

REGULAR MEETING DES MOINES CITY COUNCIL

MINUTES

May 1, 1997

The regular study session of the Des Moines City Council was called to order by Mayor Thomasson at 7:30 p.m. in the Council Chambers, 21630 11th Avenue South.

ROLL CALL - Present: Mayor Scott Thomasson, Mayor Pro Tem Terry Brazil, Councilmembers Bruce Roberts, Bob Sheckler, Dan Sherman, Gary Towe and Don Wasson. Also present were City Manager Bob Olander, Assistant City Manager Tony Piasecki, City Attorney Gary McLean, Harbormaster Joe Dusenbury and City Clerk Denis Staab.

CONSENT ITEM

Draft Ordinance No. 97-035 **[ASSIGNED ORDINANCE NO. 1186]** Extension of Telecommunications Moratorium

City Attorney McLean informed Council that additional time is needed for City staff to complete development and public review, and to adopt a comprehensive telecommunications ordinance that is in the City's and industry's best interests. He further noted that an extension of the moratorium to August 7, 1997, would prevent telecommunications providers from filing with the City under the current code on May 8, 1997. He concluded by noting, that Des Moines can benefit from ordinances that other cities are in the process of adopting.

MOTION was made by Mayor Pro Tem Brazil, seconded by Councilmember Roberts and passed unanimously, to suspend Council Rule 26(b).

MOTION was made by Mayor Pro Tem Brazil, seconded by Councilmember Roberts, to approve Draft Ordinance No. 97-035.

Mayor Thomasson read the ordinance by title into the record.

VOTE ON MOTION: Motion passed unanimously.

DISCUSSION ITEM

Review of Work Plan - Marina

Harbormaster Dusenbury briefed Council on the following Marina projects for 1997, reviewing dates for selection of consultants, project planning, permits, construction phase and project administration:

Underground Fuel Tank - Contamination is expected to be minimal, however he noted that should it be significant it will escalate costs. Actual construction is to be from September through December.

Bulkhead Repairs - Will apply for 2 year permits for HPA and Corps of Engineers and also the SEPA and Shoreline Permitting processes will run at the same time for this project and the fuel tank. Construction is set for August through January.

New Gate Security System - Will probably run in the \$50,000 to \$60,000 range. Construction expected to begin in August and run through October. Will have little impact on Marina operations and it will be undertaken one dock at a time.

South Tenant Restroom and Showers - Good facilities have already been constructed at other Marinas so it will be easy to pick the best.

Marina Rules - Policy and Procedures Revision - Wish to combine the two current documents into one. There will be a 30 to 45 day review period for tenant committee review.

Comprehensive Marina Master Plan - This plan will have several reviews by the Council Municipal Facilities Committee prior to a draft brought to the Council as a whole. Public hearing is expected around January 1998.

Police Wing Rebuild Project

City Manager Olander indicated that the total costs including design and contingency for the basic police wing rebuild is \$1,206,000. This amount includes the 284 sq. ft. required to connect to the Council/Court wing, as well as the addition of 960 sq. ft. at the rear of the old police structure to square the building with the Council/Court building. He noted that the Municipal Facilities Committee strongly believes this will add significant flexibility to the space for a reasonable cost. With the use of a model, City Manager Olander demonstrated the look of the proposed facility. He advised that one of the challenges in the project is how to tie the new structure to the existing facilities. He noted that the architect and the Municipal Facilities Committee is recommending an option to re-roof the two older wings now, with sloped roof structures to enable the project to work visually, as well as functionally.

Steve Arai, architect, presented view foils of some of the conceptual ideas for re-roofing. He reviewed some of the advantages and benefits to using sloped roofs as follows:

- The existing roof life remaining is 5 to 7 years.
- Sloped roofs would last longer.
- The new roofs would add sound insulation for the two older wings.
- The truss roof would allow space for needed future HVCC replacement in the administration wing.
- The roof structures would provide needed visual and architectural continuity with the new wing.

