

SPECIAL MEETING OF THE DES MOINES CITY COUNCIL

MINUTES

May 22, 1999

The special meeting of the Des Moines City Council was called to order by Mayor Thomasson at 8:35 a.m. at Port Ludlow Conference Center, 200 Olympic Place, Port Ludlow, Washington.

ROLL CALL – Present: Mayor Scott Thomasson, Mayor Pro Tem Terry Brazil, Councilmembers Dave Kaplan, Dan Sherman, Bob Sheckler, Gary Towe, and Don Wasson. Also present were City Manager Bob Olander, City Attorney Gary McLean, Harbormaster Joe Dusenbury, Public Works Director Tim Heydon, Community Development Director Judith Kilgore, Chief of Police Don Obermiller, Finance Director Scott McCarty, Park and Recreation Director Patrice Thorell, and Deputy City Clerk Angela Chaufy. Facilitator: Nancy Truitt Pierce.

DISCUSSION ITEMS

Environmental Scan

Facilitator Truitt Pierce asked Council and staff to identify the various outside forces which impact the City. The following issues were identified:

- Crime is more sophisticated.
- Legislative actions which require growth (planned growth versus forced growth).
- Top down regional government emphasized.
- Endangered Species Act applied to salmon.
- Initiative 695 pending.
- Loss of revenue coupled with increased service fees (e.g. – cable, garbage, arson investigation).
- Contractor and employment market tight due to Referendum 49 and RTA development.
- RTA planning process.
- Regional area squeeze for low income housing.
- Wetland issues.
- Maury Island's contaminated soil.
- Telecommunication industry expansion.
- Increasing medical and dental insurance costs.
- Legislative actions by utility districts.
- Limited water supplies.
- Regional growth's transportation impacts.
- Establishment of warehouses and car sale lots in neighboring cities adjacent to residential areas.
- Real estate investment trusts affecting development and encouraging in-fill.
- Aging population.
- Increase of young families.
- Populations' increased diversity including first generation immigrants.
- Technology
- Loss of city revenue due to internet sales.

- Boeing layoffs.
- Aging homes.
- Increased regional collaboration for economic development.
- Chain stores buying out local mom and pop stores.
- Conflicting regional vision for City.

Review of Twenty Year Vision

Council briefly reviewed the twenty year vision ideas.

Mayor Pro Tem Brazil asked that a statement regarding financial stability be added to the vision. The following statement was developed:

Fiscally conservative, healthy city.
Financially sound.
Adequate revenues.
Maintain debt proportionally.

Review of Council's Personal Goals

Council identified the following personal goals for the next year:

Mayor Thomasson

- Improve recreation facilities.
- Direct actions toward vision statement.

Councilmember Sheckler

- Establish new direction for ACC.
- Address the Community/Senior Center issue.

Mayor Pro Tem Brazil

- Continue to represent the city in regional issues, especially financial and growth issues.

Councilmember Sherman

- Address the Community/Senior Center issue.
- Represent the council's will in regional issues.
- Build respect for Des Moines on a regional level.

Councilmember Kaplan

- Address the non-conforming use issue.
- Review the Community/Senior Center project and determine a plan for meeting the need.
- Complete the Pacific Ridge design.

Councilmember Wasson

- Communicate better with Council.
- Protect citizens from adverse actions of council.

Councilmember Towe

- Take more aggressive actions toward attaining the identified vision for the City.

At 9:55 a.m., a fifteen minute break was declared.

Economic Realities – Fiscal Concerns, Potential Loss of Revenue, and Loan Repayment

Mayor Pro Tem Brazil asked Council to discuss how the city should handle diminishing revenue sources along with increasing costs being imposed from outside sources.

Through discussion, Council and staff identified the following conditions:

- Revenue growth is slowing from 6 – 7% down to 3%.
- Cost of supplies, services, labor, benefits, etc. are increasing at a rate of 4 – 5%.
- Legislature is reducing the taxes the City shares in.
- Only two sources of revenue are still available: B&O taxes and 1% on utility tax.
- Outside sourcing fees are increasing.
- Maintenance costs must also be considered while discussing construction costs.

Council discussed several possible actions and then directed staff to develop a long range financial plan including revenue and cost projections.

City Manager Olander noted that the 2000 budget will include projections for 2001 as well.

Zoning Map and Implementation Process De-Briefing

Community Development Director Kilgore noted that the recent zoning map and implementation process had resulted in the completion of the zoning map.

Through the public hearing process and staff's presentations, Council stated that they became more aware of the important issues involved in the zoning map adoption process.

For future similar issues, Council and staff suggested that the public be brought into the process earlier so as to better anticipate and address potential impacts. They also suggested that projects, which involved multiple significant issues, be broken down and discussed individually rather than as one topic.

Council agreed that the Comprehensive Plan should be reviewed occasionally.

Senior/Community Center Status

City Manager Olander noted that the recent Community/Senior Center Bond issue failed with a 54% favorable vote.

Councilmember Kaplan informed Council that the primary oppositions to the Bond issue were concern with increased taxes, preference for the current location of Senior Center, confusion over the need for community and/or senior center, and timing of the vote (not conducted during the usual election period).

Council discussed the condition of the current Senior Center as well as the possibility of presenting the center as a regional project.

