



CITY COUNCIL STUDY SESSION
TUESDAY, OCTOBER 1, 2019

MEETING MINUTES

1) **CALL TO ORDER / ROLL CALL**

Mayor Medina called the meeting to order at 6:01 p.m. in Council Chambers.

Mayor Medina, Deputy Mayor Tirman, and Councilmembers Blossom, Deets, Nassar, Peltier, and Schneider were present.

2) **EXECUTIVE SESSION**

2.A Pursuant to RCW 42.30.110(1)(i), to discuss with legal counsel matters relating to litigation or potential litigation to which the city, the governing body, or a member acting in an official capacity is, or is likely to become, a party, when public knowledge regarding the discussion is likely to result in an adverse legal or financial consequence to the agency.
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Mayor Medina adjourned the meeting to an executive session at 6:02 p.m. pursuant to RCW 42.30.110(1)(i).

Council returned from executive session at 6:53 p.m., and Mayor Medina re-convened the meeting.

3) **APPROVAL OF AGENDA/ CONFLICT OF INTEREST DISCLOSURE**

Deputy Mayor Tirman moved and Councilmember Deets seconded to approve the agenda as presented. The motion was approved by unanimous consent. There were no conflicts of interest disclosed.

4) **MAYOR'S REPORT**

Mayor Medina noted that the November 5, 2019 City Council meeting will start at 5:00 p.m. and the November 26, 2019 City Council meeting will be held as scheduled. Mayor Medina and Councilmembers Nassar and Peltier volunteered for Salary Commission interviews.

5) **UNFINISHED BUSINESS**

5.A Consideration of Options Related to Shade Covenant on the Crawford Property - Executive
[Cover Page](#)
[Staff Memo - Options Regarding Shade Covenant](#)

Deputy City Manager Schroer introduced the agenda item, and Council discussed the options. Council directed the City Manager to negotiate a settlement to extinguish the shade covenant and pursue Option 1 if a settlement is not attainable.

5.B Next Steps for Suzuki Property Affordable Housing Project - Executive

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[Memo on Suzuki Next Steps - CC 01 Oct 2019.pdf](#)

[Procedure for the Surplus and Transfer of the City's Suzuki Property.pdf](#)

Mayor Medina introduced the agenda item. Phaedra Elliott, Housing Resources Bainbridge, and Jon Rose, Olympic Property Group, joined the discussion.

Council's consensus was to extend the Housing Design Demonstration Projects (HDDP) until December 31, 2021 and remove the applicability language.

MOTION: I move to direct staff to prepare an ordinance incorporating the changes that were just discussed on HDDP.

Blossom/Tirman: The motion carried, 4 – 3.

AYES: Sarah Blossom, Matt Tirman, Joe Deets, Leslie Schneider

NOES: Ron Peltier, Rasham Nassar, Kol Medina

ABSENT: None

ABSTAIN: None

Council agreed to consider the ordinance on October 22, 2019 with a request to refer it to the Planning Commission.

MOTION: I move to direct HRB to conduct a market analysis on the 39 proposed for sale units to help eliminate or address the potential for a 6 million dollar funding gap.

Nassar/Peltier: The motion failed, 2 – 5.

AYES: Ron Peltier, Rasham Nassar

NOES: Sarah Blossom, Matt Tirman, Joe Deets, Leslie Schneider, Kol Medina

ABSENT: None

ABSTAIN: None

MOTION: I move to direct the City Manager to work with OPG, this pertains to the site plan development, of a cost estimate of the stormwater infrastructure determining cost inflations to the project dependent on the outcome of what is feasible working with the law and Code and how that may impact the proposed budget and what that might mean for the City's contributions.

Nassar/Peltier: The motion failed, 2 – 5.

AYES: Ron Peltier, Rasham Nassar

NOES: Sarah Blossom, Matt Tirman, Joe Deets, Leslie Schneider, Kol Medina

ABSENT: None

ABSTAIN: None

MOTION: I move to direct the City Manager to conduct an in-depth legal review, analysis of Comprehensive Plan consistency for the proposed 100-unit Suzuki plan.

