



Council Message

Matt Tirman, South Ward



I hope this issue of COBI

Connects finds you and your loved ones in good health and cheer. As your City Council looks to 2020 we are excited to welcome Kirsten and Michael as they take their seats on Council in January.

Our new colleagues are joining us in the midst of an aggressive Council-driven work plan that includes bold initiatives around how we think about inequality on our island, our community's plan to address climate change at a local level, innovative solutions for affordable housing, and a true shift in thinking on mobility and transportation.

These pressing community initiatives — along with our biennial budget process that will begin in the late spring, as well as the Human Services funding cycle and all that comes with crafting policy for a City of our size — will keep your Council plenty busy in 2020.

To make headway and begin accomplishing these priorities, Council needs to maintain its focus and be clear in its intent.

I know I speak for my colleagues when I say that we look forward to hearing from you and serving you in 2020!

'It's disheartening': Police warn of proliferation of online, phone scams

The call was a pleasant surprise. A man with a friendly voice told an elderly Bainbridge Island man that he won \$8 million in a lottery. To claim the winnings, though, he needed to send money to an

lives out of state and became aware of the crimes after being contacted by Bainbridge Island Police. "(Scammers) just prey on the elderly." The son explained that his dad believed the prize was real. His dad's



cognitive abilities are diminishing, which makes him vulnerable to such crimes. "He's lost his ability to discern what's legit and what's not. The (scammers) are really good at becoming his friend."

Scammers use technology that can make their calls appear like they're coming from anywhere. In the case of the elderly man, the calls appeared to be local and from Las Vegas. However, detectives believe the calls were

address in Orlando, Florida to pay taxes and fees. The Bainbridge man sent the money as instructed. For months, the calls continued and so did the requests for cash. By the time his family learned about what was going on, the man (whose name we are not reporting to protect his identity) was defrauded of nearly \$200,000 — a victim in a string of fraud crimes targeting seniors and other Bainbridge Islanders.

coming from Jamaica. The scammers were also able to isolate the Bainbridge victim's phone to receive only their calls, which sometimes threatened violence if the man was reluctant to pay.

"It's disheartening to see these types of crimes happening continuously in our community. It's a crime that's so easily preventable with the slightest caution," said Det. Jon Ledbetter.

"It's pervasive," said the victim's son, who

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Public hearing scheduled for storage facilities moratorium

On Nov. 26, the City Council approved a six-month moratorium on the acceptance of applications for self-service storage facilities in the Business/Industrial and Neighborhood Service Center (Lynwood Center, Island Center, and Rolling Bay) zoning districts. A public hearing on

the ordinance will be held Tuesday, Jan. 14.

Self-service storage facilities are already prohibited in other zones. When discussing the moratorium, Council shared concerns about whether current regulations related to this type of activity meet the goals of the Comprehensive Plan (such as job creation

and business enterprise).

The moratorium will remain in effect for six months unless terminated early or extended by further Council action. During that time, Council and staff will review the current rules for this type of activity and will consider whether to make any changes.

Council adds Point White, Manitou Beach to traffic safety project list

City staff is proposing to install radar feedback signs at strategic locations around the island to reinforce recently lowered speed limits and slow traffic in areas with a high level of people walking and biking. The signs would be placed near the 25 miles per hour speed zone on Fletcher Bay and Miller Roads, and also on Sportsman Club Road and Valley Road. In addition, City Council requested that Point White Drive (near Schel Chelb Park) and Manitou Beach Drive be added to the list of locations for traffic calming measures.

Earlier this year, the Council earmarked a portion of the City's Transportation Benefit Fund (TBF) fees, or car tabs, for the implementation of a traffic calming program when they increased the car-tab fees from \$20 to \$30. The passage of Initiative 976 discontinued the City's ability to collect car-tab fees

after December 2019, so staff has made a recommendation to the Council on how to best use the \$66,000 of one-time funds collected to implement a limited number of traffic calming measures.*

During the Dec. 3 study session, staff provided a briefing on the criteria used to prioritize locations around the island. City staff will take a closer look at the construction costs to determine if all the identified sites can be accommodated.

