REGULAR MEETING OF THE DES MOINES CITY COUNCIL

MINUTES September 4, 1997

The regular meeting of the Des Moines City Council was called to order by Mayor Thomasson at 7:35 p.m. in the Council Chambers, 21630 11th Avenue South.

Pledge of Allegiance to the Flag was led by Councilmember Sherman.

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, Community Development Director Judith Kilgore, Senior Services Manager Sue Padden and Deputy City Clerk Angela Chaufty.

PRESIDING OFFICER'S REPORT

Proclamation

Mayor Thomasson read a proclamation proclaiming the week of September 17 through 23, 1997 as *Constitution Week.*

Appointment to Human Services Advisory Committee

Mayor Thomasson recommended that Jerod Theckston be appointed to the Human Services Advisory Committee.

MOTION was made by Councilmember Roberts, seconded by Councilmember Sheckler, and passed unanimously to confirm the Mayor's appointment of Jerod Theckston to the Human Services Advisory Committee.

ADMINISTRATION REPORTS

1996 Annual Financial Report to the Community and 1997 Community Policies in Action

City Manager Olander noted that a copy of the 1996 Annual Financial Report to the Community and 1997 Community Policies in Action would be distributed to Des Moines' residents as a supplement of the Des Moines News. He distributed a draft of the report and asked Council to contact the Finance Director or himself with comments.

CONSENT CALENDAR was read by Deputy City Clerk Chaufty.

1. Motion is to approve the minutes of August 7, 1997
2. ~~Draft Ordinance No. 97-068 - Title: An Ordinance of the City of Des Moines, Washington, relating to townhouse development regulations and planned unit development regulations, adding new definitions to chapter 18.04 DMMC, adding new sections to chapter 18.10 DMMC, amending the title of chapter 18.10 DMMC, amending DMMC 18.04.045, 18.04.135, 18.04.230, 18.04.235, 18.04.395, 18.04.400, 18.06.020, 18.06.030, 18.08.040, 18.10.010, l8.10.020, 18.12.020, 18.32.030, 18.38.010, 18.40.240, 18.41.210, 18.41.220, 18.41.230, 18.44.060, 18.44.080, 18.44.097, 18.44.099, 18.52.010, 18.52.050, 18.52.060, 18.52.070, 18.52.100, 18.52.105, 18.56.040, 18.56.060, and 18.56.070, amending the text of the zoning map, and~~

~~repealing DMMC 18.10.030, 18.10.040, 18.10.050, 18.10.060, 18.10.070, l8.10.075, 18.10.080, 18.10.090, 18.10.100, and 18.52.090.~~

~~MOTION is to approve Draft ordinance No. 97-068 on 2nd Reading.~~

3. Motion is to surplus one 1988 Ford Escort vehicle and authorize disposing of by auction, sale or transfer to other department or agencies.

4. Motion is to authorize the City Manager to 1) Sign the interlocal agreement substantially in the form as attached with King County for City Optional Program funds; and 2) Contract for services for a collection event for hard-to-recycle household items.

MOTION was made by Councilmember Sheckler and seconded by Councilmember Sherman to approve the Consent Calendar as read.

Councilmember Wasson removed Item No. 2.

VOTE ON AMENDED MOTION: Motion passed unanimously.

OLD BUSINESS

Draft Ordinance No. 97-068 ***[Assigned Ord. No. 1197]*** - TX96-037 Common Wall Single Family Zoning Regulations

MOTION was made by Mayor Thomasson and seconded by Councilmember Towe to approve Draft Ordinance 97-068.

Councilmember Wasson stated that he could not support the proposed ordinance as he felt that it provided too much regulation on building development.

VOTE ON MOTION: Motion passed 6 - 1 with Councilmember Wasson opposed.

PUBLIC HEARING

1998 Community Development Block Grant Applications - Draft Resolution No. 97-199 ***[ASSIGNED RESOLUTION NO. 834]***

Community Development Director Kilgore reviewed the following 1998 CDBG funding allocation recommendation:

Senior Center Operations	$ 35,755
Planning and Administration	33,230
Housing Repair	10,191
City of Des Moines - Wheelchair Ramps	50,000
King County Dept. of Public Health	7,358
City of Des Moines - Senior Center Property Acquisition	45,722
Fair Housing Center of South Puget Sound	0
City of Des Moines - Field House Renovation	80,000
	$262,256

She noted that Draft Resolution No. 97-199 would clarify the Council's desire to withhold CDBG funds for the purchase of land for the development of a Senior/Community Center.

SPEAKERS

George Minnich, 22701 19th Avenue South
Mr. Minnich felt that the use of CDBG funds to finance the land purchase for a Senior/Community Center was a reasonable use of the funds. He preferred this method of financing as opposed to creating a greater burden on the taxpayers.

Mayor Thomasson called for additional speakers. None responded.

Mayor Thomasson closed the public testimony portion of the meeting.

Upon questioning, Senior Services Manager Padden explained that approximately 60 people per day participate in the Senior Center nutrition program. Of these, approximately 90% are considered low income.

