

DES MOINES CITY COUNCIL MEETING

MINUTES

December 5, 2005

The regular study session of the Des Moines City Council was called to order at 6:34 p.m. by Mayor Sheckler in the City Council Chambers, 21630 11th Avenue South, #B.

PLEDGE OF ALLEGIANCE to the Flag was led by Mayor Pro Tem Thomasson.

ROLL CALL - Present: Mayor Bob Sheckler, Mayor Pro Tem Scott Thomasson, Councilmembers Richard Benjamin, Dan Sherman, Maggie Steenrod and Susan White. Absent: Councilmember Gary Petersen [excused at meeting of 12/8/05]. Also in attendance were City Manager Tony Piasecki, Finance Director Paula Henderson, Parks & Recreation Director Patrice Thorell, Planning, Building and Public Works Director Grant Fredericks and City Clerk Denis Staab.

AGENDA REVISION

Mayor Sheckler advised that he is taking Discussion Item #2 first. [ED NOTE: The remaining three items on the Agenda were not addressed as meeting time expired. Those items were:

- Continued Public Hearing: Draft Ord. No. 05-226 Adoption of 2006 Budget - 1st Reading
- Draft Ordinance No. 05-216 2004/2005 Comp Plan Amendments - 1st Reading
- Police Dept. Agreements: Puget Sound Law Enforcement Information Exchange (LinX) and Regional Automated Information Network (RAIN)]

DISCUSSION ITEMS

Draft Ordinance No. 05-240 Adoption of 2006-2011 Capital Improvement Plan

City Manager Piasecki reminded Council that when Council went through the MCI last year, Council removed quite a few projects such as the Zenith Park acquisition, the Community Center, play equipment at various parks, etc., due to the lack of revenue funding. As Council is aware, the Real Estate Excise Tax receipts have been coming in very strong the last couple of years and we anticipate they will continue to over the next several years. Based upon that, staff felt that some of the projects that were removed last year, along with a few others, with use of bonds could be put back into the CIP, therefore the MCI before Council does show some of the improvements using the REET (Real Estate Excise Tax) money to pay off bonds. However, he noted that if Council is uncomfortable with the revenue estimates, and Council is uncomfortable doing any bonding for these types of projects, staff will understand their removal as that is Council's prerogative.

At this point Finance Director Henderson, with help from Parks and Recreation Director Thorell, began review of the various projects contained in the CIP, with comments and Council actions as noted:

MUNICIPAL CAPITAL IMPROVEMENT FUND

- Activity Center Remodel
 - 2006 \$32,309 REET
 - 2009 Bond Proceeds \$547,800, CDBG \$400,000
 - 2010 Bond Proceeds \$622,800 , Other Grants/Donations \$500,000

Parks and Recreation Director Thorell noted this project will replace the former idea of a separate Community Center, by expanding the Activity Center.

PUBLIC COMMENTS

Kaylee Moon, 24032 9th Place South, Senior Services Advisory Committee Chairman
Ms. Moon thanked Council for their support of the Committee and requested Council support the Activity Center Remodel as it will benefit the entire community and can be used as a rental facility for family and community events, and a gathering place as a community center for the entire community, not just seniors.

Mayor Pro Tem Thomasson requested that the final plan show that the new projects be shown separate from the previously approved project for the curb, gutter and sidewalk project. He further noted that the City has been struggling financially and historically have underfunded street restoration and repair. He felt Council needs to make a policy decision on whether to fund things that are essential and need maintenance, like streets, or do we spend money for the “nice things”. He advised that while he supports the “nice” projects, he supports it through voter approved bonds, not REET. He advised that until Council has solved the permanent funding for streets, it is hard for him to consider spending the limited dollars that the City has for these types of “nice” projects.

Councilmember White noted that while she appreciates the Mayor Pro Tem’s concerns regarding streets, she felt projects such as these are vital for economic development.

Mayor Pro Tem Thomasson stated he could support the near term expenditure, but felt we should drop the 2009 and 2010 expenditures and spend some time on updating and redefining the projects. He felt there are huge policy changes using normal cash revenues for these types of projects versus voter approved bonds.

Parks and Recreation Director Thorell advised that if those later year expenditures are pulled then the City cannot apply for CDBG grants or funding.