Originally, staff proposed that additional funds remaining after the installation of radar feedback signs be used for the creation of a pilot program for neighborhood street painting, which other cities have used to successfully slow down drivers. Given the Council's support for additional radar feedback signs, and other complexities with the pro-



posed street painting, the one-time money will now be entirely allocated to new radar feedback sign installation.

**The elimination of the Transportation Benefit Fund (TBF) vehicle license fee is currently on hold due to a legal challenge to Initiative 976. On Jan. 14, the Council will formally decide whether to keep road maintenance plans for 2020 intact by using existing TBF fund balance.*

Council to discuss Suzuki project options

During the Jan. 7 study session, City Council will discuss potential next steps related to the Suzuki affordable housing project. In October, Council reviewed zoning and financial issues related to the selected site plan, which calls for 100 housing units within the project. Due to the election of two new council members in November, the Council decided to wait for the new members to be seated in January before continuing Council discussion about potential decisions related to the project.

In August 2019, Council approved a site plan that includes 100 housing units for the Suzuki project (60 rental units, 39 for-sale units, and 1 management unit). The 60 rental units are designated as "affordable," and will be rented to households earning at or below 80% of area median income (AMI). The 39 for sale units would be sold at below-market prices using a community land trust structure, and the units will be priced to be affordable for households earning up to 140% of AMI. See page 6 for additional information on how affordability is measured.

During the Nov. 19 Council meeting, then Councilmember Sarah Blossom provided

some preliminary notes on options for Council to consider that included 65 total units on 45 lots (some lots would include accessory dwelling units). This scenario was intended to address community concerns about the property's wildlife corridor, pond, parking, number of total housing units and level of affordability. This scenario also sought to address concerns raised by the community about project impacts and financial feasibility.

Affordable Housing Incentive

During the Dec. 10 business meeting, Council approved an extension for the affordable housing portion of the City's Housing Design Demonstration Projects (HDDP) program. This extension will maintain the City's HDDP program for an additional two years through Dec. 31, 2021. The program was previously scheduled to expire Dec. 31, 2019.

Originally, the HDDP program included a three-tier structure that offered density incentives in return for a project that provided higher levels of green building, sustainable development, and housing diversity.

Following the Council's Dec. 10 action, the affordable housing component of HDDP -

known as "Tier 3" - will remain in effect until Dec. 31, 2021. The other components of HDDP (Tier 1, 2, and 4) expired Dec. 31, 2019.

HDDP affordable housing projects will require at least 50% of units to be designated as affordable housing. There is currently opportunity for two projects to use the HDDP program. Previously, the Ferncliff Village project, a community with 24 single-family homes and 16 townhomes, was developed as an HDDP Tier 3 project.

In addition to extending the HDDP incentive for two years, the Council also agreed to increase the length of time for which HDDP projects will be required to maintain affordability. Previously, affordable units within HDDP projects were required to maintain affordability for 50 years. In December, the Council increased that requirement to 99 years.

The extension of the HDDP program is related to planning for the Suzuki affordable housing project. The Suzuki project may use the HDDP program to access density bonuses to allow an increased number of housing units.

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Council considers Town Square cover

The City Council is looking at options for a cover over Town Square - the area between City Hall and Bainbridge Performing Arts where the Farmers Market is held. The cover would allow the space to be more suitable for year-round events and would keep Farmers Market visitors dry in the early spring and late fall.



Staff researched several options and concluded that a retractable shade option would likely be the most cost-effective op-

tion. The retractable cover, however, will cost \$170,000, which is considerably more than the budget allocation of \$65,000.

The Council provided feedback on the retractable option, but also indicated that a timber-framed cover similar to the Vashon Farmers Market is another design option to consider. Staff will be working over the next couple of months to refine the design options and the project costs based on comments from the Council, with the expectation of further discussion in the first quarter of 2020.

One of the complexities of the project is that stormwater facilities are located in the area below the ground at Town Square, making installation of structural foundations somewhat difficult.

There will be opportunities for the public to comment on any proposals before the Council selects an option.

Online, phone scams continued from page 1

The Bainbridge Island Police Department receives one to two reports of fraud/scams every week, which excludes the many who do not call to report the near constant barrage of scam calls and emails.

