PRELIMINARY
REGULAR MEETING DES MOINES CITY COUNCIL

MINUTES January 8, 2004

At 7:30 p.m. Assistant City Manager Loch announced that the City Council will remain in Executive Session for approximately 5 more minutes.

At 7:38 p.m. Assistant City Manager Loch announced that the City Council will remain in Executive Session for approximately 5 more minutes.

The regular meeting of the Des Moines City Council was called to order by Mayor Steenrod at 7:44 p.m. in the Council Chambers, 21630 11th Avenue South, #B.

PLEDGE OF ALLEGIANCE to the Flag was led by Councilmember Petersen.

OATH OF OFFICE

City Attorney Marousek administered the Oath of Office to the following newly elected Councilmembers:

BOB SHECKLER
DAN SHERMAN
SCOTT THOMASSON

ROLL CALL - Present: Mayor Maggie Steenrod, Mayor Pro Tem Richard Benjamin, Councilmembers Gary Petersen, Bob Sheckler, Dan Sherman, Scott Thomasson and Susan White. Also present were City Manager Tony Piasecki, Assistant City Manager Corbitt Loch, City Attorney Linda Marousek, Harbormaster Joe Dusenbury and City Clerk Denis Staab.

ELECTION OF MAYOR

City Attorney Marousek called for nominations for the position of Mayor to serve until the first regular meeting in January 2006. Nominations were as follows:

- Councilmember White nominated Councilmember Sheckler.
- Councilmember Petersen nominated Councilmember Thomasson. Councilmember Thomasson declined the nomination.
- Councilmember Petersen nominated Councilmember Steenrod. Councilmember Steenrod declined the nomination.
- Councilmember Steenrod nominated Councilmember Sherman. Councilmember Sherman declined the nomination.

VOTE: As there was only one nomination, City Attorney Marousek asked those in favor to raise their hand. Bob Sheckler was elected Mayor by a show of hands, 6 to 1, with Councilmember Petersen opposed.

ELECTION OF MAYOR PRO TEM

Mayor Sheckler called for nominations for the position of Mayor Pro Tem. Nominations were as follows:

- Councilmember Sherman nominated Councilmember Thomasson.
- Councilmember Petersen nominated Councilmember Benjamin. Councilmember Benjamin declined the nomination.

VOTE: As there was only one nomination, Mayor Sheckler requested those in favor to raise their hand. Scott Thomasson was elected as Mayor Pro Tem unanimously.

COMMENTS FROM THE PUBLIC

Ting Rice, 22222 Dock Street

Ms. Rice spoke regarding the proposed Dry Stack Storage alternatives at the Marina, requesting Council do nothing at this time. She requested that Council use this time to consider alternative uses for the property that would enhance the use of the Marina and benefit local businesses by bringing more people to the Marina.

Steve Henderson, 22222 Dock Street

Mr. Henderson spoke against construction of a Dry Stack Storage as proposed at the Marina. He felt that there is no rational for building the structure as smaller boats are not in demand as they were in the past.

BOARD & COMMITTEE REPORTS

Finance & Economic Development Committee

Councilmember Steenrod reported attending an Economic Development meeting in Seattle recently. She reported that the economic forecast for 2004 looks good with a 3% regional growth predicted for the Puget Sound region.

She requested that citizens support local businesses especially those along Pacific Highway South. She citied recent bad weather, power outages and the Pacific Highway South Project as having been hard on local businesses.

Councilmember Steenrod announced that Wesley Gardens will be opening an Elderly Adult Day Care Center soon.

Council Campaign Support

Councilmember Sherman thanked supporters in their efforts to help him get elected to City Council. He pledged to work hard to fulfill his Council responsibilities.

National League of Cities Conference

Councilmember White reported that she has distributed information she gathered from the recent Conference.

She requested that Downtown Revitalization be a topic for Council's upcoming retreat.

SR 509 Steering Committee

Councilmember Petersen advised that due to the inclement weather and power outages the meeting set for this week will be rescheduled for next week.

Mt. Rainier Pool

Councilmember Benjamin encouraged everyone to attend an open house to be held at the Mt. Rainier Pool on Saturday January 10th, from 12:30 to 5 p.m.

Council Campaign Support

Mayor Pro Tem Thomasson stated that it is a privilege to serve as a Councilmember and thanked all those who supported him in his re-election.

PRESIDING OFFICER'S REPORT

Election as Mayor

Mayor Sheckler thanked Councilmembers for their show of confidence in electing him as Mayor.

ADMINISTRATION REPORTS

New Chief of Police

City Manager Piasecki introduced Roger Baker, Des Moines new Chief of Police. He invited everyone to a formal swearing-in ceremony to be held January 14th at 4:30 p.m. at the Des Moines Activity Center.