Nassar/Peltier: The motion failed, 3 – 4.

AYES: Ron Peltier, Rasham Nassar, Kol Medina

NOES: Sarah Blossom, Matt Tirman, Joe Deets, Leslie Schneider

ABSENT: None

ABSTAIN: None

Council authorized the City Manager to move forward with the surplus process.

Mayor Medina adjourned the meeting for a break at 8:41 p.m. and re-convened the meeting at 8:50 p.m.

5.C Bond Delegation Ordinance No. 2019-22 Relating to the Sale of \$8.0 Million in 2019 Limited Tax General Obligation Bonds and \$3.0 Million in Refunding 2007 and 2008 Limited Tax General Obligation Bonds - Finance

[Cover Page](#)

[Bond Ordinance No. 2019-22 City of Bainbridge Island LTGO 2019 LTGO Ref 2019](#)

Finance Director Pitts introduced the agenda item.

MOTION: I move to approve Ordinance No. 2019-22.

Blossom/Tirman: The motion carried, 5 – 0.

AYES: Sarah Blossom, Matt Tirman, Joe Deets, Leslie Schneider, Kol Medina

NOES: None

ABSENT: None

ABSTAIN: Ron Peltier, Rasham Nassar

6) NEW BUSINESS

6.A Proposal from Bainbridge Island Metropolitan Park and Recreation District (BIMPRD) for Management of City Dock and Small Boat Concession - Executive

[Cover Page](#)

[BIMPRD Proposal - Waterfront Park Dock](#)

[Concession Agreement with Exotic Aquatics \(Executed on 4-27-18\)](#)

[Notice of Extension of Concession Agreement \(Executed 3-21-19\)](#)

City Manager Smith introduced the agenda item, and Council discussed the proposal.

A representative from Exotic Aquatics commented on the proposal.

Mayor Medina said that next steps on the proposal will be discussed at the next agenda meeting.

6.B 2020 Capital Improvements Plan (CIP) Update Presentation - Public Works

[Cover Page](#)

[Revised 2020 CIP.pdf](#)

[100119 CIP Presentation](#)

Public Works Director Wierzbicki provided a presentation on CIP updates and addressed Council's questions.

6.C 2020 Budget Modifications Presentation - Finance

[Cover Page](#)

[2020 Budget Modification Staff Memo - 100119](#)

[2020 Budget Modifications for CC 100119.pptx](#)

Finance Director Pitts and Budget Manager Dunscombe provided a presentation on 2020 mid-biennium budget modifications and addressed Council's questions.

6.D Review Q4 2019 Workplan Priorities - Executive

[Cover Page](#)

[Q4-2019 Workplan Focus.pdf](#)

[2019 MidYear Workplan Rpt - By Goal.pdf](#)

[2019 MidYear Workplan Rpt - By Dept.pdf](#)

City Manager Smith introduced the agenda item, and Council discussed the topic. Councilmember Deets asked to include a response to Puget Sound Energy's Request for Information regarding community solar projects.

MOTION: I move that we prioritize working with PSE to identify some sites for community solar.

Peltier/Nassar: The motion carried unanimously 7 – 0.

AYES: Sarah Blossom, Matt Tirman, Joe Deets, Leslie Schneider, Kol Medina, Ron Peltier, Rasham Nassar

NOES: None

ABSENT: None

ABSTAIN: None

7) FUTURE COUNCIL AGENDAS

7.A Future Council Agendas

[Cover Page](#)

[City Council Regular Business Meeting October 8, 2019](#)

[City Council Study Session October 15, 2019](#)

[City Council Regular Business Meeting October 22, 2019](#)

[City Council Study Session November 5, 2019](#)

Councilmember Blossom noted that the “marquee” nonmotorized project discussion can wait until a future agenda when the Capital Improvements Plan is discussed.

8) FOR THE GOOD OF THE ORDER

Councilmember Nassar suggested allowing public comment at study sessions, and Council discussed the topic.

9) ADJOURNMENT

Mayor Medina adjourned the meeting at 10:17 p.m.


Kol Medina, Mayor


Christine Brown, CMC, City Clerk