Reports of all types of scams are received, from gift card schemes and threats of incarceration to fraudulent real estate listings and scammers posing as grandchildren in trouble and needing money. In another recent case, one Bainbridge victim was defrauded of \$500,000 in an email scheme. Detectives are still investigating.

“Never succumb to pressure to act via email or telephone. Stop. Research the business and find your own contact information. Call the number you find independently and ask. Better still, call 911 or your bank to ask for advice,” Ledbetter advised.

Detectives say making arrests in these investigations is very difficult because the scammers are often outside the United States and, in many cases, it's nearly impossible to recover the money. In the case involving the elderly Bainbridge man, an

employee of a UPS store in Orlando alerted Orlando Police after a package arrived from Bainbridge Island that was to be delivered to a vacant home in Orlando. The box contained \$20,000 in cash. Orlando Police then contacted Bainbridge Island Police. Detectives investigated but no arrest has been made.

Even with new measures in place to monitor the elderly man closely, the calls, emails, and postal mail from scammers continue.

“It takes continued vigilance (to monitor) and I'm not naive enough to think that it couldn't happen again,” said the victim's son. “It's terrible. I worry every day. It's been a real eye-opener for us over the past year.”

If you are a victim of identity theft or an attempted theft, report the crime to Bainbridge Police and the FBI's Internet Crime Complaint Center (IC3) at www.IC3.gov.

For more tips to prevent being a victim of fraud, visit www.bainbridgewa.gov/134/Police.

Bag fee increase begins Jan. 1



As of Jan. 1, retailers on Bainbridge Island will now charge 8 cents for a paper bag at checkout if you don't bring your own bags while shopping. City Council increased the fee for large paper and thick plastic bags from 5 cents to 8 cents during the Nov. 12 business meeting to be consistent with similar fees in Kitsap County, Bremerton, and Port Orchard.

Kitsap County recently passed an ordinance to limit the distribution of single-use plastic carryout bags to reduce pollution created by the product. In 2012, the City of Bainbridge Island passed a similar plastic bag ban ordinance.

The fee is retained by the retailer and is meant to offset the cost of bags and other costs related to the pass-through charge.

The 8-cent fee in Kitsap County also began Jan. 1, 2020.

Scam Red Flags:

Urgency: Don't rush or succumb to emotional pressure.

Bizarre Payment Methods: Never buy gift cards for someone who emailed or called.

Overpayment: If someone sends you money, heed your bank's advice.

Email Address Inconsistencies: Closely examine email addresses before sending money.



UNDERSTANDING OUR IMPACT

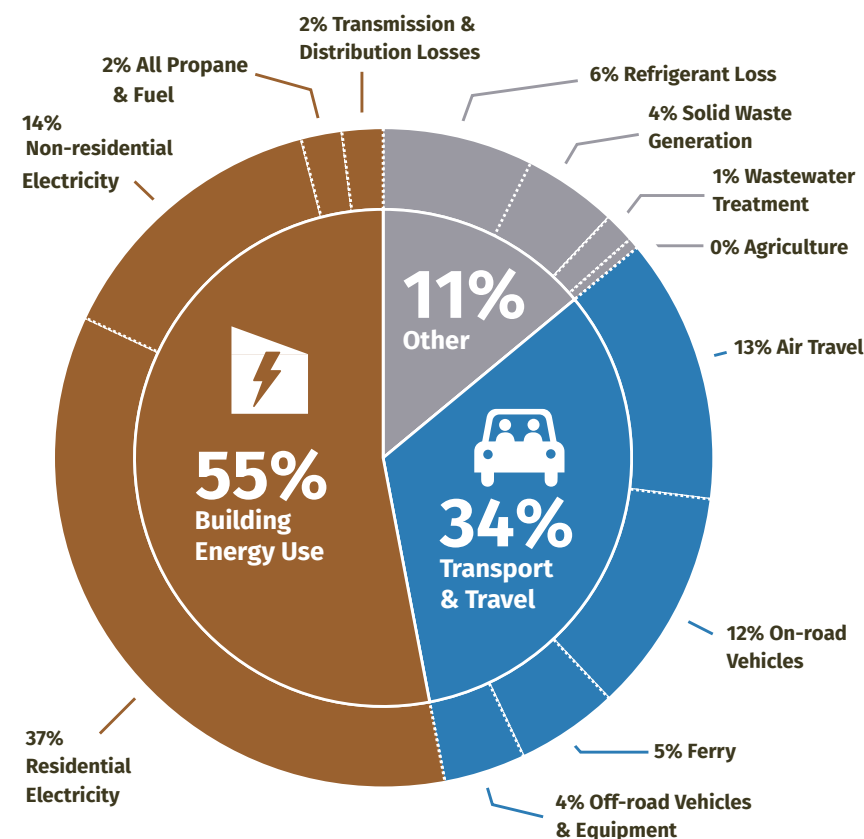
Bainbridge Island's Greenhouse Gas (GHG) Inventory Results

