

REGULAR MEETING DES MOINES CITY COUNCIL

MINUTES

September 9, 2004

The regular meeting of the Des Moines City Council was called to order by Mayor Sheckler at 7:33 p.m. in the City Council Chambers, 21630 11th Avenue South, #B.

PLEDGE OF ALLEGIANCE to the flag was led by Councilmember Petersen.

ROLL CALL - Present: Mayor Bob Sheckler, Mayor Pro Tem Scott Thomasson, Councilmembers Richard Benjamin, Gary Petersen, Dan Sherman and Maggie Steenrod. Absent: Councilmember Susan White. Also present were City Manager Tony Piasecki, Assistant City Manager Corbitt Loch, City Attorney Linda Marousek, Community Development Director Judith Kilgore, Public Works Director Tim Heydon, Parks and Recreation Director Patrice Thorell, and City Clerk Denis Staab.

MOTION was made by Councilmember Benjamin, seconded by Councilmember Petersen and passed unanimously, to excuse Councilmember White.

COMMENTS FROM THE PUBLIC

Jed Goniou, 22515 6th Avenue South, President of Waterford Condon Association

Mr. Goniou requested that Item #7 be removed from the Consent Calendar to ensure that language be added that any improvements for fencing or gating of the stairwell would be made with architectural standards compatible with existing fencing and gates on the Waterford property. He noted that this would ensure the quality and standards of the development, that the City and Waterford can be proud of.

Hong Louie, 22508 6th Avenue South

Mr. Louie advised that he is opposed to the City's Proposition One to raise property taxes. He felt that it is unfair to tax property owners, particularly senior citizens, when a large percentage of the citizens and businesses use City services that do not pay property taxes. He felt everyone who uses services should pay for them. He further suggested that the City go forward with an agreement with the Port to sell City Streets in the Port buy-out area in order to commercially develop that property. He cited that the development would bring \$2 million to the City from selling street right-of-way, create 3,000 jobs and potentially bring in \$40 million in business revenues that would help the City and existing community businesses. In conclusion, he requested that in the future the Council spend more conservatively.

Mysty Beal 22628 16th Avenue South

In regards to a flyer produced by Councilmember Benjamin expressing his opposition to the proposition to raise property taxes, and a newspaper statement by Councilmember Petersen, Ms. Beal expressed her opinion that the references were implying that senior citizens were free loaders. She felt our seniors serve as mentors and educators, and fill a void that others are too busy to do.

Lala Klenman, 24804 9th Place South

As a retired citizen on a fixed income, Ms. Klenman addressed Council noting that the City's financial problems are mainly attributable to "Tim Eymon's" initiatives that have passed in recent years. She further noted that Councilmember Benjamin had previously voiced support for

increasing taxes for Library Services, but his recent flyer appeared to be in opposition. She advised Mr. Benjamin to be truthful.

BOARD & COMMITTEE REPORTS

Minute of Silence

At the request of Councilmember Benjamin, Council, staff and the audience observed a minute of silence to honor those killed during the recent terrorist activities in Russia.

September 14, 2004 Ballot Issue

Councilmember Steenrod noted that she is requesting that she not be paid for this meeting in order to speak on the upcoming ballot issue as a citizen.

Mayor Sheckler suggested that this topic would be more appropriate under Council Comments section of the agenda.

South King County Transportation Board

Councilmember Sherman reported that it has been determined to not seek an increase County wide gas and sales tax at this time. However there may be an advisory ballot on this at a future date, questioning citizens of King, Snohomish and Pierce Counties if they would be willing to consider the increase and if so, what kind of road improvements would be desired.

METRO Buses

Councilmember Sherman noted that Metro has announced route number and schedule changes to bus routes in the Des Moines area to be effective this month. He urged Metro Bus riders to check changes.

Puget Sound Regional Council

Councilmember Sherman advised that PSRC has placed the City's 16th Avenue South Project in contention for the final decision for receiving \$244,492 in transportation funding. Hopefully the project will be able to move forward if the City receives some of this funding.

