

# POULSBO CITY COUNCIL MEETING OF SEPTEMBER 9, 2009

## MINUTES

**PRESENT:** Mayor Quade; Councilmembers: Berry-Maraist, Erickson, Lord, McGinty, Rudolph, Stern.  
Staff: Berezowsky, Boltz, Booher, Kasiniak, Kingery, Loveless, McCluskey, Stephens, Swiney, Wilson.

**ABSENT:** Councilmember Crowder.

### MAJOR BUSINESS ITEMS

- \* \* \* Payroll – August 1-31, 2009
- \* \* \* Minutes of June 9, 2009 Special City Council Meeting
- \* \* \* Budget Amendment, BA#29-0305 Increase Revenues
- \* \* \* Budget Amendment, BA#29-0306 South Viking Avenue Improvements
- \* \* \* Budget Amendment, BA#29-0307 Shoreline Master Plan
- \* \* \* Set Public Hearing for 2010 Revenue Sources
- \* \* \* Reimbursement Resolution
- \* \* \* Interlocal Agreement with Kitsap County – New City Hall
- \* \* \* Workshop: Comprehensive Plan

### 1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Mayor Quade called the meeting to order in the Council Chambers at 7:01PM and lead the Pledge of Allegiance.

### 2. MAYOR'S REPORT AND CHANGE TO AGENDA

- a. New City Hall update: Mayor Quade stated questions have been raised by a councilmember, whether there are cost savings possibilities on furnishings and finishes. At this point in time most of the finishes are included in the contract. Mayor Quade stated a considerable amount was saved on site work and the building contract. Public Works Director Loveless stated there is a potential savings from the contingency built into the budget, with closely managing the work or change orders, the contingency amount may be saved.

Councilmember Berry-Maraist questioned if there is leeway on the type of materials used. Loveless stated all items and materials were included in the bid documents, the only allowance is for signage. To make any changes on materials at this time, the city would need to pursue deduction alternates, which would need to be negotiated with the contractor.

Councilmember Rudolph stated the furniture has not been contracted and can be reviewed for cost savings measures. Rudolph questioned if the council would like the project team to continue with the review and decision making, or would other council members like to be involved, on the selection of the furniture.

Councilmember Stern asked if an additional council member on the project team would be beneficial. Rudolph questioned why another council member would need to be added and what the benefit would be. Councilmember Erickson expressed it would be beneficial to the project team and the council to have an additional council member. Councilmember Lord agreed to join the project team in Seattle tomorrow, in looking at furniture options.

Public Works Director Loveless reported the new concrete subcontractor has been making good progress; the second deck slab will be poured next week. Also, the offsite work on 3<sup>rd</sup> and Bjermeland Place is complete.

- b.** Tammy Mattson, Historic Downtown Poulsbo Association (HDPA), informed the council of the 1<sup>st</sup> Annual Fall Harvest Festival, on October 10<sup>th</sup> from 2:00-8:00 PM. Councilmember Rudolph questioned if any part of Anderson Parkway be closed and if all food events and vendors be on the grass area only. Mattson confirmed Anderson Parkway will not be closed and all food booths will be on the grass.

Councilmember Lord stated the Community Services Committee has discussed and is supportive of the event.

- c.** Mayor Quade read a letter received from a British Columbia resident that recently visited Poulsbo, who commended the city for being a clean, nice place to visit.
- d.** Mayor Quade stated the council would hold a closed session meeting at the conclusion of the regular meeting, for the purpose of discussing union negotiations.

### **3. MAYOR AND COUNCIL DISCUSSION**

None.

#### **4. COUNCIL COMMITTEE REPORTS (FOR ITEMS ON CURRENT AGENDA)**

- a. Councilmember Berry-Maraist reported the Washington Transportation Commission did not approve the super summer surcharge; and the Poulsbo Trails Committee and the North Kitsap Trails Association received renewals of the National Parks service assistance for another year, for trail planning.