The City of Bainbridge Island, working with Cascadia Consulting Group, recently completed a comprehensive greenhouse gas (GHG) inventory. GHG inventories quantify the amount of climate pollution produced by an entity—in this case, from the Bainbridge Island community and municipal government operations. As the City continues to take action to reduce emissions, these inventories will serve as helpful tools for tracking progress and making improvements along the way.

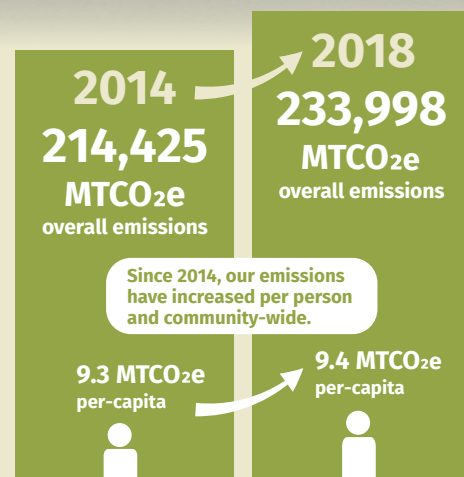
What are our emissions?

We estimate that the Bainbridge Island community emitted 233,998 metric tons of carbon dioxide equivalent (MTCO_{2e}) in 2018. That equates to 9.4 MTCO_{2e} per person - equivalent to the emissions from driving 50,000 passenger vehicles for a year! The majority of those emissions are from consumption of energy in homes and commercial buildings as shown in the chart below.

Community Overall Emissions 233,998 MTCO_{2e}



Source: Cascadia Consulting Group



Trends Over Time...

The 2018 emissions results showed a 9% overall increase over 2014 emissions, but only a 1% increase in per-capita emissions. To meet our goals, we will need to decrease our overall emissions as well as our per-capita emissions.

Emissions increases were driven by:

- ↑ Changes in **electricity fuel sources** (e.g., from renewables versus coal)
- ↑ Growth in **population** and employment

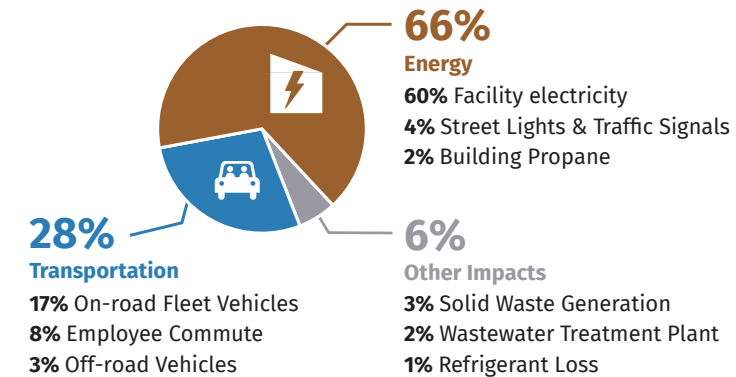
Emissions increases were limited by:

- ↓ Improvements in **vehicle fuel economy**
- ↓ Reductions in the **distance** each person drives
- ↓ Declining per-household and per-business **energy consumption**

City Government Emissions

Emissions from the City of Bainbridge Island activities - which only make up about 1% of the total community emissions - increased 11% from 2014 to 2018. The emissions are largely from energy needed to power municipal buildings, equipment and vehicles. The City did see small reductions in streetlight and traffic signal use and fleet vehicle fuel economy. The City will consider actions for reducing emissions from increasing sources, such as transferring to a low-carbon electricity fuel mix and decreasing the amount of vehicle travel.