Public Safety and Transportation Committee

Mayor Pro Tem Thomasson advised that the Committee met early this evening to review the following:

- Draft ordinance regarding regulations for Motorized Scooters.
- Police Department consultant selection for updating Emergency Management Plan.
- Draft ordinance regarding rental property dealing with issues similar to the recently passed hotel/motel regulations, concerning renter issues that affect the police department.

He advised these issues will be brought before Council for final determination.

COUNCILMEMBER COMMENTS

Levy Lid Lift Informational Brochure

In regards to comments from the public, Councilmember Benjamin referenced the informational brochure that he produced. He stated that an overwhelming majority of folks who have responded to him are on fixed incomes and own property. He advised that they are wrestling with financial concerns and thanked him for the information. He stated that he is glad that we live in a Country where we can have different points of view. He felt some information

extracted from his bulletin may have been misinterpreted. He advised that as a Councilmember it would be inappropriate for him to tell citizens how to vote, but feels it is important for citizens to vote and whatever the outcome of the vote, we will work together.

He further advised that he has supported the Library Levy in the past and intends to continue to do so.

September 14, 2004 Ballot Issue

City Attorney Marousek remarked that Councilmember Benjamin's comments were a perfect example of what a Councilmember is allowed to say during a Council meeting in a public forum, concerning an issue that is on the ballot. She requested that Councilmember Steenrod should confine her remarks to similar types of issues.

City Attorney Marousek further advised that under State Law City governments are not allowed to use public facilities, and that includes Council meetings and TV cameras, or paid Councilmember time, to support or oppose election issues.

September 14, 2004 Election

Councilmember Steenrod advised that she has spoken with several people who say they are nervous and confused about the election issues and therefore will not vote. She strongly encouraged everyone to vote.

Councilmember Steenrod noted that to have Councilmembers expressing their views through other forums is, in her opinion, democracy in action.

Pacific Highway South Project - Midway Intersection

Councilmember Steenrod requested that the City Manager give an update on what is going on at the Midway intersection regarding the Pacific Highway South Redevelopment Project.

Trespassing/Defacing of Private Property

Councilmember Sherman noted that trespassing, defacing private property and graffiti are illegal in Des Moines. He stated that these are quite evident at the vacant business on about 226th and Marine View Drive. He advised that while the current building will be torn down soon, he requested people respect and not deface private property. He noted these types of activities hurt the community and does not encourage businesses to come to this community. He asked people not to participate in this type of behavior.

Pacific Highway South Reconstruction Project

Councilmember Petersen noted that progress is moving right along on the project between S. 216th and the Midway intersection. He once again noted that the contractor has been doing a magnificent job and complimented the construction company on its dealings with the affected property owners.

September 14th Ballot

Mayor Sheckler noted that many citizens are frustrated with the new type of primary ballot we are faced with in the State. He requested that citizens not let this stop them from exercising the right to vote, especially concerning non-partisan issues.

Defacing of Private Property - 226th & Marine View Drive

Mayor Sheckler spoke in agreement with Councilmember Sherman. He noted there are better ways for citizens to express their opinions.

ADMINISTRATION REPORTS

Economic Development and Land Use Code Consultant Agreements

City Manager Piasecki advised that the Community Development Director has met with both consultants and he is sure that Agreements will be ready for Council's approval at the September 23, 2004 meeting, that Council will be very pleased with the results.

Pacific Highway South Redevelopment Project

Public Works Director Heydon advised that the project is moving smoothly. Tonight the contractor is doing the paving at the intersection of Kent-Des Moines Road so as to have a minimum number of motorists impacted. He noted that next week, depending upon the weather, the top course on the main part of the Highway will be completed.

Councilmember Benjamin commented that on Tuesday night, paving on the Kent-Des Moines Road intersection caused a traffic problem in the Delrose Manor neighborhood. He requested that a sign be installed advising that there is no access to the Highway through this neighborhood.

