

**MINUTES FOR GIG HARBOR CITY COUNCIL MEETING**  
**Monday, May 10, 2021 – 5:30 p.m.**

Due to public health concerns, this meeting was held remotely.

**CALL TO ORDER / ROLL CALL:**

Mayor Kuhn called the meeting to order and called roll. Present: Councilmembers Abersold, Franich, Markley, Rodenberg, and Himes. Councilmember Denson joined the meeting at 5:54 p.m.

Staff: Administrator Larson, Community Development Director Knutson, Public Works Director Langhelm, Finance Director Rodenbach, Tourism/Communications Director Pettitt, City Clerk Towslee, Assistant City Clerk Stecker and City Attorney Sands

**PLEDGE OF ALLEGIANCE:**

**CHANGES TO THE AGENDA:** None.

**CONSENT AGENDA:**

1. City Council Minutes April 25, 2021
2. Receive and file: a) Planning Commission Minutes Apr. 15, 2021; b) Planning/Building Committee Minutes Apr. 5, 2021; c) City Council Special Meeting Apr. 22, 2021; d) City Council Study Session Apr. 29, 2021
3. Annexation Analysis - Professional Services Contract
4. Purchase Authorization – RRFB Assemblies
5. Resolution 1207-GHAC Endeavor Grant Award
6. Comprehensive Plan Update – Professional Services Contract
7. Approval of Payroll for the month of April: Checks #8267 through #8273 and direct deposit transactions in the total amount of \$468,879.08
8. Approval of Vouchers for May 10, 2021: Checks #95234 through 95318 and ACH payments in the amount of \$2,231,908.07.

MOTION: Move to approve the Consent Agenda as presented.  
Himes / Woock – unanimously approved.

**MAYOR’S REPORT:**

1. [COVID-19 Phasing Update](#). Mayor Kuhn announced that we will be getting an update from the Governor’s office on the 18<sup>th</sup> of May so we will know better where we stand. He encouraged everyone to wear their masks and social distance so we can move into the next phase.

2. [Donations Update](#). Mayor Kuhn reported on donations of two benches and a water bottle fill station. Gloria Riley donated the bench located at Skansie Brother’s Park and Gina Bertolino donated the bench installed at Wilkinson Farm Park. The bottle filler at Crescent Creek is due to the generosity of the Shields’ family. This will be operational later due to COVID-19. Mayor Kuhn also reported that he sent a letter of gratitude to Pastor Toone and the Leadership Team of Chapel Hill Presbyterian Church for allowing the use of their campus for several vaccination events.

**PUBLIC COMMENT ON NON-AGENDA ITEMS:**

[Tom Tomlinson – 7019 Stanich Avenue](#) shared his frustration with the tri-plex being constructed on Stanich Avenue which is zoned single-family residence. He has been waiting for a response to the two code enforcement requests filed.

[Thomas Wick – Hunt Street](#). Mr. Wick echoed the previous speaker's frustration with lack of response to enforcement issues, asking the Mayor to allow staff to accept the donation of a storm drainage study.

There were no further public comments.

**STAFF REPORT:**

1. [Conservation Futures Property Update](#). Public Works Director Jeff Langhelm explained that the Purchase and Sale Agreement is proceeding. The next step is to issue the notice to proceed with the appraisal, a notice to proceed the Phase 1 Environmental Impact Statement, and the notice to proceed with a property survey. All reports will be reviewed by council before continuing to the next step.

14. [Stinson / Rosedale Roundabout Project](#). Public Works Director Jeff Langhelm reported that most of the work is complete. He described the few items that needs to be completed to finish out the contract work.

**OLD BUSINESS:** None.

**NEW BUSINESS:**

1. [First Reading and Adoption of Ordinance 1461 amending GHMC 5.28 Special Events](#). Assistant City Clerk Josh Stecker explained that these amendments would allow the city flexibility to refund application fees for events that are cancelled due to unforeseen reasons such as COVID. In addition, these amendments would allow special expressive events to be approved with less than 60-days' notice. He recommended that Council adopt this ordinance at first reading because we are entering into the summer season and organizers want to submit applications. He answered questions.

**MOTION:** Move to approve Ordinance 1461.  
Woock / Abersold – Motion passed 6-1 with Councilmember Franich voting no.

Councilmember Denson left the meeting at this time.

2. [Gig Harbor Canoe and Kayak Race Team Lease at Ancich Park – Second Amendment](#). Public Works Director Jeff Langhelm provided a to-date summary of the project to construct a community paddler's dock. He explained that this amendment would adjust the terms of the lease to establish a new donation amount of not less than \$100,000 which does not include previous donation amounts.

There were no public comments. No Councilmember brought forward a motion. Mayor informed them that without a motion this could not be discussed.

**MOTION:** Move to approve and authorize the Mayor to execute the Second Amendment to the Ancich Park Lease and Agreement for Services with the Gig Harbor Canoe and Kayak Race Team.  
Abersold / Markley -

Director Langhelm addressed Council questions as they deliberated the terms of the second amendment to the lease. Council was unwilling to pass the motion without amendments. An amendment to the motion was offered and clarified prior to the vote.