City Emissions



Source: Cascadia Consulting Group

Be a part of the solution

In December 2019, the City's Climate Change Advisory Committee (CCAC) hosted two workshops to share information on climate impacts, the results of the greenhouse gas inventory, and gather input from the community for a Climate Action Plan (CAP). The CAP will establish goals for the City's municipal carbon emissions or reductions, and provide input to other aspects of community leadership, such as development regulations and planning for capital projects.

More than 150 people attended the CCAC's workshops. Attendees were divided into groups based on sections of the Climate Action Plan that involved detailed discussion on each topic. Below are some of the ideas shared by community members during those discussions.

Transportation

- Make biking and walking safe and convenient for everyone.
- Make public transit easy to access.
- Make driving electric easy.

Buildings

- Establish green building standards as soon as possible for all new and renovated buildings and especially for all municipal buildings.
- Establish programs to help homeowners, especially lower income families, to reduce their energy consumption, water use and greenhouse gases and increase use of recycled or reused materials.
- Require new buildings to be solar ready.

What's next?

The Climate Change Advisory Committee (CCAC) will incorporate the ideas and suggestions from the workshops into the Climate Action Plan (CAP). It's anticipated the CCAC will provide a draft CAP to City Council in March for review. During the same period, the CCAC will provide opportunities for the community to comment on the draft CAP. A final CAP is expected to be complete in June.

To read the full climate impact report, please visit:
www.bainbridgewa.gov/198/Sustainable-Practices

Waste

- Increase composting of food waste, especially by restaurants
- Support/expand programs like lending libraries and fix-it fairs by providing space and/or funding.
- Install hydration stations in more public places to encourage use of reusable bottles.

Energy

- Focus on energy conservation programs.
- Move towards all electric homes.
- Provide incentive programs and grants, especially for low-income families, to make their homes more energy efficient.



BIPD seeking applicants for 2020 Community Police Academy

Have you ever wondered what it's like to be a police officer and what the job entails day-to-day? Join the Bainbridge Island Police Department for a free, hands-on learning experience at the Community Police Academy. The 12-week program gives people access to information on how the police department functions.

The intent of the program isn't to prepare people for a career in law enforcement, but simply to give folks a chance to see how public safety works and better understand the types of challenges officers face daily. Some of the topics covered include traffic enforcement, narcotics, investigations, criminal law, defensive tactics, and identity theft.

The Community Police Academy is of-

fered once a year. Classes are held Wednesday evenings from 7 to 9 p.m. and there is one Saturday session. The 2020 program runs from Feb. 5 to April 22. Students will get to visit the 911 dispatch center, the Kitsap County Coroner's Office, and the Kitsap County Jail.

Applications will be accepted on a first-come, first-served basis and class size is limited. Call the police department at **206-842-5211** to get an application or visit the Community Police Academy webpage: www.bainbridgewa.gov/789.



BIPD Ofc. Jeff Benkert and a Community Police Academy participant take part in an exercise.

If you have any questions, please contact Ofc. Carla Sias by email at: csias@bainbridgewa.gov.

Council requests analysis on Police-Court project budget increase for green building features

At the Dec. 10 meeting, City Council directed staff to return to a future meeting with an analysis for increasing the Police Station-Municipal Court Replacement Project budget to achieve LEED certification and other green building features. The Council also requested a proposal for funding the increased project budget within the City's overall budget.

The project has a current approved budget of \$20 million, which includes design, site acquisition, construction, and project management. Of this total budget, roughly \$10 million has already been committed to the purchase of the property and existing building, and previous work on site se-

lection, feasibility and design. That leaves roughly \$10 million in remaining budget for construction and outfitting.

