REGULAR MEETING DES MOINES CITY COUNCIL

MINUTES August 1, 1996

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, City Attorney Gary McLean, Parks and Recreation Director Patrice Thorell, Harbormaster Joe Dusenbury, Civil Engineer Jim Seitz and City Clerk Denis Staab.

DISCUSSION ITEMS

Airport Communities Coalition City Representative

Mayor Thomasson noted that due to other Commitments Councilmember Towe cannot continue as the City's representative to ACC.

MOTION was made by Mayor Thomasson, seconded by Councilmember Sherman, to appoint Mayor Pro Tem Brazil as Des Moines' representative to the Airport Communities Coalition. Motion passed unanimously.

Highway 99 Design Study

Civil Engineer Seitz introduced Dave Edwards from Washington State Department of Transportation, Project Manager for the Pacific Highway South Re-Design Project. Mr. Seitz advised Council that the since Highway 99 is designated as a regional corridor, WSDOT is undertaking a pre-design study. The final study will come back to Council for final approval.

Mr. Edwards introduced Mr. Miguel Gavino from WSDOT office of Urban Mobility. He then informed Council that the SR 99 South Redevelopment Project is being conducted in cooperation with the cities of Des Moines, Federal Way, Kent, SeaTac, Tukwila and King County and should be concluded by the end of 1996. He noted that the project is approximately 15 miles in length with 3 miles within Des Moines' city limits. Mr. Edwards then proceeded with a detailed review of the project expanding on the following points:

- History:

A recognized need for a coordinated regional facility needs study. In April 1995, jurisdictions along the corridor agreed to sponsor the project to compete for federal moneys allocated to the Puget Sound Region and were successful in receiving $800,000 to develop a corridor transportation plan for SR 99.

- Purpose: To develop a design and operations plan for SR 99 between Federal Way and Tukwila.

- Project Deliverable and Expectations:

SR 99 Corridor Transportation Plan,
Technical Report, and
Access Management Plan

- Project Timetable

Works began or have been completed -- January to July 1996 and
Works/Tasks currently underway -- August to December 1996.

<u>*- Access Management Benefits:*</u>
Operational,
Safety,
Environmental, and
Economics.

Considerable Council discussion ensued with comments as follows:

Councilmember Sherman expressed concern that even though this plan is suppose to cover the next 20 years, what if the light rail becomes a reality. Mr. Edwards informed Council that the light rail is not accommodated in this plan, but if it should pass it will have to be configured into the plan.

Mayor Thomasson questioned how the various alternatives regarding the SR 509 extension could impact this plan. Mr. Gavino assured Council that DOT will be sure to closely look at the recommended alternative and incorporate any necessary changes to the plan for Highway 99.

Upon questioning from Council, Civil Engineer Seitz advised that all of the current improvements (South 216th to I-5) that affect Highway 99 have been reviewed by WSDOT. He noted that signal foundations are in place, radius' are set and ready for tie-in and that all phases have been well coordinated for future improvements so there will be no need to tear up projects that are currently underway.

<u>Police Building Remodel</u>

City Manager Olander introduced Steve Arai and Bob Hutchinson of Arai Jackson architectural firm who have been working with the Municipal Facilities Committee and Administration concerning the remodeling and reconstruction of the City Services Center to reach the recommendations before Council tonight.

Mr. Arai noted that the future space needs was determined to be 18,000 square feet for the short term and 21,700 square feet for the long term. He proceeded to review the options that the Council's Municipal Facility have reviewed and considered during their many meetings. They were:

OPTION A: Remodel Old Police Building with one of the following 3 possibilities:

1. Some minimal renovation to existing building $560,250
2. Provide optimum remodeling of the existing building $698,544
3. Demolish and construct a new building $812,851

He noted that the during the course of review the Committee determined the following:
- Minimal renovation was rejected as it was felt this would not provide the needed clear space, and new infrastructure elements would be needed to provide a reasonable facility.
- Optimum renovation would be expensive and it may even be cheaper to design and build a new structure.

He advised Council that given the closeness in cost estimates between significant renovation and demolition and construction, the Committee determined that Option A3 was the preferred course of action. This would replace the existing structure on approximately the same footprint.

OPTION B:
- Upgrading the existing Finance, Administration and Court Structure. Estimated Cost = $259,668. The Committee does not recommend adding this element to the project due to cost.

OPTION C:
- Adding space within the existing courtyard. This would add 4,712 sq. ft at a cost of $801,511.

OPTION D:
- Combine Options A3 and C.

