

REGULAR MEETING DES MOINES CITY COUNCIL

MINUTES

September 21, 2000

The regular study session of the Des Moines City Council was called to order at 7:31 p.m. by Mayor Thomasson in the Council Chambers, 21630 11th Avenue South.

ROLL CALL - Present: Mayor Scott Thomasson, Mayor Pro Tem Bob Sheckler, Councilmembers Terry Brazil, Dave Kaplan, Dan Sherman, and Gary Towe. Absent: Councilmember Don Wasson. Also present were City Manager Bob Olander, Assistant City Manager Tony Piasecki, City Attorney Gary McLean, Harbormaster Joe Dusenbury, Planning Manager Corbitt Loch and City Clerk Denis Staab.

MOTION was made by Councilmember Towe, seconded by Councilmember Kaplan and passed unanimously, to excuse Councilmember Wasson.

DISCUSSION ITEMS:

Comprehensive Marina Master Plan Update

City Manager Olander informed Council that the purpose of this update tonight is to set the context for the next discussion item, purchase of the Quartermaster property. He noted that the option to purchase this property expires at the end of this month. He advised Council that there will be meetings in the next two to three months to allow Council and the to discuss the Plan in detail.

Harbormaster Dusenbury informed Council that he has talked to neighborhood groups and the Marina Tenants Association to keep them informed of the progress of the Plan and to allow for input. He advised that the current Marina Facility Master Plan deals with more near term needs and that the Comprehensive Master Plan will build for longer term needs. He informed Council that the Municipal Facilities Committee has been reviewing the Master Plan and now feels that all of the major issues have been identified, and have directed staff to prepare a conceptual plan. He proceeded to brief Council on the following items:

- Piling Inventory began in 1988 and is an ongoing process. There is a 30% built in failure rate. Plan would require full replacement at 20%. Pilings still overall in good condition. Inspections have been on a quarterly basis and will be stepped up as time goes by.
- Seawall Inventory is also an ongoing process.

Harbormaster Dusenbury then reviewed projects that have been completed such as seawall repair, new electronic gate security, and replacement of fuel tanks.

Planning Manager Loch displayed a rendition of the proposed Marina future improvements detailing interrelated issues as follows:

- Pedestrian enhancements, wider raised sidewalks, planters, benches and improved access points.
- Quartermaster property used for stacked dry storage
- Potential retail space by Marina office

Harbormaster Dusenbury reviewed the following:

- Replacement and reconfiguration of the floating docks after 2006. The issue is should they stay as currently configured, or should they be reconfigured to meet the large demand for bigger slips.
- Public Boat Launch Facility. The use of the public launch has decreased over the last five years. The issue is should the Marina continue to provide public launching services at the Marina.
- Enlarging the guest Moorage Area. For several years, the fastest growing revenue source has been the summer guest moorage program and the winter monthly moorage program. The conceptual plan shows a possible configuration for expanded guest moorage.

Planning Manager Loch continued with the following issues:

- Purchase of the Quartermaster Store Property. This would create some opportunities for the Marina and staff believes that the property can be utilized for a dry stack boat storage unit that would accommodate 70 to 80 boats. This would address the issue of providing less expensive moorage for smaller boats and create an additional revenue stream. The conceptual plan detailed how the traffic and parking on the Marina floor could be rearranged to accommodate a stack storage operation.
- Development of part of the South Marina Parking Lot (East). The parking lot next to the South Marina Park is not used for Marina operations. The issue is should the City allow some type of development at that site that would generate revenue to help pay for capital needs at the Marina, or should the Park open space be enhanced. The conceptual plan shows the parking area as designated for commercial development.

City Manager Olander advised Council that the next step for proceeding on the Comprehensive Master Plan development is a decision on whether to proceed with the purchase of the Quartermaster Store property. He noted that research of future boating in Puget Sound shows a general trend toward larger boats. He advised that if the option is to do nothing, the Marina will not meet future demands.

Mayor Pro Tem Sheckler, voiced strong opposition to the conceptual plan showing a commercial building on the South Marina Park as this leads people to believe it is the chosen option.

Councilmember Towe, Chairman of the Municipal Facilities Committee, noted that the potential uses of the south-end park will be one of the policy decisions that Council will make. It was shown as one of the ways to potentially produce revenue to help finance the Marina improvements.

Planning Manager Loch noted that the use of the building at the South Park was purely to help stimulate discussion.

Councilmember Brazil questioned whether a boardwalk on top of the jetty had been explored, and noted that he would not be in favor of losing the public boat launcher.

Harbormaster Dusenbury stated that a board walk on the jetty would be a risky idea as the jetty tends to move and shift.

Councilmember Kaplan felt that a commercial structure at the South Park should be kept on a list of options, but could be removed from the conceptual drawing.

Quartermaster Store Property

Harbormaster Dusenbury stated that should Council decide to exercise the option to purchase the Quartermaster property, along with a potential future acquisition, costs would be as follows:

Quartermaster Property	\$500,000
Future Land	<u>250,000</u>
	\$750,000

Harbormaster Dusenbury advised that the total land acquisition costs are not expected to exceed \$750,000, with \$500,000 available from the Marina and \$250,000 from a short-term interfund loan from the Municipal Capital Improvement Fund. He noted that assuming the land is used as the site to construct a \$500,000 dry storage facility, staff recommends issuing up to \$1.5 M in General Obligation (Councilmanic) bonds. When the bonds are issued, we would pay back the \$750,00 to purchase land, and payoff the interfund loan. He advised Council that research indicates a strong market for dry storage, which can be a valuable component of Marina operations, and creating another long-term revenue stream is essential to the Marina's ability to meet future boating needs. He concluded by noting, when the bonds are paid off in 2016, dry storage operations are expected to add annual net revenues of \$255,500 in the year 2017.