#### **5. CITIZEN COMMENTS**

None.

#### **6. CONSENT AGENDA**

Councilmember Berry-Maraist requested consent item d, Budget Amendment for the South Viking Improvements be removed from consent and have that item considered separately, as she would be recusing herself from the discussion and vote.

**MOTION:** Berry-Maraist/McGinty. Move to approve Consent Agenda items a, b, c and e.

Motion carried unanimously. Absent: Crowder

Councilmember Berry-Maraist stepped out of the Council Chambers.

**MOTION:** McGinty/Rudolph. Move to approve Consent Agenda item d.

Motion carried. Absent: Crowder. Recuse: Berry-Maraist

The items listed are:

- a. Payroll – August 1-31, 2009
- b. Minutes of June 9, 2009 Special City Council Meeting
- c. Budget Amendment, BA#29-0305 Increased Revenues
- d. Budget Amendment, BA#29-0306 South Viking Improvements
- e. Budget Amendment, BA#29-0307 Shoreline Master Plan

#### **7. MAJOR BUSINESS ITEMS**

##### **a. Set Public Hearing for 2010 Revenue Sources**

**MOTION:** Stern/Rudolph. Move to set public hearing for October 7, 2009 at 7:15 PM to review revenue sources for 2010.

Motion carried unanimously. Absent: Crowder

**b. Reimbursement Resolution**

Finance Director Booher stated the Reimbursement Resolution is in anticipation of purchasing the Parks and Recreation building. If the city uses reserve dollars to purchase the building, and eventually goes out for future debt, the resolution would allow for reimbursement to the city from bond proceeds.

Councilmember Erickson reported the Finance/Administration Committee discussed and recommends approval for the resolution.

**MOTION:** Lord/Stern. Move to adopt Resolution No. 2009-12, a resolution of the City of Poulsbo, Washington, authorizing the Finance Director to designate certain expenditures for potential reimbursement from bonds that may be authorized and approved for issuance by the council in the future.

Motion carried unanimously. Absent: Crowder

**c. Interlocal Agreement with Kitsap County – New City Hall**

Mayor Quade stated City Attorney Haney has provided revised language and the redline agreement has been provided to the council. Councilmember Berry-Maraist commented she requested language be added regarding the depreciated value of the building over time, related to the District Court space.

City Attorney Haney summarized the advantages and disadvantages to using construction cost index versus an appraisal.

Councilmember Rudolph expressed the alternate language is fair to both parties; an appraisal is based on the real market value at that time.

Councilmember Lord questioned why the language relating to arbitration was removed, and what the advantage is to the city to have that included or excluded. Haney explained he removed the section; the process to purchase the District Court space consists of three appraisals that will determine the value; one from the city, county and a third party, therefore there should be nothing to dispute.

**MOTION:** McGinty/Rudolph. Move to authorize the Mayor to sign the Interlocal Agreement with Kitsap County upon approval by the County Commissioners, to include the revised section 10.

Motioned carried unanimously. Absent: Crowder

**d. Workshop: Comprehensive Plan**

Planning Director Berezowsky presented the updated matrix of council concerns, comments or requested discussion items. The matrix has been condensed and color coded, based on whether the items are already included, not included, or shouldn't be included in the Comprehensive Plan; only related to the Land Use, Community Character and Transportation chapters.

Karla Boughton, k.b. Consulting, provided an overview of each item and explained whether each item is included in the Comprehensive Plan. Items of discussion included:

1. Centers of Growth- Boughton reviewed the Centers of Growth policy included in the document, stating Olhava (College Marketplace) inadvertently was omitted and recommends it be included in the policy.

Councilmember Rudolph stated his goal in raising the issues, was to give the public and council the opportunity to know what a center is. Rudolph also commented he did not feel there was a need to workshop this item. The discussion tonight should include topics for workshops, not discussing each topic at length tonight.