The project's current design includes significant sustainability features, including re-use of an existing facility and plans to meet Washington State 2015 Energy Code requirements. These features were reviewed in a Council briefing during the Oct. 15 study session. Achieving LEED certification for the building may significantly increase design and construction costs beyond the current budget. An initial estimate suggests the additional cost to achieve LEED certification may be approximately \$800,000, which was not included in the current project budget.

Staff will continue the green building discussion with Council at the Jan. 21 meeting.

Meanwhile, the project continues to move forward through the required review and permitting steps. The Design Review Board reviewed and approved the project at its Dec. 2 meeting and the project will be presented to the Planning Commission on Jan. 23. The Hearing Examiner is tentatively scheduled to conduct a hearing on the project on Feb. 13.

CHI Franciscan Health plans to vacate the existing building by the end of this month, and the City will finalize the purchase at that time.

Suzuki continued from page 2

Measuring Affordability

The City uses a specific metric to identify different levels of housing affordability. This metric, area median income (AMI), is based on median income for a specified area (in this case, the Bremerton-Silverdale area).

Per the City's Municipal Code (BIMC 18.36.030), "affordable housing" or "afford-

able dwelling unit" is defined as a dwelling unit for use as a primary residence, which may be rented or purchased (including utilities other than telephone and cable TV) without spending more than 30 percent of monthly household income.

Income level eligibility threshold levels are set annually by the United States Department of Housing and Urban Development (HUD) using income levels for the Bremerton-Sil-

verdale metropolitan statistical area. The AMI varies depending on the size of a household. For example, for a household size of two the median income is currently \$68,438. The 60 rental units proposed in the Suzuki project priced at or below 80% of AMI would include a household of two that grosses up to \$54,750.

The current amounts for various median income limits by household size can be found at: www.bainbridgewa.gov/921.

Winslow Hotel public hearing set for Jan. 23

A public hearing on the Winslow Hotel project proposal is now scheduled before the Hearing Examiner Thursday, Jan. 23 at the Council Chambers (date subject to change). This is a change from the previous schedule, which anticipated a Dec. 19 public hearing. The City received one State Environmental Policy Act (SEPA) appeal related to the project. As a result, the schedule was changed to allow that appeal to be heard by the Hearing Examiner immediately prior to the Jan. 23 public hearing related to the project proposal.

The Winslow Hotel project is a proposal for an 87-room hotel at 251 Winslow Way West, across from Winslow Green. The development would include a restaurant, spa, meeting space, outdoor courtyard, and outdoor and underground parking. The project needs an approved site plan and conditional use permit to proceed to development.

In November 2019, the City issued its SEPA determination on the Winslow Hotel project, including conditions to mitigate impacts from traffic, parking, noise, construction, light, vegetation protection and historical and archaeological resources.

In addition, Planning & Community Development Director Heather Wright's recommendation to the Hearing Examiner may include other proposed conditions that may be imposed if the project receives approval by the Hearing Examiner. Wright's recommendation will be included in the staff report to the Hearing Examiner, which will be available at least one week before the hearing.

Role of Hearing Examiner

Like many cities in Washington State, in order to allow for objective decisions on land use matters, a Hearing Examiner—appointed by the City Manager and confirmed by the City Council—is hired to conduct public hearings and make decisions on matters such as appeals of land use decisions and some types of land use applications. The purpose of the hearing is to review a proposed project for consistency with the City Code and all other applicable laws, to consider appropriate elements of the Compre-



hensive Plan and recommendations of the Planning Commission and Design Review Board, and to provide an opportunity for the public to comment on the project and its compliance.

The City's Hearing Examiner services are currently provided by Sound Law Center, which was chosen through a request for proposals (RFP) process that took place in 2017. In November 2019, the City Council approved extending the contract for a new two-year term through Dec. 31, 2021. Projects that require a hearing include major conditional use permits, variances, reasonable use exceptions, and long subdivisions (more than four lots).

The Hearing Examiner may approve, approve with conditions, deny, or remand an application. Their written finding is presented within 10 working days of the public hearing, unless a longer period is agreed upon by the Hearing Examiner and the applicant or appellant. The Hearing Examiner's finding is the final decision of the City, unless a matter involves shoreline conditional uses or shoreline variances. In those shoreline cases, final decisions are made by the Washington State Department of Ecology.

