

REGULAR MEETING DES MOINES CITY COUNCIL

MINUTES

September 2, 2004

The regular study session of the Des Moines City Council was called to order at 7:01 p.m. by Mayor Sheckler in the City Council Chambers, 21630 11th Avenue South.

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

ROLL CALL - Present: Mayor Bob Sheckler, Mayor Pro Tem Scott Thomasson, Councilmembers Richard Benjamin, Gary Petersen, Dan Sherman, Maggie Steenrod and Susan White. Also in attendance were City Manager Tony Piasecki, Assistant City Manager Corbitt Loch, City Attorney Linda Marousek, Community Development Director Judith Kilgore, and Deputy City Clerk Angela Chaufy.

DISCUSSION ITEMS

Interviews and Selection of Economic Development Plan Consultant Finalists

The following economic development plan consultant firms presented an overview of their qualifications, strengths, and proposed action plans to Council:

- Ravenhurst Development
- Beckwith Consulting Group
- ClearPath, LLC

In response to Mayor Pro Tem Thomasson's question regarding the identification of an economic development vision for the community, the finalists provided the following responses:

ClearPath, LLC – The vision would need to be rediscovered throughout the process as the various components were brought into alignment.

Beckwith Consulting Group – Economic development is a holistic approach and an issue of quality of life. The plan should focus on building community rather than business enterprise.

Ravenhurst Development – There is a niche for all components in an economic development plan. The relationship of the components is determined through public comment.

Councilmember Sherman asked the principal project leaders of each firm to identify where they live and why they selected that particular location.

Bill Blake from ClearPath, LLC said that he lives ten minutes from downtown Seattle. He enjoyed the excitement and opportunity of living in a high density population area.

Darrell Vange of Ravenhurst Development informed Council that his home was located in the Leschi area of Seattle. He identified Leschi as a small community with character within the context of a larger community. Mr. Blake enjoyed the diversity of Seattle's districts.

Tom Beckwith from Beckwith Consulting Group said that he resides in Bellevue. His home is within walking distance of several services.

Upon questioning from Councilmember Benjamin, the firms identified the following projects as jobs they were personally proud of:

Ravenhurst Development

- An Arkansas project in which the community came together to support the plan.

Beckwith Consulting Group

- Downtown Marysville project,
- Westlake Mall project,
- City of Bellingham downtown redevelopment workshop process.

ClearPath, LLC

- Kenmore shopping center redevelopment project,
- Epcot Center project.

In response to Councilmember Benjamin's questioning, Mr. Vange of Ravenhurst Development said that he envisioned the Marina's primary customer to be the boater but the commercial/retail uses in the area needed to be utilized by all of the community.

At 8:25 p.m., Mayor Sheckler declared a ten-minute break.

Interviews and Selection of Comprehensive Land Use Consultant Finalists

The following comprehensive land use consultant firms presented an overview of their qualifications, strengths, and proposed action plans to Council:

- AHBL
- Huckell/Weinman Associates
- Beckwith Consulting Group

Mayor Pro Tem Thomasson disclosed that he has had previous contact with Phil Olbrechts of AHBL and Jim Haney of Beckwith Consulting Group through his job.

Mayor Pro Tem Thomasson asked the consultants to discuss their methods to ensure that the finished product reflects Council's intent for the land use code.

Tom Beckwith from Beckwith Consulting Group said that style issues would be addressed initially. A list identifying the current provisions as well as proposed revisions would be developed. A series of workshops on each subject would then be conducted to obtain information. Mr. Beckwith said that it was important to provide rational information without overburdening developers with outdated regulations.

David Nemens from Huckell/Weinman Associates said that his firm would meet with Council initially to develop a more detailed work program. Huckell/Weinman Associates would present options to Council and Council would make the decisions. Mr. Nemens said that Planning Agency members would be involved in the open house process.

On behalf of AHBL, Michael Kattermann said that his company's role was to provide the best professional advice to carry out Council's wishes. AHBL representatives would meet with Council at the beginning of the process. AHBL would identify recommendations and Council would provide direction. Mr. Kattermann stated that developers desire predictability and flexibility in land use codes.

Representing AHBL, Phil Olbrechts said that his firm wished to insure that the land use code works for Council and staff in daily usage.

Councilmember Steenrod asked each firm to identify their most challenging project.

Mr. Kattermann of AHBL informed Council that his firm had worked to develop the Todd Beamer High School in Federal Way. The project included environmental sensitive area issues and residential concerns. His company worked with staff and residents to complete the project on time and with resident buy-in.

Mr. Olbrechts, also representing AHBL, identified his most recent challenging project as the development of the Milton Master Plan. He worked with the public to reach an acceptable compromise.

Davide Nemens from Huckell/Weinman Associates identified the permit and SEPA review process for the Newcastle Golf Course and the Coupeville Comprehensive Plan Update as challenging projects.

Mark Hinshaw, also representing Huckell/Weinman Associates, cited Coeur d' Alene, ID and Bremerton projects as examples of code updates being used as visionary tool to encourage development.

Tom Beckwith of Beckwith Consulting Group said that his firm had worked to consolidate the City of Duvall's code into one document. The city's first mixed use project was approved within months of the completion of the document.

EXECUTIVE SESSION

At 9:56 p.m., Mayor Sheckler announced that the Council would go into Executive Session for approximately 30 minutes to evaluate the qualifications of an applicant for public employment.

At 10:21 p.m., council reconvened in open session.

Selection of Economic Development Plan Consultant

MOTION was made by Councilmember White and seconded by Councilmember Sherman to select the consulting firm of Ravenhurst Development, Inc. to prepare an economic development strategy for the City of Des Moines and to authorize the City Manager to sign a contract, using the City's standard contract format and based on the consultant's scope of work as reflected in their RFP response, for a fee not to exceed \$50,000.

Mayor Pro Tem Thomasson questioned whether specific ideas identified by the other consultants would be incorporated into the scope of work.

As the maker and seconder of the motion, Councilmembers White and Sherman **withdrew their motion.**

MOTION was made by Councilmember White, seconded by Councilmember Sherman, and passed unanimously to authorize the City Manager to negotiate a scope of work and contract with the consulting firm of Ravenhurst Development, Inc. for an economic development strategy based on Council direction and to return the proposed contract to the City Council for approval on the next available consent calendar.

Selection of Land Use Code Update Consultant

MOTION was made by Councilmember Sherman, seconded by Councilmember White, and passed unanimously to authorize the City Manager to negotiate a scope of work and contract with the consulting firm of Beckwith Consulting Group for a Land Use Code Update based on Council's direction and to return the proposed contract to City Council for approval on the next available consent calendar.

ACC Status Report and Potential Withdrawal from Airport Communities Coalition

MOTION was made by Councilmember Sherman, seconded by Councilmember Benjamin, and passed unanimously to continue the item to the September 23, 2004 meeting.

NEXT MEETING DATE – Regular Meeting, September 9, 2004

ADJOURNMENT

At 10:29 p.m. **MOTION** was made by Councilmember White, seconded by Councilmember Steenrod, and passed unanimously to adjourn the meeting.

Respectfully submitted,

Angela M. Chaufy
Deputy City Clerk

ACTION ITEMS FROM 9/2/04 MEETING

- Negotiate scope of work and contract with Ravenhurst Development, Inc. for an economic development strategy.
- Negotiate scope of work and contract with Beckwith Consulting Group for a Land Use Code Update.