Boughton suggested adding language to section LU-3.1 that states, "*The City will encourage any future center designations by the Kitsap Regional Coordinating Council (KRCC) when such areas meet the criteria of the county wide planning policies;*" council concurred.

2. Density vs. Community Character- Boughton stated the draft Comprehensive Plan does demonstrate current land use classifications and densities can accommodate the 2025 population allocation, while maintaining the current densities and character.

Councilmember Berry-Maraist stated citizens have expressed concern on increased density and retaining the community character. Many of the areas that are zoned high density are encumbered by critical areas; and the issue needs to be discussed. Berezowsky explained it is the Planning Departments belief that the Comprehensive Plan addresses these issues. There is enough capacity to accommodate the population allocation; without changing any of the current zones.

Councilmember Lord suggested language be added to allow or encourage homeowners to rent a room to college students. City

Attorney Haney explained it is currently allowed to rent a room. Berezowsky stated a narrative in the land use section, can be added that addresses the accommodation of college students in the community.

Councilmember Rudolph stated as a point of order, the topics are being discussed as a workshop, and should be identified for further discussion at workshops at a later date.

Councilmember Erickson questioned when the high density designation of 10-14 units per acre was established. Boughton clarified the residential high zoning district was established in the 1980's and the density ranges were retained in the 1994 Comprehensive Plan update, as supported by the community.

Council concurred to docket the topic for the Saturday, September 12<sup>th</sup> workshop.

3. Urban Reserve policies- Councilmember Berry-Maraist commented on the council's June 9<sup>th</sup> approval to not oppose the designation of Urban Reserve for the Johnson property, however the draft Comprehensive Plan implied that action is inappropriate. Berezowsky stated the council motion was to allow the Mayor to draft a letter stating the city did not oppose the designation of that parcel as Urban Reserve; however the city does not have the ability to designate the parcel as anything in the Comprehensive Plan.

Councilmember Berry-Maraist stated the original draft Comprehensive Plan included a section on Urban Reserve that has since been removed. Boughton explained because the county has the sole discretion of designating land as an Urban Reserve, a policy in the Comprehensive Plan would be meaningless and ineffective.

Councilmember Erickson questioned what the likelihood of an Urban Reserve policy coming out of the Urban Growth Area Management Agreement (UGAMA); Berezowsky stated the UGAMA would include a process by which the city and county would discuss how to expand the urban growth area, when the expansion can be justified. Erickson asked if language could be added to land use section 9, stating if it is decided between the city and county, an urban reserve could be discussed.

City Attorney Haney suggested language could be added to LU- 9.3 stating, "*The UGAMA may also include policy guidance and procedures*

*relating to the designation of an urban reserve areas adjacent to the Pousbo Urban Growth Area (UGA)"; council concurred.*

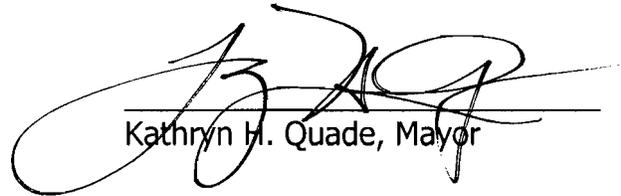
Councilmember Rudolph stated the in depth discussion on each topic is going to take a great deal time, and suggested the council review the list of topics and to narrow down the discussion topics.

Mayor Quade requested the council review the list and designate the topics that really need to be discussed, as guidance for the Planning staff.

Councilmember Erickson suggested Councilmember Berry-Maraist and herself, review their submissions and determine if they need further discussion, due to most of the items being theirs and forward to the Planning staff for review; council concurred.

## 8. ADJOURNMENT

**MOTION:** Erickson/Lord. Move to adjourn at 9:04 PM.  
Motion carried unanimously.



Kathryn H. Quade, Mayor

ATTEST:



Jill A. Boltz, City Clerk

10