Public Works Director Heydon advised that there are quite a few flaggers and pilot cars to help alleviate as many problems as possible.

City Manager Piasecki stated that Assistant City Engineer Andrews met this morning with the contractor and the police department to discuss a variety of issues involved in closing the intersection, and one of the top issues stressed is that they are out there to help the motorists get to where they want to go as conveniently as possible.

Pacific Highway South Reconstruction Project - New Traffic Signals

Public Works Director Heydon advised that there will be three new traffic signals installed at 220th, 222nd and 224th.

216th/24th Avenue South Traffic Signal - Status

Upon questioning, Public Works Director Heydon advised that property at three corners of the intersection have been purchased. The fourth corner, owned by the Port of Seattle is a little more complicated, but hope to have possession and use before too long, in order to proceed with the project.

CONSENT CALENDAR was read by City Clerk Staab.

1. Motion is to approve the regular minutes of August 5, the special and regular minutes of August 12, and September 2, 2004.
2. Findings: Vouchers audited and certified by the auditing officer as required by RCW 42.24.080, and those expense reimbursement claims certified as required by RCW 42.24.090, have been recorded on a listing which has been made available to the City Council.

Motion: As of this date the Des Moines City Council, by unanimous vote, does approve for payment those vouchers and payroll transfers included in the above list and further described as follows:

Claim checks #95595 through #95921 & electronic fund transfers in the total amount of \$776,771.19

Payroll fund transfers in the total amount of \$747,336.02

3. Motion is to authorize the City Manager to purchase from its current geographic information system vendor, Environmental Systems Research Institute, Inc., associated computer hardware and software for a data management system, including two Global Position System (GPS) personal data assistant (PDA) devices and associated licenses, and consulting services for setting up the system, for an amount not to exceed \$21,000.

~~4. Motion is to approve the Interlocal Agreement with Water District No. 54 for including a bid schedule for the relocation of the District's Marine View Drive water main as part of the construction contract for the Marine View Drive Bridge, and to authorize the City Manager to sign said agreement substantially in the form as submitted. [ED NOTE: Item removed by Mayor Pro Tem Thomasson.]~~

~~5. Motion is to approve the agreement for roofing installation at the Sonju House with Stewart Roofing, Inc. in the amount of \$8,975.00 plus tax, and authorize the City Manager to sign the contract substantially in the form as submitted, and to authorize the City Manager to approve change orders in amounts not to exceed 10% in total. [ED NOTE: Item removed by Mayor Pro Tem Thomasson.]~~

~~6. Motion is to authorize the City Manager to sign the construction contract with SKM Construction, Inc. for creation of a records center in the amount of \$27,444.80 with a contingency of up to \$10,000. The contract shall be in a form substantially as provided and as approved by the City Attorney. [ED NOTE: Item removed by Councilmember Benjamin.]~~

~~7. Motion is to accept the Dedication Deed for the public access stairway between 7th Avenue S and the south parking lot of the Marina, expressly recognizing the City of Des Moines' agreement in that dedication to appropriately maintain pedestrian access stairway improvements, including any gate that may be installed by the City in the future; and Motion to approve the two Right of Entry agreements, one with the Wamsleys and one with the Ashton Development Company's Waterford Condominium; and to direct the City Manager to execute both Right of Entry agreements substantially in the form as submitted. [ED NOTE: Item removed by Councilmember Sherman.]~~

Mayor Sheckler questioned whether there was any Item a Councilmember wished removed. The following items were removed as noted:

- Item #6 was removed by Councilmember Benjamin.
- Item #7 was removed by Councilmember Sherman
- Items #4 and #5 were removed by Mayor Pro Tem Thomasson

MOTION was made by Mayor Pro Tem Thomasson, seconded by Councilmember Steenrod and passed unanimously, to approve the remaining Consent Calendar Items.

REMOVED CONSENT CALENDAR ITEMS

Item #6 - Construction Contract with SKM Construction for Records Center

Councilmember Benjamin questioned why a \$10,000 contingency, when the normal is no more than 10%.

