

REGULAR MEETING DES MOINES CITY COUNCIL

MINUTES

September 3, 1998

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

ROLL CALL – Present: Mayor Scott Thomasson, Mayor Pro Tem Terry Brazil, Councilmembers Dave Kaplan, 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, Community Development Director Judith Kilgore, Planning Manager Corbitt Loch, Acting Finance Director Mike Bailey and City Clerk Denis Staab.

DISCUSSION ITEMS

1999 Revenue Projections

With the assistance of Acting Finance Director Bailey, City Manager Olander briefed Council on preliminary revenue projections for the 1999 budget process noting the following:

- 1998 budgeted revenue
- 1998 year-to-date
- 1998 year end projections
- 1999 revenue estimates

City Manager Olander cautioned Council that General Street and Park revenues for 1999 are projected above the 1998 budget estimates, but below 1998 year end estimates. He noted the prime reason is a projected decrease in the City's equalization. This drop is due to increases in our sales tax receipts over the last two years, and this reduces our per capita equalization. Other factors include the continued growth of residential annexations state-wide and the lack of full state funding for the second half of equalization. He noted the implication that flat revenues or a drop in revenues may mean some service reductions.

Policy Issue:

City Manager Olander requested direction from Council regarding an increase in property tax collections over what is being calculated for actuals in 1998, of 2.5%. He noted the current inflation rate around Seattle is a little over 3.2%. He advised Council that 2.5% would not have a great impact immediately, but will have an important effect on future years collection of taxes. He requested Council provide their direction at a future meeting on staff's recommendation of 2.5% increase.

During discussion Council requested staff furnish the following information:

- What percentage increase in property tax would put the City at its statutory limit.
- Provide graph or chart showing implications of a property tax increase over the next 3 to 5 years.
- Compute revenue figures without showing "one time" grants.
- Provide briefing on the City's domestic violence program and the impact on law enforcement, legal and court staff.

City Manager Olander concluded by reviewing the budget development schedule and noted the next review will be at the September 10, 1998 Council meeting.

Briefing: Northeast Neighborhood Element of the Greater Des Moines Comprehensive Plan

Community Development Director Kilgore advised Council that the Planning Agency has had several meetings to discuss the Northeast Neighborhood planning project and to provide direction to staff. She noted the purpose of tonight's briefing is to determine whether Council is comfortable with the direction the Planning Agency is going as determined by the Goal Statement as currently developed, which is:

11-02-01 The Northeast Neighborhood of Des Moines is an area where dwelling types other than single family residences may be located above, and within the same building as, businesses. New development will be at a higher density than is allowed in other areas of Des Moines, and will provide safe and inviting neighborhoods equally suited to the pedestrian and the motorist. New construction will incorporate design features and building materials that provide a lasting, positive image for the community.

Planning Manager Loch reminded Council that this draft element will go back to the Planning Agency for further review and refinement and then will come back to Council for final refinement and adoption through the appropriate public hearing process.

Council discussion ensued with the following issues, suggestions and comments as noted by Council and staff:

Mayor Thomasson – Not sure if the area should be devoted to office only, residential only or conference center campus/hotel. Perhaps a corporate vision is needed before a goal can be established. Felt the existing goal is too brief. He noted that he envisions move of an “urban village”. Felt it might be easier if the area is broken into smaller parcels.

City Manager Olander – Stated he sees the area as a “mini urban village” with the interior of the area as high rise condo to take advantage of the territorial views. Closer to the highway would be lower height with commercial, office and retail, with perhaps condos on the top floors. He reminded Council the development will only work with what the market can bear.

Councilmember Sherman – Expressed concurrence with the City Manager's comments. He further stated that the Highway 99, I-5 area is regionally recognized as a public transportation corridor. He stated many people like to live in this type of environment, living close to where they work, with no personal transportation worries.

Councilmember Towe – Expressed difficulty with labeling the area. He would like to see the whole area start from scratch with no residential at all. He would like more time to study the issue.

Councilmember Wasson – Felt this area is completely different from any other area in the City. Reminded Council of discussions by Council over two years ago. He felt the goal is to make the property more valuable and discourage the environment that exists there now. He reminded Council that discouraging the existing environment was prompted by the fact that the bulk of Police services are utilized within that area. He also felt the issue needs more study.

Mayor Pro Tem Brazil – Felt Council is trying to prepare a complete vision and he feels a goal must be established first. He noted that developers will actually define the final use. He

expressed agreement with Councilmember Wasson. He felt that if Council establishes new improvements and standards for that area, developers will then be able to bring a package to Council for consideration. He requested staff incorporate language into this element to note the unique geographical location.

Councilmember Sheckler – Felt most of Council has expressed the same ideas, the main issue remains as to whether the uses should be separate or mixed together. He noted that how high of a density of development should be determined later.

Councilmember Kaplan – Suggested that the element be relabeled “Pacific Ridge Element” to get rid of the term “*neighborhood*”. He felt the term neighborhood immediately brings up a visual image of single family residential.

Community Development Director Kilgore thanked Council for their input as staff has also struggled with the appropriate visions for this unique area. She summarized some of the ideas to take back to the Planning Agency to work on as:

- Goal needs to be more encompassing.
- Mini urban village vision, which would potentially include:
 - Mid-rise buildings – 5 to 7 stories
 - Office, retail, international trade

NEXT MEETING DATE

Mayor Thomasson announced the next regular meeting will be September 10, 1998.

ADJOURNMENT

The meeting adjourned at 9:00 p.m.

Respectfully submitted,

Denis Staab
City Clerk