Councilmember Towe expressed concern with presenting the Community/Senior Center project as a regional issue. He felt that local services should be protected.

Council concurred that no official action should be taken at this time but to rely on the citizen committee to develop support for the issue. Staff was directed to continue to seek potential grant money to develop the Community/Senior Center.

At 12:05 p.m., the meeting recessed for lunch.

Pacific Ridge Redevelopment Project

Community Development Director Kilgore distributed the proposed schedule for the Pacific Ridge Redevelopment Project. The elements of the schedule included development regulations, Comprehensive Plan, Neighborhood Improvement Plan, design guidelines, market/feasibility study, and legislative actions.

Due to limited staff, City Manager Olander explained that the Neighborhood Improvement Plan would be developed by a consultant. It would complete most of the required SEPA review for the project and would provide a measure of certainty for the developers. Architectural services for the development of the general design guidelines would also be contracted.

Community Development Director Kilgore noted that King County Economic Development Group was excited to participate in the project due to its location and potential GMA compliance elements. They hoped to participate by assisting with the funding for the consultants.

Council asked that staff include consideration of potential freeway improvements, rail system impacts, and offsite impacts/improvements in the discussion.

Councilmember Sherman and Mayor Pro Tem Brazil suggested that the market feasibility study be performed earlier in the schedule as it could provide guidance for other issues.

Council voiced support for the project and the schedule presented.

Impacts of Airport

Councilmember Towe asked Council to consider various methods to sustain the neighborhoods of the community. He noted that the noise from the airport created affordable housing but also encouraged people to sell their homes as its value appreciated.

Public Works Director Heydon stated that the approval of the Des Moines Basin Plan insured appropriate action by the Port of Seattle and that the South Access Route would address several of the traffic concerns of the area.

Through discussion, Council and staff identified the following ideas:

- Preserve and enhance the features that attract people to Des Moines.
- Exercise strict code enforcement in business and residential areas.
- Investigate strategies to create employment opportunities near or within the City.
- Expand the amenities of Des Moines.
- Work with schools to improve infrastructure.
- Continue to improve the image of the City.

Relationship with Utility Districts

City Manager Olander introduced the topic. He noted that five special districts currently operate within the city limits of Des Moines. He noted that legal, transportation, and project coordination was easier to manage when the utilities were operated by a single entity.

Councilmembers Wasson and Kaplan spoke in opposition to the City assuming the utilities. They felt that the residents would not necessarily be better served if the City assumed the services.

Councilmember Kaplan suggested that the City take efforts to unify the various standards between the utilities.

Mayor Thomasson, Mayor Pro Tem Brazil and Councilmembers Towe and Sheckler asked staff to perform a study to determine whether assumption of the utilities was a feasible and logical option.

At 2:35 p.m., Facilitator Truitt Pierce declared a fifteen minute break.

Review of Strategic Objectives

Council and staff reviewed the strategic objectives. Through discussion, the following list was developed:

1. Continue the legal and political efforts to keep the third runway from being built and minimize adverse airport impacts on Des Moines such as on going operations, expansion, support facilities development, environmental impacts and truck and passenger car traffic.
2. Redevelop the Pacific Ridge community utilizing comprehensive planning, zoning, crime prevention initiatives, improved transportation and economic development.
3. Provide and maintain an effective local and regional transportation infrastructure.
 - Establish a preferred RTA route through Des Moines
 - Review and update the Transportation Comprehensive Plan including regional integration.
 - Build Highway 99 infrastructure.
 - Define a preferred plan for SR 509 including 16th Ave. South arterial.
4. Continue fiscal strength by initiating long range fiscal and economic planning.
5. Expand citizen participation in city government. Promote:
 - Participation of diverse population and opinions.

- A sense of cohesive community identity and responsibilities, while fostering the character of individual neighborhoods.
 - Positive opportunities for citizen participation in decision-making.
6. Increase and develop facilities for active recreation.
 - Continue to develop city-school joint use and field improvements including Community College linkages.
 - Continue property acquisition and long-range development for sports fields.
 - Connect recreation facilities (trails).
 - Provide bike and walking routes.
 - Explore and develop marine recreational opportunities.
 7. Improve community facilities
 - Evaluate and finalize Marina Business Plan.
 - Field House improvements.
 8. Maintain the peace and security of the community by aggressively deterring criminal activity through community based policing, urban design and effective prosecution and court systems.
 9. Preserve and enhance passive recreation venues, e.g. greenbelts, stream corridors, viewpoints and open spaces.
 10. Preserve and enhance our local authority and autonomy.
 11. Expand to the full extent the potential annexation area and establish logical boundaries with adjoining cities.
 12. Take steps to improve the appearance and pride of the community.
 - Utilize volunteers to improve appearance in local neighborhoods.
 - Adopt a Street Program.
 - CORPS.
 - Code enforcement by encouraging / training broader staff to assist.
 13. Evaluate the listing of salmon as an endangered species.
 - Review all areas of impact on City facilities and operations and develop plans to mitigate impact.

Team Process Review

Facilitator Truitt Pierce distributed the results of the team survey.

ADJOURNMENT

The meeting adjourned at 3:46 p.m.

Respectfully submitted,

Angela M. Chaufy
Deputy City Clerk