Assistant City Manager Loch responded that in order to preserve more of the storage building for rolling stock, there may be a need to construct the interior wall further to the east than originally planned. It has been estimated that this would increase construction costs by approximately

\$9,000 because additional labor hours would be required, especially if any of the rolling doors hardware needs to be relocated.

Councilmember Steenrod noted that it appears the records storage area will be near gasoline and propane equipment, and since it is two stories some sort of fork lift may be needed. She felt the critical issue is retrieving records. She distributed information that she obtained from a records management company concerning records retention. She requested a decision be delayed until questions can be answered regarding secured storage and timely destruction of obsolete records.

Upon questioning by Mayor Pro Tem Thomasson, Assistant City Manager Loch noted that decision on exactly where the interior wall will be constructed will be made prior to the start of any actual construction. He felt it is important to get the contract in place with the contractor in order to be able to fit into their schedule, which will still allow time to determine any additional costs.

Upon questioning by Councilmember Sherman, Assistant City Manager Loch advised that he can get estimated annual costs of using propane heating and report back to Council. He noted it should be comparable to natural gas, and the main goal was to avoid electric heat due to its expense.

City Manager Piasecki suggested that this item be removed from the Agenda to allow staff to gather information requested by Council, and perhaps staff will have determined the interior wall placement at that time.

MOTION was made by Mayor Pro Tem Thomasson, seconded by Councilmember Steenrod, to continue the item to a date to be determined by the Mayor and City Manager. Motion passed unanimously.

Consent Item #7 - Public Right-of-Way Dedication Deed for the Waterford Steps & Access Agreements for the Waterford Condominiums and the Wamsley Property

Councilmember Sherman noted that Mr. Goniou had asked that this item be removed to discuss the issue of design standards.

City Attorney Marousek advised that she has prepared some amended language and that Mr. Goniou has reviewed the amending language and concurs with the proposal. She further advised that 80% of the parties have signed the Public Right-of-Way Dedication Deed as of this evening.

Mayor Pro Tem Thomasson questioned whether a future Council will be bound to whatever motion Council agrees to tonight.

City Attorney Marousek advised that if some future Council should decide to change this agreement, the Homeowners Association would have a good cause of action to bring in the record of this meeting.

Upon questioning by Councilmember Benjamin, City Attorney Marousek pointed out that the gate is entirely on the Waterford property.

MOTION was made by Mayor Pro Tem Thomasson, seconded by Councilmember Benjamin and passed unanimously, to accept the Dedication Deed for the public access stairway between

7th Avenue South and the south parking lot of the Marina, expressly recognizing the City of Des Moines' agreement in that dedication to appropriately maintain pedestrian access stairway improvements, including any gate that may be installed by the City in the future. And, expressly requiring that any future improvements that include fencing, gates, and so on, be architecturally compatible with the current development at Waterford Condominiums, and appropriately match existing fencing and gates on the Waterford property.

MOTION was made by Councilmember Sherman, seconded by Councilmember Petersen and passed unanimously, to approve the two Right of Entry agreements, one with the Wamsleys and one with the Ashton Development Company's Waterford Condominium; and to direct the City Manager to execute both Right of Entry agreements substantially in the form as submitted.

Consent Item #4 - Marine View Drive Bridge Water District No. 54 Interlocal Agreement

Mayor Pro Tem Thomasson expressed some concern with the language on Page 3, item 9 Reimbursement, noting that he would like some language to include prepayment or deposit of 90% of the costs, to avoid risks to the City should there be any disagreement.

Public Works Director Heydon pointed out that the risk would be to the Des Moines Basin Committee, and the City is the project manager. He advised that the language has been worked on and agreed to by the Basin Committee, the Water District and legal staff. He expressed comfort with the language in the contract as submitted to Council.

