

REGULAR MEETING DES MOINES CITY COUNCIL

MINUTES

April 4, 2002

At 7:32 p.m., Acting City Manager Piasecki announced that the Council would remain in Executive Session for approximately another ten minutes.

The regular study session of the Des Moines City Council was called to order at 7:47 p.m. by Mayor Wasson in the Council Chambers, 21630 11th Avenue South, Suite B.

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

ROLL CALL – Present: Mayor Don Wasson, Mayor Pro Tem Richard Benjamin, Councilmembers Gary Petersen, Bob Sheckler, Maggie Steenrod, Scott Thomasson, and Susan White. Also present were Acting City Manager Tony Piasecki, City Attorney Gary McLean, Park and Recreation Director Patrice Thorell, Senior Services Manager Sue Padden, Park Manager Bill Miller, and Deputy City Clerk Angela Chaufy.

DISCUSSION ITEM

Senior Center Dining Hall Structural Evaluation & Repair

Acting City Manager Piasecki introduced the subject.

Park and Recreation Director Thorell informed Council that the Senior Center Dining Hall had been closed since November 2001, due to damage incurred from a severe flood. She described the floor plan of the facility and noted that at the time of the flood, the building had been used for a variety of senior programs and as a private rental facility. Park and Recreation Director Thorell explained that the City had filed a claim for flood damage with Washington Cities Insurance Authority. Their adjusters were currently evaluating the claim. The insurance deductible was \$100,000 for the incident. Park and Recreation Director Thorell noted that the dining hall was a historic building located on a flood plain over Des Moines Creek. She said that challenges to the solution included cost, time-line, ADA concerns, potential impacts to other Beach Park facilities and potential impacts to other capital projects. She then introduced Farhad Rowshanzamir - Senior Engineer from Reid Middleton, Sue Padden - Senior Services Manager, Barbara Gladding - Nutrition Program Coordinator, Kaylene Moon - Program Participant and Senior Advisory Committee member, and John Carroll - Senior Advisory Committee Chairman.

Councilmember Thomasson commented that budget issues should also be considered when evaluating the options, as some current services might not be continued due to budget constraints.

Mr. Rowshanzamir displayed pictures of the dining hall's layout and explained that the building was built in stages.

Councilmember White confirmed that the complete building was considered historical.

Mr. Rowshanzamir displayed photos of the structural system of the building. He noted that the concrete blocks located on the base of the creek bed provided the Dining Hall's foundation support.

Park Manager Miller noted that most of the existing structural wood was original and had not been pressure-treated.

Mr. Rowshanzamir described and showed pictures of the following structural concerns:

- Debris under the building due to flooding,
- Dislocated, spliced weight bearing beams,
- Beams spliced below current building code standards,
- Substantial crack in west wall support beam,
- No lateral attachments for interior walls,
- Numerous cracks inside the building due to structural or foundational movement, and
- Grossly overstressed load for a place of public assembly.

Mr. Rowshanzamir reviewed the following options and their estimated costs:

- A. Demolish and replace Dining Hall with a new building at a different location.
- B. Repair building and supports and mitigate flooding by drainage channel around parking perimeter.
- C. Repair building and supports and mitigate flooding by lifting the building.
- D. Repair building, build new supports away from the creek, and relocate the building approximately 100 feet north.
- E. Repair building without mitigation of flooding.

Park and Recreation Director Thorell noted that historic and hydraulic regulations were sometimes conflicting and obtaining permits could prove difficult.

In regard to Option C, Councilmember Thomasson questioned whether raising the Dining Hall could cause additional exposure and potential damage to the Founder's Lodge.

Mr. Rowshanzamir noted that the Founder's Lodge had a piling foundation.

Park and Recreation Director Thorell responded that Councilmember Thomasson's concerns were possible.