MOTION was made by Councilmember Sherman, seconded by Councilmember White, to keep this item as presented. Motion passed 4 to 2 with Councilmember Benjamin and Mayor Pro Tem Thomasson opposed.

- Des Moines Beach Park Rehab-Auditorium - \$637,506
Funding Sources:
REET \$170,131
CTED 2003/2005 \$246,875
CTED 2006/2007 \$220,500

MOTION was made by Councilmember Sherman, seconded by Mayor Sheckler, to keep this item as presented. Motion passed 5 to 1 with Councilmember Benjamin opposed.

- Des Moines Beach Park Rehab-Prelim PE - \$409,382
Funding Sources:
REET \$359,382
King County \$ 50,000

Mayor Pro Tem Thomasson again felt this should be through voter approved bonds and should be done on a project only basis as some of these items are many years out.

Councilmember Sherman agreed with Mayor Pro Tem Thomasson that engineering should be done on a project by project basis.

MOTION was made by Councilmember Sherman, seconded by Mayor Pro Tem Thomasson, to remove this item.

Upon questioning, by Councilmember White, Park and Recreation Director Thorell noted we would need to add engineering and permitting fees back into the dining hall rehab in an amount around 35-40 thousand dollars.

VOTE ON MOTION: Motion passed 5 to 1 with Councilmember White opposed.

City Manager Piasecki pointed out that on some of the upcoming projects funds will need to be added in to account for design engineering and permitting.

- Des Moines Beach Park Rehab-Dining Hall - 2007 \$832,383 & 2008 \$667,677

Funding Sources:

REET	2007 \$ 32,120
Park In-Lieu	2007 \$280,000, 2008 \$ 50,000
Bond Proceeds	2007 \$187,940, 2008 \$450,000
PSRC	2007 \$500,000

MOTION was made by Councilmember Sherman, seconded by Councilmember White, to keep this item and to add in design engineering and permitting funding.

Mayor Pro Tem Thomasson spoke in opposition to using Park In-Lieu fees as he did not feel they should be used for restoring buildings, and felt that this not what the Code meant for park fees to be used for.

VOTE ON MOTION: Motion passed 4 to 2 with Councilmember Steenrod and Mayor Pro Tem Thomasson in opposition.

Mayor Pro Tem Thomasson noted his opposition was because of the Park in Lieu fees and feels this is a policy issue that should be addressed now.

Councilmember Steenrod voiced strong agreement with Mayor Pro Tem Thomasson, as she feels the purpose of the Park in Lieu fees were that they were to be used to establish new parks, or mitigate lack of a developer putting in a park. She felt that this use is a change in Policy that Council did not participate in.

7:54 p.m. Mayor Sheckler called for a 10 minute break.

Planning, Building and Public Works Director Fredricks addressed Council concerning how the State funding cycle works. He advised that the 2007-2009 biennium is starting to be developed this winter, will go to the Governor in late summer, and to the legislature in 2007. The earliest it would be available if approved, would be the summer of 2007. He noted that it is important for

Des Moines to have projects developed sufficiently well so the City can be competitive at the State level.

Mayor announced that Council will move to the Arterial Street Fund before concluding Parks.

Mayor Pro Tem Thomasson remarked that while the City has reprogrammed some money, we have not solved the problem of underfunding the Street fund.

Councilmember Sherman noted that a recent study showed at least \$1 million more a year is needed for street funding. He felt it is essential that the City maintain the streets.

MOTION was made by Councilmember Sherman, seconded by Mayor Pro Tem Thomasson, to add \$100,000 REET funds to bring the 2006 Annual Arterial Maintenance Program up to a total of \$800,000.

Mayor Pro Tem Thomasson felt that priorities are wrong and that REET funds should not be used for parks when needed street repairs are going unmet.

Councilmember Steenrod felt it is critical to economic development planning to have good street repairs to encourage traffic to come into the City.

VOTE ON MOTION: Motion passed 4 to 2 with Councilmember White and Mayor Sheckler opposed.

MOTION was made by Mayor Pro Tem Thomasson, seconded by Councilmember Steenrod, to delete the Neighborhood Traffic Control Program in the amount of \$25,000. Motion failed 4 to 2 with Councilmembers Benjamin and Steenrod voting YES.