Mr. Arai concluded by noting the estimated costs for adding new sloped roofing to the two older buildings is \$210,000, and if Council accepts this option, the total project cost would be \$1,416,600.

Mayor Pro Tem Brazil stated that it is best to match roofs on the structures now. A few years down the road, it may be impossible to obtain the same materials. He also stated that the court yard may never be in-filled, so that should not be a consideration at this time. He encouraged Council to go forward on this project.

City Manager Olander advised Council that the City has reserved older expired and expiring councilmanic bond revenue stream from city buildings for the project. He stated the available reserved revenue stream and savings from vacating the Bayview Building amount to \$135,000

annually. This amount will fund up to \$1,500,000; so current revenues are available if Council elects to accept the roofing option recommended by the architect. He advised Council that a final financing plan would be brought back to Council for final authorization, and at this time he is seeking authorizing to proceed.

Upon questioning from Council, City Manager Olander stated the debt would be paid off in 20 years.

MOTION was made by Mayor Pro Tem Brazil, seconded by Councilmember Roberts to authorize staff to initiate councilmanic bond sale negotiations in an amount not to exceed \$1,416,600 in order to proceed with the police wing rebuild.

Councilmember Towe voiced objection to moving forward at this time. He felt it would be in the City's best interest to wait and see how the voting goes on the park/community center bond issue. He stated that his higher financial priority would be the need for ball fields and the issues facing the senior center, therefore, he would rather delay committing funding on this item at this time.

Mayor Thomasson stated that the proposed funding strategy makes sense to him. However, he did note that if the voters approve the park/community center issue, we may want to "piggy-back" on that bond sale. He requested that the Finance Director explore alternative interim financing schemes.

City Manager Olander advised that by the time the financing plan comes back before Council on this matter, we will know whether the park bond issue has passed. He reminded Council that he needs their direction on how to proceed from this point.

Councilmember Towe noted he would not want to go to the expense of roofing the current City Hall and Council/Court chambers if it is decided later that it is cheaper to tear them down and rebuild.

Mr. Arai reminded Council that the old Police Facility is structurally built very different, with concrete interior walls. He assured Council that he could see no such need to tear down City Hall or the Council Chamber.

After further discussion, the original MOTION WAS WITHDRAWN.

MOTION was made by Mayor Thomasson, seconded by Mayor Pro Tem Brazil, that the Police Wing Rebuild Project be expanded to include additional roofing over the existing two structures. Motion passed unanimously.

City Manager Olander noted that he will have the Finance Director explore alternative funding options.

Appointments to Planning Agency

MOTION was made by Councilmember Roberts, seconded by Councilmember Sheckler and passed unanimously, to confirm the appointments of Kristi Drebeck Brown and Stephen Swank to unexpired positions on the Des Moines Planning Agency.

King County Pools

Mayor Thomasson referenced a letter from Metropolitan King County Councilmember Louise Miller, requesting a meeting to thoroughly discuss the issues of the continued operations of the Mt. Rainier Pool located in Des Moines. He noted that Des Moines position has been not to accept the pool and City Manager Olander has continued to voice that opinion to the County. He requested direction from Council.

City Manager Olander noted that he feels that the County Councilmembers would rather talk to other elected officials, such as the Mayor, rather than him.

Councilmember Sherman noted that he is comfortable with the City Manager representing the Council's position in his dealings with the County. He further noted that he does not want to subvert the work being done by the Suburban Cities Association, as this is a regional issue.

After further discussion, Council's CONSENSUS was to have Mayor Thomasson, Mayor Pro Tem Brazil and City Manager Olander, arrange a meeting with Councilmember Miller to listen to what may be offered.

NEXT MEETING DATE

Mayor Thomasson noted the next regular meeting is May 8, 1997 and will be chaired by Mayor Pro Tem Brazil as he will be out of town.

ADJOURNMENT

The meeting was adjourned at 9:10 p.m.

Respectfully submitted,

Denis Staab
City Clerk