Senior Services Manager Padden introduced Senior Recreation Coordinator Chris Pauk. She noted that the closure of the dining hall had displaced the senior programs into eleven different locations. She voiced the following safety and security concerns multiple facility usage has created for staff:

- Medical emergency supplies inadequate
- Equipment set up required
- Shortages in program supplies
- Staff response time increased.

- Volunteers and instructors alone in buildings
- Poor building conditions (heating, lighting, ADA accessibility)
- Program supplies and equipment missing.
- Off-site storage of supplies often required.

Senior Services Manager Padden expressed appreciation for the agencies that have allowed their sites to be used for Senior Services programs.

Ms. Gladding informed Council of the challenges involved with running the lunch program at the Masonic Lodge. She said that the facility does not have a commercial kitchen nor adequate hot water yet forty to eighty people were being fed each day. She noted that the program's refrigerator and freezer were located across the street on the loading dock of the Public Works/Park Maintenance Facility while the supplies were kept in the maintenance facility's women's locker room. Ms. Gladding stated that the lunch program currently worked due to the efforts of the volunteers and seniors.

Upon questioning from Councilmember Thomasson, Park and Recreation Director Thorell noted that the annex facility does not currently have a kitchen facility.

Mayor Pro Tem Benjamin and Councilmember White commended Ms. Gladding for her efforts in running the successful lunch program.

Ms. Moon spoke regarding the impacts of the Dining Hall closure on the Senior Center participants. She said that class attendance had dropped due to confusion over class locations, poor building conditions and increased transportation requirements. She noted that the participants often have to set up the furniture for their classes. Ms. Moon asked Council to address the problems created by the Dining Hall's closure and she offered her services in assisting Council to identify a solution.

On behalf of the Senior Advisory Committee, Mr. Carroll urged Council to address the issue of the Dining Hall closure quickly. He felt that the seniors could deal with the temporary inconveniences as long as they knew Council was working towards a solution. Mr. Carroll stated the Senior Advisory Committee's short-term recommendation that the senior programs be moved to the annex facility with supporting portables located on-site. The Senior Advisory Committee felt that the long-term solution to the problem was the construction of a Community/Senior Center. If a committee was formed to study the issue, Mr. Carroll said that the Senior Advisory Committee offered their assistance. In closing, Mr. Carroll asked that the audio for the televised Council meetings on Channel 21 be improved.

Councilmember White recommended that Council make the issue a priority as it was important to the community.

Park and Recreation Director Thorell briefly reviewed the following short-term facility options to meet the current Senior Services needs:

- Continue to utilize city facilities, churches, clubs, retirement center spaces, etc.
- Renovate the city's Senior Center Annex (former SeaTac Baptist Church)

- Lease building space for use as temporary Senior Center.

Councilmember Sheckler suggested that the Municipal Facilities Committee tour the facilities prior to making a recommendation regarding the issue.

Park and Recreation Director Thorell informed Council that the 2002 CIP contained approximately \$150,000 for cost estimating, sewer system and connections, and mitigation for detention ponds for the Steven J. Underwood Memorial Park plus \$50,000 for repair of the Beach Park.

Acting City Manager Piasecki confirmed that Council's consensus was to remand the issue to the Municipal Facilities Committee.

Councilmember Steenrod asked staff to ensure that the appropriate individuals were available to answer the committee's questions.

Councilmember Thomasson suggested that staff from the planning department also participate in the study to identify applicable building and zoning code requirements.

Acting City Manager Piasecki said that he would schedule a meeting for the Municipal Facilities Committee to study the issue. The meeting would be held at the Annex facility.

On behalf of the seniors, Park and Recreation Director Thorell thanked Council for addressing the issue.

NEXT MEETING DATE

April 11, 2002, Regular Meeting

ADJOURNMENT

At 9:17 p.m. **MOTION** was made by Councilmember Thomasson, seconded by Councilmember Petersen and passed unanimously to adjourn the meeting.

Respectfully submitted,

Angela M. Chafty
Deputy City Clerk