Mr. Baker advised that he looks forward to serving the City and to working with citizens and staff.

Letter of Appreciation

Mayor Pro Tem Thomasson thanked Officer Barry Sellers for his work with students at Mt. Rainer High School and announced that a letter of appreciation for his services has been received from the High School.

Interim Chief of Police

City Manager Piasecki thanked Commanders Kevin Tucker and John O'Leary for their great work as Acting Chief of Police during some difficult times throughout the hiring procedure for a new Chief of Police.

Pacific Highway South Improvement Project

City Manager Piasecki noted that the Contractor has made every effort to ensure that business access is maintained as much as possible during the construction on Pacific Highway South. He encouraged anyone who has encountered any issues or problems to contact him via the hotline which is noted on the City's web site and government TV channel.

CONSENT CALENDAR was read by City Clerk Staab, who announced that Consent Item #4 has been removed by Administration.

1. Motion is to approve the minutes of December 4 and 11, 2003.
2. Findings: Vouchers audited and certified by the auditing officer as required by RCW 42.24.080, and those expense reimbursement claims certified as required by RCW 42.24.090, have been recorded on a listing which has been made available to the City Council.

   Motion: As of this date the Des Moines City Council, by unanimous vote, does approve for payment those vouchers and payroll transfers included in the above list and further described as follows:

   Claim checks #92120 through #92478 & electronic fund transfers in the total amount of $1,766,185.32

   Payroll fund transfers in the total amount of $677,765.92

3. Motion is to approve a budget increase of $2,400.00 to the All City Buildings - Building Rental Budget in 2004 to pay for a $200 per month rental increase for the Des Moines Historical Society.

~~4. Motion is to accept the statutory warrant deed that would transfer 3,700 square feet of creek side property to the City of Des Moines.~~

MOTION was made by Councilmember Sherman, seconded by Mayor Pro Tem Thomasson and passed unanimously, to approve the Consent Calendar as read.

AGENDA REVISION

Mayor Sheckler announced that items under New Business will be addressed first.

NEW BUSINESS

Expanded Guest Moorage & Bulkhead Replacement Consulting Engineer Agreement

Harbormaster Dusenbury noted that the expanded guest moorage and bulkhead replacement project is included in the first phase of the Marina Master Plan, which will be funded by the bonds that were issued in December 2002. He advised that he is seeking Council approval for an agreement for providing engineering, design and permitting services for the project. He introduced Tom McCullough and Mike Hemphill professional engineers with Moffatt & Nichol Engineers in Seattle.

Mr. Hemphill proceeded to review the following:

Objectives

- Refine Master Plan Concepts
- Prepare Preliminary Design
- Provide Estimated Construction Costs

Major Improvements

- Expanded Guest Moorage
- Bulkhead Replacement
- Landscape Improvements
- Fuel Dock Relocation
- Boat Launch Relocation
- Parking Modifications
- Dry Shed/Stack Construction

Scope of Work

- Phase 1: Concept Refinement
  - Kick-off meeting
  - Gather Background Information
  - Develop Preliminary Design
  - Evaluate Preliminary Design
  - Project Management
- Phase 2: Design Development/Construction Documents
- Phase 3: Construction Support

Upon questioning by Mayor Pro Tem Thomasson, Harbormaster Dusenbury noted that Phase I of the project will begin at the northeastern corner of the Marina and proceed to the foot of N Dock. He advised that once the seawall is designed then the remainder can be constructed. He stated

that we are not allowed to permit any further than logical, therefore a permit for the entire length of the bulkhead cannot be applied for.

Mayor Pro Tem Thomasson requested that Council be supplied with a map showing the various stage limits of the project. He further stated that he expects mile stone reports be provided to allow plenty of opportunity for City Council input into the project.

City Manager Piasecki advised that periodic reports will be provided to Council. He suggested Council consider appointing a citizen advisory committee that could be composed of the Marina Tenants Association, downtown business owners, Marina Condo owners, Chamber of Commerce members and users of the Marina. He noted that the Committee would work with the Harbormaster and the Consultants to help formalize the process.

Councilmember White felt that projects such as this can get bogged down in a Committee setting.

Councilmember Steenrod stated that the Municipal Facilities Committee has agreed in concept to the proposal, but she would prefer to see that details for the preliminary design, engineering and permitting work be attached to final signed contract.

Mayor Pro Tem Thomasson questioned who makes the final decision on the various options.

Harbormaster Dusenbury noted that the numerical wave modeling of waves will be included, but other items are still unknown. However, the contract is structured to be able to afford most options, but not all.

MOTION was made by Mayor Pro Tem Thomasson, seconded by Councilmember White, to approve the agreement with Moffatt & Nichol Engineers to provide consulting and preliminary design services for the Expanded Guest Moorage/Bulkhead Replacement Project - Phase 1, in the amount of $345,413 plus a contingency of $34,541, (10%) for a total authorization of $379,954, and authorize the City Manager to sign the agreement, substantially in the form as submitted. Motion passed unanimously.