MOTION was made by Councilmember Sherman, seconded by Councilmember Steenrod, to keep in 16th Avenue South Improvements, Phase 1 in the amount of \$1,727,844 for 2006, and \$4,311,468 for 2007. Motion passed unanimously.

MOTION was made by Councilmember Benjamin, seconded by Councilmember Sherman to keep the Kent-Des Moines Road/16th Avenue to 24th Avenue in the CIP as listed. Motion passed unanimously.

MOTION was made by Councilmember Sherman, seconded by Councilmember White, to leave two 2006 projects of 1) South 216th/24th Avenue South Traffic Signal, and 2) Wesley Homes Pedestrian Signal in the CIP. Motion passed unanimously.

MOTION was made by Councilmember Steenrod, seconded by Councilmember Sherman, to leave in the new project of the North Twin Bridge. Motion passed unanimously.

In regards to the *Kent-Des Moines Road/24th to Pacific Highway South* project, Mayor Pro Tem Thomasson commented that the City needs to work on the City of Kent to help pay for it.

MOTION was made by Councilmember Steenrod, seconded by Councilmember Benjamin, to move the Kent-Des Moines Road/24th to Pacific Highway South project up one year to 2007, if

TIB funding dollars are available. Motion FAILED by 3 to 3 vote with Councilmembers Benjamin and Steenrod, and Mayor Pro Tem Thomasson voting YES.

MOTION was made by Councilmember Benjamin, seconded by Mayor Pro Tem Thomasson, to accept the Kent-Des Moines Road/24th to Pacific Highway South project as presented. Motion passed unanimously.

South 216th Street Sidewalk Project (2011)

MOTION was made by Councilmember Steenrod, seconded by Councilmember Benjamin, to move this project to the year 2009.

Mayor Pro Tem Thomasson stated that he does not feel that there has been any proof that there is a great need for this project and feels there are higher needs for these funds.

Councilmember Sherman advised that he supports this project as he feels it is important due to the Post Office located on this street, it is a main corridor into the City, and makes it easy to walk from downtown to City Hall. He offered a FRIENDLY amendment to move it to the year 2010. It was not accepted.

Mayor Pro Tem Thomasson felt South 216th should be looked at as a corridor from Highway 99 to Marine View Drive and should be studied as to whether it should be a three lane design, a four lane design, in other words what are the total improvements, including impacts from the Port's property development. He felt putting in sidewalks first before a complete study could be wasteful.

VOTE ON MOTION: Motion failed 5 to 1 with Councilmember Steenrod voting YES.

MOTION was made by Councilmember Sherman, and seconded, to move the project to 2010. Motion failed 3 to 3.

MOTION was made by Councilmember Benjamin, seconded by Councilmember Steenrod, to withdraw the project and do a corridor study in the year 2007.

Upon questioning, Consultant Kilgore stated she expects to see a conceptual master plan for development of the Port's property most likely some time in April if not sooner.

Building, Planning and Public Works Director Fredericks stated that building on the conceptual master plan would be really important and the timing of a corridor study, would be very appropriate.

Councilmember Sherman stated he is not ready to move forward with this project and requested information on what is going on with the Des Moines Memorial Drive project. He also pointed out that the City has staffing limitations and we can only do so much at any one time.

VOTE ON MOTION: Motion failed 3 to 3 with Councilmembers Benjamin and Steenrod, and Mayor Pro Tem Thomasson voting YES.

MOTION was made by Mayor Sheckler, seconded by Councilmember Sherman, to approve the project as stated. Motion failed 3 to 3 with Councilmember Sherman, Mayor Pro Tem Thomasson and Mayor Sheckler voting yes.

9:45 p.m. Mayor Sheckler called for a 7 minute break.

Council returned to reviewing Parks projects.

MOTION was made by Councilmember Sherman, seconded by Mayor Sheckler to accept the *Des Moines Beach Park Rehab-Sun Home Lodge* for 2007 in the amount of \$159,800. Motion passed 5 to 1 with Councilmember Benjamin opposed.

