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GARIBALDI CITY COUNCIL WORKSHOP MEETING

Tuesday, October 25, 2011

Council Chambers, 4:00 P.M.

I. CALL TO ORDER

Mayor Suzanne McCarthy called to order the goal setting workshop of City Council at 4:04 p.m. Present were Council President Terry Kandle, Vice President Jerry Bartolomucci, Council members Betty Thomas and John Foulk, City Manager John O'Leary, Assistant City Manager Mary DeLoria, City Planner Jay Sennewald, Port Manager / Tourism Commission Chair Kevin Greenwood, Eugene Tish, and Joe Wrabek.

NO DECISIONS WERE MADE AT THIS MEETING.

II. GOAL SETTING SESSION

Mayor McCarthy opened the meeting by asking the council if they had adequate time to prepare for the workshop and were ready to proceed. Cn Foulk stated that he was prepared; others did not feel completely prepared. O'Leary reviewed the goals set by the council for 2010 to 2011, then asked the council if they would like to come back later to work through the remainder of the agenda. The council's consensus was to continue with the meeting tonight and continue the discussion at a later meeting if necessary.

The following commentary was noted regarding the council's completion of the previous year's goals:

Cn Thomas: Felt that most goals are either completed or in process and posed questions regarding marketing strategy, wondering whether the Tourism Commission is handling this aspect and whether the strategies include improvements to the depot in the plaza area.

Cn Bartolomucci: Agreed with Thomas regarding the completion of past goals. He noted that the Tourism Commission is on-target, and noted his disappointment with the lack of development of affordable housing in Garibaldi.

Cn Kandle: Noted that he does not disagree with O'Leary's assessments.

Cn Foulk: Noted that the City still has some projects to complete, including providing grants for business buildings in the urban renewal area and continued work on the plaza. Foulk also noted that the lighting code has not been adopted yet.

Mayor McCarthy: Noted that neither the fire district work nor the capital improvement list has been completed, but noted that the Urban Renewal plan has been accomplished and the marketing plan is in progress. Queried as to whether the plaza plan is definite or can the property go back on the tax roll? Greenwood noted that the plaza renovation is part of the Downtown Master Plan. Sennewald stated that this plan needs to be

reviewed for zoning compliance.

Mayor McCarthy asked about the status of the maintenance plan for City Hall. Cn Bartolomucci asked whether the City Hall is fully ADA-compliant and was advised that it is not. O'Leary noted that grants are very difficult to obtain for this kind of renovation work, but that he is continuing to work on it. O'Leary additionally noted that seismic retrofit work is now in progress.

Mayor McCarthy queried regarding the status of the scenic trails system. Greenwood noted that the Port received a park system planning grant, which includes the trail. Greenwood stated that the current timeline for the project is three to four months. The Mayor noted that there is still work to do with City operational and administrative refinement.

III. PUBLIC COMMENT

Mayor McCarthy called for input from the public in attendance. Hearing none, the Mayor asked the Council to discuss their goals for the coming year.

IV. PROPOSED GOALS FOR 2011 - 2012

Mayor McCarthy asked the council to state their proposed goals for the coming year.

Cn Thomas: 1. Development of low-income housing, 2. Plaza, 3. Capital Improvement project list, 4. Fire district, 5. Merrill's, 6. Sewer methodology, 7. Assist Tourism Commission, 8. Scenic trail.

Cn Bartolomucci: 1. General welfare - decreasing population is a problem, 2. Development/facilitation of affordable housing, 3. Curbing the loss of local businesses.

Cn Kandle: 1. Shares Cn Bartolomucci's concerns, 2. Fire district, 3. Stemming deterioration of streets and neighborhoods, 4. Improving the business climate.

Cn Foulk: 1. Improving poor business response (i.e., pricing of products, lack of competition), 2. Renovation of infrastructure on Hwy 101, 3. Lowering speed limit on Garibaldi Avenue.

Mayor McCarthy: 1. Improvements at Merrill's, 2. Fire district, 3. Evaluation of downtown parking, 4. Involvement in marine reserve, wave energy, and marine extraction regulations on regional level, 5. Review of the WD-1 zone.

V. PUBLIC INPUT ON NEXT YEAR'S GOALS

At Mayor McCarthy's invitation for input on the proposed goals, Eugene Tish noted the following items / concerns: (1) there should be a 12-month moratorium set on new land use regulations, (2) that the City should reconsider the D-1 zone and applicable zoning code, (3) that the City should create flexibility where possible in the WD-1 zone to make it retail-friendly, (4) that the Comprehensive plan should be updated to accommodate these changes, (5) that the City needs to continue to support the Tourism Commission to highest extent possible, (6) that nuisance issues need to be addressed and that current City code needs to be refined if necessary, (7) that the City needs to promote more affordable housing and living conditions, and (8) reduce System Development Charges where no costs are incurred by the City.

Kevin Greenwood noted that (1) Commercial Avenue is a city street and that the Port and the City have not done a great job of talking about the financial aspect of renovation

in this area, (2) the City should not rely on Transient Room Tax revenue for operational costs, and should instead allocate those funds towards capital asset replacement and acquisition, (3) The Port and City need to consider tourism as an alternative economic base for our community, and that amenities such as planned scenic trail should be developed to support that develop that economy.

Cn Thomas asked about the status of the Watseco-Barview water system intertie. O'Leary noted that Watseco-Barview has received a preliminary planning grant to determine feasibility and recommended setting Garibaldi's part as a goal, which would be to determine water capacity, how much water we have available for sale, and to support Watseco-Barview's process of creating an intertie.

Joe Wrabek stated that he would suggest the inclusion of (1) the Watseco-Barview intertie, noting that the project must be in the next version of the Water Master Plan, (2) improving the city's flexibility for business with respect to land use regulations, (3) considering the concept of the population being replaced over time as elderly relocate or become deceased (posing the question, 'Who will buy property in Garibaldi?'), (4) jobs, (5) affordable housing.

Cn Foulk queried regarding the status of Old Mill and its development. O'Leary stated that he has heard no news from the property owners. Greenwood noted that the Old Mill property is for sale, that the current owners show no interest in further development because financing does not appear to be available.

VI. ESTABLISHING GOALS FOR 2011-2012

The council listed the following proposed goals for the following year. In most instances, the items met with council consensus as to placement on the list.

1. Water Master Plan due for revision by 2013 or 2015, and should be a five-year plan item.
2. Develop parking for the downtown area.
3. Review zoning, especially D-1 and WD-1, with consideration for relaxing standards where appropriate.
4. Development or re-development of the commercial wharf area.
5. Merrill's Wrecking Yard site clean-up.
6. Plaza development.
7. Development of affordable housing.
8. Review of the Capital Improvement list.
9. Development of a unified fire district.
10. Implementation of the City Hall improvement plan.
11. Wastewater rate study and review.
12. Development of the Scenic Trail plan.
13. Refine local regulations to facilitate and encourage local development.
14. Facilitate affordable housing

15. Develop tourism as a viable economic base.
16. Provide public facilities for community events and services.
17. Clean up the appearance along Hwy 101 at both ends of town.
18. Install sidewalks along all major city streets.
19. Reduce the speed limit on Garibaldi Avenue.
20. Re-route the bike route off of Garibaldi Avenue.

Council directed O'Leary to focus work on a review of the Transportation System Development Charges and how the capital improvement projects in that plan affect the SDC charges for transportation, and to review the current land use regulation for elements that discourage development in Garibaldi.

ADJOURNMENT

Mayor McCarthy adjourned the meeting at 5:45 p.m.

Suzanne McCarthy, Mayor

ATTEST:

John O'Leary, City Manager