MOTION was made by Councilmember Sherman and seconded by Councilmember Roberts to allocate the 1998 CDBG funds as recommended and listed by Administration in the City Council agenda item summary prepared for the September 4, 1997 City Council meeting.

VOTE ON MOTION: Motion passed 6 - 1 with Councilmember Wasson opposed.

MOTION was made by Councilmember Sherman and seconded by Mayor Pro Tem Brazil to adopt Draft Resolution No. 97-199 allocating a portion of the next seven year's Community Development Block Grant funds for the acquisition of land for a Senior/Community Center.

Mayor Thomasson read the title into the record.

VOTE ON MOTION: Motion passed 6 - 1 with Councilmember Wasson opposed.

MOTION was made by Councilmember Sherman and seconded by Councilmember Sheckler that any reprogrammed funds or additional 1998 allocations be directed to the acquisition of the Senior/Community Center land acquisition.

VOTE ON MOTION: Motion passed 6 - 1 with Councilmember Wasson opposed.

OLD BUSINESS

Draft Ordinance No. 97-155 Telecommunications - 1st Reading
City Attorney McLean noted that a public hearing for Draft Ordinance No. 97-155 would be conducted September 11, 1997. He asked Council to provide direction to staff regarding the encouragement of co-location of facilities and parking and fencing requirements discretion. He explained that the telecommunications companies requested that the ordinance allow more discretion in the parking and fencing requirements due to potential increased costs in meeting the set standards.

Councilmember Sherman noted that encouragement of co-location of facilities would control proliferation of facilities.

City Attorney McLean explained that the ordinance could allow companies to approach the Hearing Examiner with co-location disputes.

Council concurred to direct the City Attorney to draft language encouraging the co-location of facilities and allowing discretion in parking and fencing requirements.

Council also concurred that the additions and revisions to Draft Ordinance No. 97-155 as listed in the agenda packet were acceptable.

Councilmember Roberts mentioned the possibility of assigning specific impact fees for street cuts.

City Manager Olander noted that Council could view and comment on the draft parking and fencing requirement rules prior to their enactment.

Upon questioning, City Attorney McLean confirmed that antennas not specifically mentioned in the telecommunications ordinance would still be subject to the regulations identified in other sections of the Des Moines Municipal Code.

Mayor Thomasson questioned whether the city's Public Work's antenna was exempt from the telecommunications ordinance.

Community Development Director Kilgore explained that all contributing factors would need to be weighed before determining the priority of a location.

City Attorney McLean noted that purpose of the prioritization was to reduce impacts on residential zones.

Upon questioning, City Attorney McLean stated that the responsibility for facility removal in co-location situations would need to be identified in the co-location agreement. He confirmed that a bond for facility removal could be a requirement of the permit.

At 8:38 p.m., Mayor Thomasson declared a five minute recess.

City Service Center Remodeling Project

City Manager Olander informed Council Steve Arai and Rich Murakami from Arai Architects would present the proposed floor plan, roofing options, and cost estimates for the City Service Center remodeling project.

Mr. Arai displayed the proposed floor plan and schematic site plan. He noted that the plans were developed with the following goals in mind:

- Create civic presence;
- Support concept of civic campus;
- Provide strong entry sequence;
- Provide elements to support intuitive wayfinding;
- Provide civic gathering place;
- Provide inviting courtyard; and

- Address issue of connection to other buildings.

Using a cardboard model, Mr. Murakami illustrated various roof designs.

Mr. Arai then compared the May 1, 1997 pre-design budget of $1,411,200 to the August 14, 1997 schematic cost estimate of $1,581,700. He noted that the increased cost estimate was heavily impacted by the landscape and site improvements.

Mayor Pro Tem Brazil stated that the Municipal Facility Committee unanimously supported the design and costs presented to Council.

MOTION was made by Mayor Pro Tem Brazil and seconded by Councilmember Sheckler to authorize the project budget for the City Service Center renovation and police wing rebuilt be increased from $1,411,200 to $1,581,700 and to accept the architect's recommendation for the current roof design as shown.

As the $1,581,700 figure did not include the cost of the walkway, Councilmember Towe suggested that the recommended funding amount be increased to $1,600,000 to include the cost of the walkway.

Mayor Pro Tem Brazil and Councilmember Sheckler accepted the recommendation as a **friendly amendment**.

Councilmember Towe noted that he agreed with the design and cost estimate but was concerned with the priority and timing of the project. He stated that he was uncomfortable making a commitment to this project without knowing the city's ability to fund higher prioritized items.

City Manager Olander explained that the revenue for the remodeling project will come from expiring bonds. He noted that there was a strong need to provide additional facilities. In regard to space, Mr. Olander felt that the proposed layout would be sufficient once the maintenance divisions moved to the Puget Power facility.

Mr. Arai informed Council that the facility was designed so that the walls were not load bearing structures. This would allow design flexibility in the future. He also noted that department directors' offices were designed to also serve as conferencing areas.

VOTE ON MOTION: Motion passed 6 - 1 with Councilmember Towe opposed.

NEXT MEETING DATE - Regular Meeting September 11, 1997

ADJOURNMENT
The meeting adjourned at 9:43 p.m.

Respectfully submitted,

Angela M. Chaufty
Deputy City Clerk