Council Retreat

City Manager Piasecki encouraged Councilmembers to consider having a Council retreat within the next several months. He noted that a retreat could be scheduled for a full week-end, a mini retreat held on a couple of Saturdays or Sundays, or perhaps a week day. He recommended that a facilitator be used to help guide Council and staff to set priorities.

After Council discussion regarding various dates, Mayor Sheckler stated that he will contract individual Councilmembers regarding their preferences and availability. He advised that he will work with the City Manager and get back to Councilmembers with a couple of choices.

9:02 p.m. Mayor Sheckler called for a 10 minute break.

Dry Stack Storage

Harbormaster Dusenbury stated that the dry stack storage concept was driven by the trend towards larger boats. He noted that the Marina Master Plan recognizes that eventually, we will have to reconfigure in-water slips to increase the number of larger slips and decrease the number

of smaller slips. Providing additional upland storage would help mitigate the loss of smaller in-water slips and provide another revenue stream. He noted that Council directed staff to refine the concepts for dry stack storage and bring the results back to Council for further direction.

Harbormaster Dusenbury reviewed the two alternative designs, A & B and alternative C, noting the following:
Alternative A
- Size of building: 36' x 242' x 35' high
- Stacks 60-72 boats

Alternative B
- Size of building: 91' x 242' x 35' high
- Stacks a maximum of 90 boats

Alternative A & B Requirements
- Fire Protection
- Storm drainage system
- Oil/water separator

Alternative C - Delay project and move funds to another or new project.

Harbormaster Dusenbury noted that when the Marina Master Plan was adopted there was a strong demand for 24' storage, however the trend is now moving to longer boats. He advised that Council may wish to delay any decision on building the dry storage unit at this time.

Mayor Pro Tem Thomasson voiced the opinion that Council may wish to move ahead to make changes to larger slip areas and wait to see if there is a demand from boaters for the smaller boat dry storage.

Upon questioning by Council, Harbormaster Dusenbury stated that the original idea for the dry stack storage was driven by a need to increase revenue. He noted that construction will be expensive and may not necessarily increase revenue to any significant amount. He noted that Council could consider other uses for the site such as an open boat storage and/or long-term parking.

Councilmember Sherman that the Marina can be a major source of revenue and Council needs to determine the best optimal use of the Marina and the site if a dry stack storage is not built. He feels that whatever the use it should be related to the Marina.

Councilmember White stated that she feels Council should delay the dry stack storage project.

Councilmember Steenrod advised that costs have risen for construction for either alternative. She would prefer to delay the project and study other uses for the site.

Councilmember Thomasson noted that he would not want to see more than minor improvements to the proposed site until other uses can be determined. He felt that it is important to make these determinations soon, as revenue sources for the Marina are important to the overall plan.

Councilmember Benjamin stated that the Marina is the City's greatest asset and it is important that Council determine the highest and best use of the site. He felt this should be a number one priority for in depth discussion at Council's upcoming retreat. He noted that he would be interested in public input.

City Manager Piasecki reminded Council that there is a need for the Marina to create revenue sources to fund the Marina Master Plan and if Council delays the dry stack storage, then it needs to determine where additional revenues can be found. He advised that some of the funds for this project could be directed to the expanded guest moorage project and use the rest of the money could be used to study other options, such as a commercial building and what that commercial use would entail.

MOTION was made by Mayor Sheckler, seconded by Councilmember Steenrod, to direct staff to reprogram the funds from the dry stack storage project to expand the scope of an existing project or to develop another project within the Marina, and to bring options back to Council for consideration. Further, to direct staff to begin the process of putting together a temporary use of the "Quartermaster" site such as open boat storage, etc. that would involve minimal cost.

Mayor Pro Tem Thomasson expressed agreement with Councilmember Sherman, that he would not be interested in any commercial use of the site that would build a strip mall or a restaurant.

VOTE ON MOTION: Motion passed unanimously.

OLD BUSINESS

Draft Resolution No. 03-309 6 Year Capital Improvement Plan - Review

Due to the lateness of the meeting, Mayor Sheckler announced that this item will be moved to the January 22, 2004 meeting.

NEXT MEETING DATE

Mayor Sheckler advised that the next regular meeting will be January 22, 2004.

ADJOURNMENT

At 10:06 p.m. **MOTION** was made by Councilmember Benjamin, seconded and passed to adjourn.

Respectfully submitted,

Denis Staab
City Clerk

ACTION ITEM FROM JANUARY 8, 2004 MEETING

- Supply Councilmembers with a map showing various stage of expanded guest moorage and bulkhead replacement at the Marina.