted a new postal rate for non-profit organizations was in effect for non-bulk mailings. Bob Schmidt will check on it.

COMMITTEE REPORTS:

Review of the results of the HEALTH AND SAFETY EXPO: attendance estimates: 315 off the

street, 200 or so exhibitors. The Emergency Committee Booth received about 30 visitors due largely to inconvenient siting of the booth. Half way through, Shirley was moved to a table in the main rotunda area and reached many more visitors, directing them to the display in the far auxiliary gym. Business picked up at the main booth after that. A better location will be chosen for next year. JoAnne thanked these committee members for their part and help with the event: Bob Schmidt, Marsh Allen, Shirley Rettig, Marv Nauman, Richard Buys and Ray Zimmerman.

Dave Watson reported that the SCHOOLS will be running a surprise drill during April in conjunction with the EOC. The all-school-wide earthquake drill will be to test communication systems in the absence of phone and electricity. Bob suggested having neutral observers present to evaluate how it went but others felt this was unnecessary (they'll know how it went) and a tip-off to the surprise drill.

City of GIG HARBOR. Gretchen reported that Bill Lokey of Pierce Co Emerg Mgmt will do a presentation to the Gig Harbor City Council on Monday, April 8, 1996 at 7:00p.m. at City Hall. The 20 minute presentation will review the Pierce Co Emergency Management program available to the city at a cost of 60 cents per person (currently amounting to \$2400.00). The council would like input from the public (who are welcome) as to whether the city should sign up and participate in the program. Bob Black told some of the ways Pierce County helped the area in the recent floods.

FIRE DISTRICT 5: Michelle Johnson, (filling much of the role of Penny Hulse) reported the FD had secured the reader board at the Performance Circle building along highway 16 at the Wollochet exit for 4 days during earthquake week. The board will feature disaster prep messages.

BUILDING AND LAND SURVEY Richard Buys' committee has completed all tasks to date for the survey of school district buildings and road approaches to them evaluating their suitability for shelter and mass care sites. The Red Cross shelter committee will now review their requirements and contact the schools for examination and certification of the sites.

Dave Watson reported that the maps on slope stability done for the Gig Harbor Peninsula by their committee with the Washington State Geologist cannot be done for the Key Peninsula. They will have to look at old records, maps and settlement areas on the KPN.

Richard attended the WASHINGTON STATE EMERGENCY CONFERENCE March 6. He reported learning that the Washington State Patrol is authorized to take charge in emergencies for areas not a part of other organized disaster plans.

The RED CROSS POST DISASTER inspection team plans to be on site of an incident in 24 hours to review what has happened and report to FEMA on damage and casualties. FEMA and Red Cross are charged with getting municipal and commercial areas up first.

Bob passed around a letter of resignation from Marsh Allen citing frustration with the direction the committee has taken away from what he felt were basic, grass-roots needs of citizens. In his concern for saving lives, he felt unsupported in his concentration on key survival issues while the committee attempted more grandiose plans organizing the community. Many committee

members appealed to Marsh to reconsider and expressed appreciation for his efforts on water supplies and other issues. Marsh graciously agreed to stay on and continue his life-saving efforts.

WATER COMMITTEE Marsh Allen is checking on what wells in the area need in the way of generators and horse power to operate pumps. Harbor Water company has no emergency generators at all. They have included a questionnaire in their billings to ask customers if they want to support the purchase of generators. Marsh thinks we could handle most wells with generators of 6500 KW capacity. He felt we should look at the possibilities of purchasing **PORTABLE GENERATORS** to store at the Fire Stations to be available for loan or moving around to whatever wells had survived the event in good condition. These could be used not only for municipal systems but for smaller well districts who could use them to pump their storage tanks full and then return them for use by others. Richard reinforced this by observing that with great earth movement, many wells may be out of service and mobile generators would be needed to get to where they were needed for tapping of then-available water supplies.

Dave Watson mentioned there were federal funds available to help agencies buy this emergency equipment. He will check on this.

Pat Gregory will look at the availability of government surplus equipment.