MOTION was made by Councilmember Sherman, seconded by Councilmember Benjamin, to approve the Interlocal Agreement with Water District No. 54 for including a bid schedule for the relocation of the District's Marine View Drive water main as part of the construction contract for the Marine View Drive Bridge, and further to authorize the City Manager to sign the agreement substantially in the form as submitted.

Upon questioning by Councilmember Steenrod, Assistant City Attorney Brown noted the term "Chief Executive Officer" on Page 4, Item 13, would include the City Manager of Des Moines and the General Manager of the Water District.

Mayor Pro Thomasson felt that on Page 4, Item 13, should include the term . . . by resolution or "motion" . . . This was accepted as **FRIENDLY AMENDMENT** by the maker and seconder of the motion.

VOTE ON MOTION: Motion passed unanimously.

Consent Item #5 - Sonju House Roofing Contract

Mayor Pro Tem Thomasson felt that a policy question needs to be dealt with before the City keeps spending money to fix up a house. The question is should the City be in the business of renting homes.

Upon questioning, Parks and Recreation Director Thorell advised that the house is located at approximately 247th Street and 15th Avenue South. This property was donated to the City by Daisy Sonju. She noted that the house is in relative good condition, however the building official has prepared a list of items that need to be repaired, including a new roof. She felt a good reason to rent the house was because if it is empty it could become a liability issue to the

City. She advised that the City has owned the house for about eight years and it has been rented 90% of that time.

Councilmember Benjamin questioned whether the City is in the rental business and if so, what is the City's policies.

Parks and Recreation Director Thorell responded that typically the market is examined for appropriate rent, advertise and do background and credit checks on potential tenants, and then a one year rental agreement is signed.

Mayor Sheckler noted that the question is whether funds should be expended to repair the roof. If Council wishes to discuss City policy on rentals, it can be scheduled for another meeting.

Councilmember Benjamin advised that he could not support expending funds to repair the roof, if there is only a month to month rental agreement. Parks and Recreation Director Thorell responded that it would be for a one year lease, with a required security and cleaning deposit. She noted that the cleaning deposit would be non-refundable.

MOTION was made by Councilmember Sherman, seconded by Mayor Sheckler, to approve the agreement for roofing installation at the Sonju House with Stewart Roofing, Inc. in the amount of \$8,975.00 plus tax, and authorize the City Manager to sign contract, substantially in the form as submitted, and to authorize the City Manager to approve change orders in amounts not to exceed 10% in total.

Mayor Pro Tem Thomasson questioned whether the City should be in the rental business and if yes, then what are the City's policies. He noted he is opposed to expending the funds until this policy issue is settled. He felt the City should not be in the rental business as that is not a normal function of City government.

Councilmember Sherman expressed the opinion that having someone living on the property is like having a safeguard for the property. He stated that the City is in the rental business as we already rent play fields and the Activity Center among other structures. He felt it may be important to have a useable structure for whatever future use it might be used for.

Councilmember Steenrod agreed with Mayor Pro Tem Thomasson that the policy issue needs to be decided first. She questioned when does the useful life of the existing home end.

After further discussion a VOTE ON THE MOTION was taken. Motion failed 3 to 3, with Mayor Pro Tem Thomasson, and Councilmembers Benjamin and Steenrod opposed.

9:05 p.m. Mayor Sheckler called for a 10 minute break.

PUBLIC HEARING

Allocation of 2005 Community Development Block Grant Funds

Mayor Sheckler introduced the topic.

Community Development Director Kilgore advised that the purpose of this agenda item is to allocate approximately \$233,936 in 2005 CDBG funds. This federal program assists low and

moderate-income communities and families. Except for the amounts which are available for public services (\$38,964) and planning and administration (\$25,691), she noted that all the remaining CDBG funds must be used to support capital projects that meet one of three national objectives: 1) Elimination of slums and blight, 2) Assistance to low and moderate-income persons and communities, and 3) Urgent needs. She stated that only two proposals were received as follows:

- \$25,000 from Public Works for completion of the Wesley Signal Improvements
- \$25,000 from Pediatric Interim Care Center in Kent

Community Development Director Kilgore noted this left a unique circumstance and that for the first time the City has a surplus of funds in the amount of \$119,281. She informed Council that Block Grant regulations do not allow for a re-opening of the application process or submittal of applications after the official deadline has passed. She noted that after much research King County determined the City could not “roll-over” the money into 2006, that it must be spent this year or absorbed into the County’s consortium wide fund. Due to this anomaly, Administration is recommending a large, one time allocation of funds into the housing repair program of \$119,281.