AMENDMENT: Move to amend Section 3 to allow one 5-year lease starting July 1, 2021 with any future extensions to be subject to Council approval.  
Franich / Himes – motion passed 6-0.

MAIN MOTION: Move to approve and authorize the Mayor to execute the Second Amendment to the Ancich Park Lease and Agreement for Services with the Gig Harbor Canoe and Kayak Race Team *as amended*.  
Abersold / Markley – motion passed 6-0.

[The Mayor announced a brief recess at 7:09 p.m.](#) The meeting resumed at 7:17 p.m.

3. [Murphy's Landing Marina Navigation Channel Dredge Agreement.](#)

Public Works Director Jeff Langhelm explained that the intent of the agreement is to resolve the existing and future responsibility for dredging of the navigation channel that occurs due to the sedimentation process that occurs in the basin. This authorized the city to perform the design and permitting process. He addressed questions.

[Thomas Wick](#) – Hunt Street. Mr. Wick said he thinks the city should incur all costs, including the dredging. He talked about the silt runoff from Donkey Creek.

[Raelene Rogers, Property Manager at Murphy's Landing – 3901 Harborview Drive.](#) Ms. Rogers shared that they had a special assessment to build a berm to address the Donkey Creek Settlement, but this agreement isn't part of that. She said the outfall had a breach.

There were no further public comments.

**MOTION:** Move to approve and authorize the Mayor to execute the Dredging Agreement with the Murphy's Landing Marina.  
Woock / Himes – motion passed 6-0

4. [On-Call Private Development Review Assistance – Professional Services](#) Contract.

Public Works Director Jeff Langhelm explained that this contract will help meet the level of service needed for providing engineering review of private development projects. He answered questions.

The Mayor opened the public comment period.

[Thomas Wick – Hunt Street.](#) Mr. Wick commented that the shortage of engineering employees to perform private development could affect him, and shared concern with several terms in the contract.

There were no more public comments.

Community Development Director Knutson and Public Works Director Langhelm and addressed the concerns voiced by Mr. Wick regarding records retention, the software they use, site visits, and liability coverage. He explained that the engineer that would be working on city

projects is former city employee Josh Gilchrist, who lives close and is familiar with our procedures. Community Development Director Knutson also added her support for this consulting firm.

**MOTION:** Move to approve and authorize the Mayor to execute a Professional services Contract with 3J Consulting Inc. for on-call private development review assistance to support Public Works Engineering Division private development review processes, in an amount not to exceed \$60,060.00.  
Himes / Woock – motion passed 6-0

5. [Sports Complex Lease Agreement – YMCA](#) Exhibits: D-1 Phase I ESA; D-2 Cultural Resources Assessment; D-3 Business Park at Harbor Hill Plat; and E Recommended Grading Analysis.

City Administrator Bob Larson provided the background and provided highlights on the terms for this agreement to build the Sports Complex Phase 1A Improvements, provide public access, and use of the fields. He and [Attorney Sands](#) addressed questions on the language in the recommended motion.

The Mayor opened the public comment period.

[Thomas Wick – Hunt Street](#) voiced concern with the vague language in the contract.

There were no further public comments. The Mayor and Council shared positive input on this agreement which took three years to develop.

**MOTION:** Move to authorize the Mayor to sign the lease agreement with the YMCA of Pierce and Kitsap Counties as presented, with any corrections to scrivener errors that may occur.  
Franich / Himes – motion passed 6-0

#### **COUNCIL REPORTS / COMMENTS:**

1. [Planning/Building Committee](#). Councilmember Himes said the discussion focused on Growth Targets. The committee remains active on that topic and will present a proposal in the near future.

14. [Parks Commission](#) – Councilmember Abersold reported that the committee discussed the following: an inventory of Parks Facilities, implementing an Adopt-A-Park Program, Ancich Waterfront Park storage rental types and fees, election of new officers, the homeless in Grandview Forest Park, classes being held in Crescent Creek Park without permits, and the Eagle Scout project proposed by Edward Peterson, Scout Troop 2217, to install service member flags at Veteran’s Park.

[Mayor Kuhn](#) announced that three Councilmembers were included in virtual interviews for Interim City Administrator this morning. He asked if Councilmembers Franich, Rodenberg and Markley could attend another session on Wednesday. He stressed that he wanted to give every Councilmember an opportunity to meet the candidates.

**ANNOUNCEMENT OF OTHER MEETINGS:**

1. Public Works Committee – Tu. May 11 at 3:00 p.m.
2. Intergovernmental Affairs Committee: Mon. May 24 at 4:00 p.m.

**ADJOURN:**

MOTION: Move to adjourn at 8:04 p.m.  
Franich / Himes – unanimously approved

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Mayor Kit Kuhn

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Molly Towslee, City Clerk