The next hearing will be for the Winslow Hotel. The City's Police Station-Municipal Court Replacement Project is tentatively scheduled to go before the Hearing Examiner on Feb. 13.

All Hearing Examiner hearings are held

in the Council Chambers at City Hall and are noticed through the public notice requirements, including (but not limited to) mailing to property owners within a 500-foot radius, publishing in the newspaper of record, and posting a sign on the property. All hearings are audio recorded and posted to the City's website at: www.bainbridgewa.gov/434/Hearing-Examiner.

City review process for major land use permits

- Pre-application process (two Design Review Board meetings, pre-application meeting with staff, and Public Participation Meeting at Planning Commission)
- Application submitted
- Design Review Board final review
- Planning Commission review and recommendation
- State Environmental Policy Act (SEPA) determination
- Director's recommendation
- Hearing Examiner decision

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- **January 1:** City Hall closed
- **City Council Study Sessions**
 - January 7:** 6 p.m.
 - January 21:** 6 p.m.
- **Planning Commission**
 - January 9:** 7 p.m. *ADU/Tiny Home Ordinance Public Hearing*
 - January 23:** 7 p.m. *Wireless Facilities Update Public Hearing; Aveterra Code Request Public Hearing; Police-Court Facility Public Meeting*
- **January 9:** PCD & Public Works-Engineering counters closed for process improvements
- **City Council Business Meetings**
 - January 14:** 6 p.m.
 - January 28:** 6 p.m.
- **January 20:** City Hall closed for Martin Luther King Jr. Day

Meetings, times, and agenda topics are subject to change. Please see the calendar on the City's website for the latest information.

Utility rate increases begin in January

Utility rate increases for some water and sewer customers will begin in January. The City Council approved changes to utility rates in May 2019 to pay for rising operating costs, maintenance of facilities, and capital projects.

The City's utility rates vary with size of water meter, type of customer (residential, commercial or multi-family), and, in some cases, location.

Some of the changes for 2020 include:

- Overall average water rate increase of 3.5%

- Overall average commercial sewer rate increase of 7.5%

- Storm and Surface Water utility fee for most properties will increase on average 2%

- Overall average South Island sewer rate increase of 6.3% (the South Island increases were, in part, due to a Sewer District #7 fee increase).

Specific details of the rate changes are included on the City's website at:

www.bainbridgewa.gov/210/Utility-Billing.

City prepares for winter weather

The National Weather Service anticipates the conditions this winter may be like last year – severe wind, snow, and icy road conditions.

City staff began preparing for the winter weather during the fall. In late October, Operations and Maintenance (O&M) staff started snow and ice preparations, which included training on all the equipment. During a storm, O&M staff work on a 24-hour schedule, using 12-hour shifts. The City has a Snow

and Ice Control Plan that includes priority streets for response. The crews focus first on the main roads then neighborhood streets.

We understand that during storms, access to driveways and sidewalks may be difficult. It is the responsibility of the person or entity whose property abuts the sidewalk, per BIMC 12.08, to keep sidewalks free from snow, ice, and other obstructions. Sidewalks on or abutting City property are maintained by City crews during snow and ice operations.

Build an Emergency Kit

Make sure your home kit includes:

- 3-day supply of non-perishable food and water (one gallon per person per day)
- Battery-powered radio with extra batteries
- First aid kit



Make a Plan

Take steps to prepare your family for an emergency

- Establish meeting places
- Designate emergency contacts, both in and out of state
- Record medical information
- Don't forget your pets, too!

Stay Informed

Make sure you have the latest information on winter storm watches and warnings

- Sign up for Nixle alerts, a free text and email notification system to notify subscribers of road closures, downed power lines or other issues. Sign up by texting 98110 to 888777.
- Monitor the City's Winter Weather webpage for updates on road conditions, severe weather shelters, power outages, and more: www.bainbridgewa.gov/1133/Winter-Weather
- For more information: www.bainbridgewa.gov/194/Preparedness