Bob Jardin said we should apply for a GSA federal assistance number that entitles us as a non-profit organization to purchase government surplus property and other assistance. Bob will check on the details and get the forms for this application and get them to Bob.

It was agreed we need generators at all schools and fire stations as well as loaners. Marv observed we also need a corp of volunteer electricians to hook them up properly.

Keith said the KPN school district had looked into this before and concluded that the public was well served if generators were distributed to the school sites and the schools would be the centers for water distribution. There would also be a higher likelihood of correct usage of the equipment.

In this regard, Dave observed that the schools are already seen as potential centers of non only shelters but distribution of community emergency needs and information. As these are the best we have, we should use the public assets we already have. Dave has already been working on the problem of generators, and specifically for the schools. Marsh agreed to work with Dave on this effort.

NEW BUSINESS

EARTHQUAKE WEEK OBSERVANCES AND ACTIVITIES What are we going to do for Earthquake week (April 21-27)? Bob has arranged a table display area in the Gig Harbor Library on Point Fosdick Drive in the foyer. Keith will investigate display space in the Key Peninsula Library. Max Bice said KGHP Radio could run spots before, during and after the week, and, for that matter, all April as Emergency Prep Month. They already have plans to have the station focus on Earthquake Week. Bob and Marsh agreed to live and taped interviews and spots to be run.

Tony Hazarian of the Gateway has contacted Bob for plans for Earthquake Week and materials for feature articles to include that week.

No volunteers accepted responsibility for organizing the overall Earthquake Week events.

It was agreed that Water should be part of the major focus for public education as it is THE

crucial element essential to life. Fred Horne, Marsh Allen and JoAnne will work together on water displays for the libraries. Discussion centered around availability of water storage containers. Dave said the schools had a free source of 55 gallon poly drums. Apparently Nalley can provide 60 drums a month.

Keith is willing to do the set up of the display at the KPN library.

KGHP Max reported that Larry Claiborne (FD5 and EOC chief) attended their last advisory committee meeting for KGHP and things were moving along with regard to KGHP's involvement in emergency planning. Keith will work on plans for featuring Earthquake Week at KGHP.

GATEWAY EMERGENCY PREP ARTICLES Dave Watson turned in his promised article on the role of the schools in emergency planning. Marsh Allen's water article is in the queue, one of JoAnne's is in and available. Bob Black agreed to do one on Fire Protection for July. Michelle Johnson will do one on Business Education and fire protection/emergency preparedness for August. All submissions are to be sent to Bob who will in turn send them to Tony.

Gretchen introduced Pat Gregory, a new addition to our committee. Pat is a Harbor resident, and has 30 years experience with the federal government in the DEA and CIA as well as work with FEMA. She has persuaded him to work with the City of Gig Harbor focusing on emergency preparedness. Pat will also help Marsh with the water project as well as general scrounging of equipment and supplies from various sources.

Michelle Johnson was introduced as another new participant. She is with Fire District 5 concentrating on training to businesses in emergency preparedness. She works closely with Lakewood (Penny Hulse) and other districts.

A motion to adjourn was passed at 8:03 p.m.

DATE: February 23, 1996

TO: THE HONORABLE MAYOR GRETCHEN WILBERT AND CITY COUNCIL

FROM: Wes Hill, P.E.
Public Works Director

RE: Project Status Report

I had an opportunity to meet with our Public Works Committee on Wednesday, February 21, 1996. Based on the projects they were interested in, and a notable subsequent event, I would like to take this opportunity to provide a brief update on that recent event, and the status of several projects currently in progress and/or scheduled for 1996:

- Water Main Break (2/20/96)

We estimate that approximately 200,000 gallons of City water were lost when the 8-inch asbestos cement water transmission line on the west side of the Harborview Drive-Stinson Avenue intersection ruptured last week (at approximately 7:30 p.m., Wednesday, February 21, 1996). Our crew did an excellent job of responding, locating and repairing the damaged pipe section, and restoring the area and water service. The support of the neighbors in the area and on-duty police officers Brad Carpenter and Kelly Busey were especially appreciated.