Mr. Arai advised Council that the consensus of the Committee was Option D. He showed, by use of a view foil, a proposed roof design for Option D and noted how it would tie in with the new Police facility that is currently under construction.

City Manager Olander reviewed some of the various financing alternatives. He noted that staff and the Municipal Facilities Committee are recommending Alternative 4 (attachment in Council's packet), which would involve a councilmanic issue of $1,635,000 payable over 20 years. He advised that existing sources of revenue to retire the debt would amount to $108,000, leaving approximately $34,500 needed on an annual basis to finance the project. In conclusion, he stated that Administration and the Committee believe that this amount of $34,500 can be allocated from the 6 year CIP.

Mayor Pro Tem Brazil, Chairman of the Municipal Facilities Committee, advised Council that alternative D was a unanimous decision of the Committee.

City Manager Olander informed Council that using off campus facilities creates lack of coordination between departments.

Councilmember Towe expressed concern that not enough consideration was given to doing nothing.

Councilmember Sherman stated that he has a problem with funding Alternative 4, not with just the revenue but other funds involved including the CIP. Although he sees the need for more space he would rather a "saving" plan be developed for future construction. He expressed concern with other priority projects that might suffer that are contained with the CIP. He further voiced concern with some of the unknown expenditures that may happen with the Woodmont/Redondo annexation area becoming part of the City on January 1st.

Mayor Pro Tem Brazil reminded Council that they are not being asked to set priorities, but only to provide administration with direction on how to proceed.

Mayor Thomasson noted that if a full build out is undertaken, he is concerned that this may trigger code requirements to bring the older facilities up-to-date. He stated that this could add considerable cost to the project.

9:32 p.m. Mayor Thomasson declared a break.

Councilmember Towe advised that he is not faulting the Committee's work, but feels other combinations should be considered along with a no build alternative, and leasing other facilities. He would rather defer major construction until funding is more assured.

Mayor Thomasson noted he feels there are too many unanswered questions. He would prefer a more formal pre-design study and have the building official determine whether other code requirements may be triggered by a full build out.

MOTION was made by Councilmember Sheckler, seconded by Councilmember Brazil, to authorize the City Manager to execute a contract with an architect to do a preliminary design study for an expansion of the City Administration facilities, replace the existing Police Station, and add the court yard space for an amount not to exceed $30,000, to be funded from the Municipal Capital Improvement Fund.

City Manager Olander reminded Council that this project is listed in the CIP and discussions will continue on this issue when the CIP comes before Council beginning next week which can occur while a predesign study is being undertaken.

VOTE ON MOTION: Motion passed 5 to 2 with Councilmembers Sherman and Towe voting NO.

Park Master Plan

Park and Recreation Director Thorell reminded Council that public input was gathered through: -
- 6 public meetings at different sites including Woodmont,
- Surveys sent with City Currents mailing, recreation mailings and available at various City facilities, and
- Personal interviews with sport teams, recreation facility users, etc.

Council now needs to review this long range planning tool to prioritize projects and determine funding.

Upon questioning, Park and Recreation Director Thorell noted that this document is complimentary part of the Comprehensive Plan and the CIP, and as such is a long range planning tool. She further noted that all the projects listed within this draft were suggested and generated by community inpute.

10:30 p.m. **MOTION** was made by Councilmember Towe, seconded by Councilmember Sherman to continue the meeting to 11:00 p.m. Motion passed 4 to 3 with Councilmembers Sheckler, Wasson and Mayor Pro Tem Brazil voting NO.

Discussion ensued with the following consensus as noted:

Table 3-1:

- Community Park: Change priority from a 2 to 3.
- Community/Senior Center & Des Moines Elementary School Site: are actually the same project & should be combined into one item.

Table 3-2:

- Midway Park: Phase II change priority from 3 to 2.
- Overlook I, Stairway to Marina: Delete this item altogether.
- Redondo Beach Park Boat Launch: Change Estimated Cost to undetermined
- Zenith Park: Move to Table 3-4.

Table 3-3:

- Sports Park: Should be noted this is pending land acquisition.

Councilmember Towe commented that it may be important for the City to help educate the citizens on the King County Open Space Bond vote that will be upcoming. One of our cities benefits would be funding for the Sports Park on Table 3-3 among other potential projects.

NEXT MEETING DATE

August 8, 1996 regular meeting.

ADJOURNMENT

Meeting was adjourned at 11:00 p.m.

Respectfully submitted,

Denis Staab
City Clerk