Mayor Sheckler called for public speakers three times and there was no response.

Upon questioning by Council, Community Development Director advised that the Pediatric Interim Care Center in Kent has a new \$2.8 million newborn nursery for infants born with drug addictions, and last year cared for 161 infants, with 6 infants from the Des Moines area.

Upon questioning by Council, City Manager Piasecki noted that he cannot explain why there were only two applications for funding, but assured Council that he will see that it does not happen in the future.

Mayor Sheckler closed the public hearing.

MOTION was made by Councilmember Benjamin, seconded by Councilmember Petersen, to allocate the 2005 Community Development Block Grant funds to the following programs:

- \$38,964 to Senior Center Operations
- \$25,691 to Planning and Administration
- \$25,000 to Pediatric Interim Care Center
- \$25,000 to Wesley Signal Improvements
- \$119,281 to the Housing Repair Program.

Mayor Pro Tem Thomasson suggested that the motion read the “Senior Center Operations and Planning and Administration receive the maximum percentage estimated to be” and that way if additional money is received it would not have to come back to Council for allocation. Also additional language should also be included that “and any remaining amounts to the Housing Repair Program”. This language was accepted as a FRIENDLY AMENDMENT by the maker and the seconder of the MOTION.

Motion was made to amend the motion by Councilmember Sherman, to give \$10,000 for the roof of the Sonju house and that the house be rented to a low to moderate income family. He felt this would meet the goals of the program. [ED NOTE: There was no second and City Attorney commented this is not appropriate.]

City Attorney Marousek advised, that while she thinks this is a brilliant idea, there are requirements that the City receive fair market value for the renting of the Sonju house.

City Manager Piasecki further noted that this project would not be eligible as it was not submitted as an appropriate application per the CDBG guidelines.

VOTE ON MOTION: Motion passed unanimously.

Agenda Revision

Due to the lateness of the meeting, Mayor Sheckler noted that Old Business items will be rescheduled to another meeting.

NEW BUSINESS

Des Moines Beach Park Conservation Guidance and Advocacy Report

Parks and Recreation Director Thorell informed Council that Artifacts Consulting Inc. has been evaluating the facilities at the Beach Park for requesting potential major capital funding from the Washington State Legislature to preserve the historic resources at the Park. She noted that Artifacts Consulting has been working with Project Management Northwest to work on the Master Plan Update.

Parks and Recreation Director Thorell introduced Michael Sullivan of Artifacts Consulting Inc. He noted that his company tried to answer three main questions.

1. What is the project in physical terms?
2. Who benefits from a renovated improved Park?
3. What are the associated costs?

Mr. Sullivan advised that to find a combination of such natural and historic resources is rare and quite extraordinary. He advised that when looking at sources for funding, the Beach Park is a very strong contender. He reviewed the following findings:

- Of the nine substantial buildings, seven are currently listed on the Washington Heritage Register. (Making them eligible for funding.)
- Distinctive historic context and landscape are well suited to public recreation.
- A well defined Capital Project meets broad set of criteria for partnership funding.
- Concentration of nearby population so near Park is a plus for funding potential.
- Buildings are in repairable conditions.
- Phased planning is possible.
- Clear architectural language exists in the Park for compatible future construction.

Councilmember Steenrod commented that this would be an appropriate time to complete Old Business Item #2 that was passed over earlier.