Due to the displacement of subgrade materials and the asphalt pavement, we are continuing to monitor the area. Based on past experience, we anticipate that additional road repairs will be needed. This is the third water main break in 4-years on Harborview Drive. Our Comprehensive Water Plan indicates that asbestos-cement pipe comprises over one half of our existing delivery system ('93). We are exploring funding options and will be reexamining our water main replacement schedule.

- N. Harborview Drive - Harborview Drive Projects

Final acceptance has been issued for this project. However, final project close-out will be contingent on resolution of a claim by one of the project's subcontractors against the prime contractor and the City for alleged non-payment for work performed and retainage. We perceive this claim to be without merit, and are coordinating with the City's legal counsel.

- Wastewater Treatment Plant Expansion

Initial startup of the expanded plant was held up in December and January while the Contractor and Consultant worked on resolving several electrical mechanical items. The Auto Thermopyllic Aerobic Digesters were brought on line last week and are now up to temperature. Additional plant components will

be brought on-line during the next two weeks for operational testing. We anticipate that the 30-day Commissioning period will begin the first of April. A change order is in our future.

We have begun discussions with the State Department of Ecology for updating our NPDES permit and will be evaluating staffing requirements for the expanded functional and testing requirements for the upgraded facility.

- Rosedale Street - Bayridge Avenue Improvements

I met with WSDOT representatives the first week of February to allow them an opportunity to confirm our continued capacity to maintain our Certified Agency (CA) status to administer Federal Aid funded projects. While they have not formally advised us, they have indicated that at worst we will retain our provisional CA status. They have also indicated that they will support our singular application for design and construction funding. This means that we do not have to make a separate application for construction funding following design completion, and that we will actually have several years to complete the construction if we choose to delay the project.

Presently, we have received an excellent response to our request for Statements of Qualifications from the engineering community. We will be notifying short-listed firms next week for interviews the third week in March. We hope to have WSDOT authorization and the contract negotiated by mid-April.

I am recommending that construction be shifted to late Spring 1997. This is based on the following considerations:

- This will not jeopardize our standing for construction funding (WSDOT).
- Limited window to complete design, and to construct the project without interfering with school buses or the planned 50th Anniversary events,
- Timing for completion and adoption of the new Design Standards for our primary transportation corridors such as Rosedale.
- Time needed to coordinate the proposed improvements with the residents along both streets and with the utilities.

- Judson Street

I am recommending that this project be delayed until at least late summer or early fall to avoid conflicts with the 50th Anniversary events, and to allow time to resolve some geometric design issues on the western portion (approaching Pioneer Way).

- Biosolids Mixing Facility

I am also recommending that this project be delayed until 1997. We would like to develop a better understanding of the expanded plant's operational characteristics and costs before engaging consultant services to begin the

design process. In the interim we will be checking the status and operational experience of other biosolids producing facilities in Western Washington.

- Jerisich Dock Extension and Holding Tank Pump-Out

Due to the impact during the 50th Anniversary events, and the limited window presently provided by permitting agencies for construction, I am recommending that this project be delayed until 1997. In the interim, we will be discussing the time restrictions with the respective agencies, and evaluating other potential project elements considering the difficulties and lead time required for any subsequent improvements. We will also be exploring opportunities for outside funds.

- Kimball Drive Park and Ride

Pierce Transit recently attempted to secure additional project funding to further expand their parking area, and to provide additional improvements on Kimball Drive, and a signal at Wollochet Drive and the SR16 south-bound off-ramp. Apparently the funds were diverted to an HOV lane construction project in Pierce County. We are presently discussing with Pierce County the possibility of having this project begin construction in late summer.

- Impact Fee Ordinance

A draft was received last week and I will be reviewing that over the next several weeks. Carol Morris has suggested in fairly strong language that I also need to expedite review of the draft code provisions for Concurrency Management.

Again, this is a brief overview of the many projects, tasks and activities that I am learning are part of our Department's focus. We will continue to evaluate our projects and potential substitutions for your consideration. I would be pleased to respond to any questions or concerns.

CC: Mark Hoppen, City Administrator
Dave Brereton, Public Works Supervisor
Bill Irely, Wastewater Treatment Plant Supervisor