Mayor Thomasson declared that even though this is a study session, Council will now hear any comments from the public regarding purchase of the Quartermaster store.

PUBLIC COMMENTS

Dick Krattli, 21634 Marine View Drive, President Des Moines Chamber of Commerce

Mr. Krattli, as a private citizen, local businessman and a non-boater, spoke in support of purchasing the Quartermaster property. He felt improvements to the Marina bring people into Des Moines and that enhances the whole business community.

Dan Caldwell, 19547 2nd Avenue South

Mr. Caldwell noted that the whole plan may drive the trailer boat business away and the boat launch is the key.

Sterling Snow, 22609 6th Avenue South #101

Mr. Snow voiced support for the purchase of the property and felt the proposed stack storage plan is an excellent idea.

Earline Byers, 22315 6th Avenue South

Ms. Byers complimented the Municipal Facilities Committee for detail of thought in the overall proposed Comprehensive Plan for the Marina. She noted that she supports the purchase of the Quartermaster Store but felt the proposal of stack storage may not be the highest or best use of the property. She requested Council look at a community/senior center, with conference rooms, etc. She suggested Council look to improvements for the community as a whole, not just boaters.

Reid Wagner, 22230 Dock Street

Mr. Wagner advised Council that his home is right next door to the Quartermaster Store and he stated for the record that he does not want to sell his home. He complimented the Harbormaster on his management of the Marina.

Joe Holsman, 22501 Marine View Drive, #1

Mr. Holsman noted that he felt it prudent for the City to purchase the Quartermaster property before it is lost to private development. He felt that the purchase secures the way to proceed with a good Comprehensive Marina Master Plan.

Leo Getty - Portsider Condominium

Mr. Getty spoke in support of the property purchase even though he has concerns on how it will be paid for, as he does not want to see moorage rates increased to help pay for the purchase. He noted that there is another launcher located at the Des Moines Yacht Club just south of the Marina.

8:55 p.m. City Attorney McLean announced that Council will adjourn in to an Executive Session to discuss real property matters to which, knowledge of could effect the price on a sale or purchase of a property. He noted the session is expected to last approximately 15 minutes.

9:17 p.m. Council reconvened in open session.

MOTION was made by Councilmember Towe, seconded by Mayor Pro Tem Sheckler, to exercise the City's current option to purchase the "Quartermaster" property for \$500,000.00, and to direct the City Manager to execute a purchase and sale agreement for such purchase in a form approved by the City Attorney.

Councilmember Sherman commented that originally he had not been in favor of the purchase if it was for commercial use. However, after review of the proposed Plan, he can see that it will enhance the Marina and allows for future development.

Councilmember Brazil agreed with Councilmember Sherman, noting that the marine oriented function of the property will be determined at a later time as the Plan is approved.

Councilmember Kaplan noted he was opposed to the purchase if it was to be developed commercially. He noted that he now feels it is necessary to protect the quality of the Marina facility. He thanked the Municipal Facilities Committee for their hard work and feels the purchase will have long term value to the Marina.

Councilmember Towe spoke in favor of the purchase as a great opportunity to protect and enhance the Marina operations and protect against development that could have hurt the value of the Marina's future.

Mayor Pro Tem Sheckler voiced agreement with Councilmember Towe.

VOTE ON MOTION: Motion passed unanimously.

MOTION was made by Councilmember Towe, seconded by Mayor Pro Tem Sheckler to adopt Draft Resolution No. 00-207 (**ASSIGNED RESOLUTION NO. 895**), authorizing and approving a short-term interfund loan in an amount up to \$350,000 from the Municipal Capital Improvement (MCI) Fund to the Marina Capital Improvement Fund, for the purpose of purchasing property as part of the 2001 Marina Improvement Project. Motion passed unanimously.

MOTION was made by Councilmember Towe, seconded by Mayor Pro Tem Sheckler to adopt Draft Resolution No. 00-208 (**ASSIGNED RESOLUTION NO. 896**), declaring the City Council's intent that certain capital expenditures to be made as part of the 2001 Marina Improvement Project shall be reimbursed from the proceeds of tax exempt bonds or other obligations. Motion passed unanimously.

9:30 p.m. City Attorney McLean announced that Council will adjourn into Executive Session to discuss personnel and potential litigation for approximately 40 minutes. He advised that Council may reconvene to take legislative action.

10:01 p.m. Council reconvened in to open session.

Draft Ordinance No. 00-213 (**ASSIGNED ORDINANCE NO. 1272**) - Moratorium on Acceptance of Various Applications/Approvals Related to Adult Entertainment/retail Businesses and/or Uses

MOTION was made by Councilmember Kaplan, seconded by Councilmember Brazil to suspend Council Rule 26(b) in order to act on Draft Ordinance No. 00-213 on first reading. Motion passed unanimously.

MOTION was made by Councilmember Kaplan, seconded by Councilmember Brazil to adopt Draft Ordinance No. 00-213.

Mayor Thomasson read the draft ordinance by title into the record.

Upon questioning by Council, City Attorney McLean advised that this moratorium would not apply to any existing businesses. He also noted that there is one application currently pending that the moratorium would not apply to.

Upon questioning as to why the City felt the need for such a moratorium, City Attorney McLean informed Council that recent Court decisions have changed the way a city can enforce adult entertainment. He noted that neighboring cities have updated their ordinances and that Des Moines needs to do the same. He advised that with our current regulations some adult businesses may feel that Des Moines is a more attractive community to locate in.

NEXT MEETING DATE

Mayor Thomasson announced that the next regular meeting will be September 28, 2000.

ADJOURNMENT

The meeting adjourned at 10:06 p.m.

Respectfully submitted,

Denis Staab
City Clerk