Councilmember Sherman thanked Mr. Sullivan for great presentation and package that was prepared for Council's use. He further thanked and acknowledged Carmen Scott for her work and vision for preservation of the Beach Park since serving on the Council during the time that purchase of the Park went to a vote of the people. He also acknowledged Councilmember White's recent efforts in preserving the Park. He concluded by thanking the Historical Society and all Councilmember's for supporting this project.

OLD BUSINESS

Draft Ordinance No. 04-068 [ASSIGNED ORDINANCE NO. 1347] Protection and Preservation of City-owned Landmarks - 2nd Reading

MOTION was made by Councilmember Sherman, seconded by Mayor Pro Tem Thomasson, to adopt Draft ordinance No. 04-068 relating to the protection and preservation of City owned landmarks; adding a new section to chapter 18.96 DMMC; establishing procedures for designation and protection of City-owned landmarks; providing for appeals of the landmarks commission; providing penalties for violations; and establishing an effective date. Motion passed unanimously.

Continued - Des Moines Beach Park Conservation Guidance and Advocacy Report

Parks and Recreation Director Thorell requested Council take action regarding the Conservation Guidance and Advocacy Report to enable staff to move forward with advocacy to the State Legislature and to continue the process with actual project proposals.

Mayor Pro Tem Thomasson felt that the bigger vision is contained within the Beach Park Master Plan presentation that Council needs to have before we can move forward with implementation.

10:22 p.m. **MOTION** was made by Mayor Pro Tem Thomasson, seconded by Councilmember Steenrod and passed unanimously, to extend the meeting to 11:00 p.m.

NEW BUSINESS

Des Moines Beach Park Master Plan Update

Gary Towe of Project Management Northwest proceeded to brief Council on strategic options for the Beach Park, building conditions and cost analysis. Mr. Towe reviewed the Beach Park Master Plan Update with some highlights as follows:

- *Building Condition Assessments for*
 - Dining Hall - Poor
 - Sun Home Lodge - Fair
 - Picnic Shelter - Poor
 - Founders Lodge - Good
 - Auditorium - Good
 - Caretaker Cabin - Good
 - Restroom Building - Poor
- Total Costs: Repair all \$550,000
Rehabilitation - \$1,300,000 - \$1,440,000 Raise Building Elevation
Remove all \$201,000

Mr. Towe summarized the following points:

Summary:

- Leverage internal and external funding sources to repair and rehabilitate contributing and significant buildings.
- Incorporate uses and activities consistent with meeting external funding grant criteria.
- Remove non-significant buildings.
- Improve paths, trails and accessibility.
- Implement flood control measures

Assumptions:

- External funding availability.
- City matching fund availability.
- Buildings and site meet grant criteria.

Risks:

- Funding availability
- Multi-year Plan

In regards to financial emphasis he advised it is important to maximize revenue potential and minimize City cost exposure, while noting there is always the option of maintaining “status quo” and do nothing.

Councilmembers raised the issue of flooding, and Mr. Towe noted that the Des Moines Creek Basin Plan may help some, especially if combined with raising structure that currently sits over the Creek.

Mayor Sheckler reported that there is about \$150,000 that the City may be able to obtain from the Port to help address the issues of Des Moines Creek.

Mayor Pro Tem Thomasson commented that if Administration is requesting permission to lobby the Legislature to solve the financial problems, the answer is yes. However the question of whether staff should budget \$3,000,000 to be able to do this, he feels there is a much greater discussion that needs to occur. He noted that he is not opposed to begin to put a campaign together to seek financing, but without finding where the City’s portion of the financing will come from, he is not ready to make any final commitment.

Councilmember Steenrod felt that the flooding problem must be resolved or all efforts would be wasted and we would be back at the beginning.

Councilmember Sherman stated that the Des Moines Creek Basin Plan will greatly reduce, if not totally eliminate, the flooding problems.

NEXT MEETING DATE

Mayor Sheckler announced that the next regular meeting will be September 23, 2004

ADJOURNMENT

At 11:00 p.m., as time had expired, the meeting adjourned.

Respectfully submitted,

Denis Staab
City Clerk