Des Moines Beach Park Rehab-Picnic Shelter - \$92,024 in 2010

Mayor Pro Tem Thomasson reiterated his objection to using "Park In-Lieu Fees" for this type of project and would prefer to see REET funds. He stated he would be in favor of this project being done sooner than later.

Parks and Recreation Director Thorell advised that these funds will only cover repairs, not complete restoration to its original state.

MOTION was made by Mayor Pro Tem Thomasson, seconded by Councilmember Steenrod, that the project be moved to the year 2007 and the funding be shown as a combination of REET and Federal or State grant funds.

Councilmember Sherman stated he will support the motion, but also noted that in feels Park In-Lieu Fees are appropriate as a lot of folks use the Park and would use the shelter to get out of the rain and certainly serves a function for the general public.

VOTE ON MOTION: Motion passed 5 to 1 with Councilmember Benjamin opposed.

Des Moines Beach Park Rehab-Restroom Building - 2010 \$385,000

Councilmember Sherman felt this is too much for restrooms because for half the price we could put in a modern outdoor restroom facility closer to the auditorium. He could support just outside exterior improvements.

Councilmember White noted that the City must follow the historic plan standards in order to be successful for historic designation and funding potentials.

Parks and Recreation Director Thorell advised that we could just maintain the exterior of the building in its historic state and not necessarily do anything to the interior.

Mayor Pro Tem Thomasson noted that he could support preserving its former exterior look and remove the interior improvements that were added later. He advised he cannot support the project as proposed.

Mayor Sheckler stated he could support temporarily fixing the façade to blend in as historic, and to allow staff to confirm and determine funding sources.

Mayor Pro Tem Thomasson suggested combining this structure with the Picnic Shelter as it may aid staff in determining funding through a grant application.

Council's consensus was to have staff review this project and bring it back to Council before the CIP is adopted with a dollar amount under \$100,000 and not restoring it as a bathroom.

Des Moines Beach Park Rehab - Caretaker Cabin - 2011 \$51,214

Upon questioning, Parks and Recreation Director Thorell noted that the cabin is currently rented and the rent goes into the General Fund.

MOTION was made by Councilmember Sherman, seconded by Councilmember White, to accept the project.

Mayor Pro Tem Thomasson voice objection to using "Park In-lieu Fees", and questioned whether the repairs could be done over a period of time by City maintenance personnel.

Mayor Sheckler suggested that the rent money be dedicated to repairing this facility.

Finance Director Henderson advised that the money could be used out of the general fund to repair the facility, which is currently being used for other general governmental programs. She suggested the money could be moved to the Facility Repair Fund.

City Manager Piasecki suggested this item be removed from the MCI and staff can look at doing the project as a combination of maintenance repair by City staff or contract using the rental fees.

MOTION was withdrawn by the maker and seconder.

MOTION was made by Mayor Pro Tem Thomasson, seconded by Councilmember Sherman, to remove the project. Motion passed unanimously.

MOTION was made by Councilmember Sherman, seconded by Councilmember White and passed unanimously, to accept the Des Moines Creek Trail Waterfront project.

MOTION was made by Councilmember White, seconded by Councilmember Benjamin and passed unanimously, to accept the Field House Renovation.

Park & Playground Repair and Replacement

Mayor Pro Tem Thomasson, questioned some of the expenditures as he was under the impression that several of the Parks were closed last year, such as Cecil Powell Park.

Parks and Recreation Director Thorell advised that these projects are anticipating that finances will get better.

Mayor Pro Tem Thomasson stated that these items should wait until that better day arrives. He felt that each of the Parks should be listed individually.

Councilmember Sherman noted that work for Cecil Powell Park and Parkside Park is not scheduled until 2010 and he would hope they would be open by then, if not, they can be deleted later.

Police Dept. Agreements

MOTION was made by Mayor Sheckler, seconded by Councilmember White, to approve Police Dept. Agreements for 1) Puget Sound Law Enforcement Information Exchange (LinX) and 2) the Regional Automated Information Network (RAIN). [ED NOTE: Motion not acted on as time expired.

NEXT MEETING DATE

Mayor Sheckler noted the next regular meeting will be December 8, 2005, at 6:30 p.m.

ADJOURNMENT

At 10:30 p.m. the meeting expired.

Respectfully submitted,

Denis Staab
City Clerk