

## SPECIAL CITY COUNCIL MEETING

### MINUTES

May 31, 1997

The special meeting of the Des Moines City Council was called to order at 8:32 a.m. by Mayor Thomasson at the Enzian Motor Inn, 590 Highway 2, Leavenworth, Washington.

**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, Chief of Police Don Obermiller, Park and Recreation Director Patrice Thorell, Finance Director Jim Hathaway, Public Works Director Tim Heydon, Harbormaster Joe Dusenbury, and Deputy City Clerk Angela Chaufy. Facilitator: Nancy Truitt Pierce.

### **DISCUSSION ITEMS**

#### Review of Successes

Facilitator Truitt Pierce asked Council and staff to identify their major accomplishments of the past year. The following items were mentioned:

|                                                           |                                                         |
|-----------------------------------------------------------|---------------------------------------------------------|
| Change of Government Initiative Defeated                  | Adoption of Regulatory Reform Ordinance                 |
| Construction of Skateboard Park                           | First Comprehensive Plan Amendment                      |
| Adoption of Marina Facility Maintenance Plan              | Securing of Quality Legal Team for Third Runway Defense |
| Receipt of Federal Domestic Violence Grant                | Improvements to South 216th Street/Pacific Highway      |
| Third Runway Defense Progress                             | Woodmont/Redondo Annexation                             |
| Zoning of Woodmont/Redondo Area                           | Des Moines Creek Review                                 |
| Revised Single Family Building Heights                    | Adoption of Human Services Plan                         |
| Construction of New Police Station                        | Adoption of Park & Recreation Master Plan               |
| “Community First” Programs Initiated                      | Balanced Budget                                         |
| Flood Damage Avoided in Parks                             | Hiring of New Assistant City Manager                    |
| Reviewed and Revised Work Plans                           | Positive Press Coverage                                 |
| Matured Recreation Programs                               | Chief of Police’s Attendance at FBI National Academy    |
| Organization of Various Volunteer Groups                  |                                                         |
| Increased Comfort and Benefit from diversity of the Group |                                                         |

#### Strategic Objectives Review

Council reviewed the following strategic objectives as previously identified in the 1997 budget:

1. Continue the legal and political efforts to keep the third runway from being built.
2. Provide and maintain an effective local transportation infrastructure.
3. Expand citizen participation in city government. Promote:
  - Participation of diverse populations 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.

4. Increase and develop facilities for indoor and active recreation, specifically including a sports field park.
5. Define and support an appropriate level of human services.
6. Improve and expand community facilities including community center, marina, city hall, and police service center.
7. Maintain the peace and security of the community by aggressively deterring criminal activity through proactive community based policing, effective urban design and continued citizen involvement.

Item #4 - Council concurred that the objective should be revised to delete mention of a sports field park.

Item #5 - Council noted that Phase I, adoption of the Human Services Plan, had been completed. They agreed that the item should be maintained as an on-going project.

Item #6 - Council agreed that the objective should be revised to reflect the current facility needs.

Item #7 - Council recognized the tremendous impact of increased police efforts on the court system. They agreed that the objective should be modified to include the policing and court focus of the strategy.

City Manager Olander informed Council that the current zoning code was also in need of updating. He stated that an updated zoning code would provide more effective service for the citizens and bring the city into better compliance with the provisions of GMA.

Council concurred that staff should develop a strategic objective regarding the updating of the zoning code.

At 9:42 a.m., an eight minute break was declared.

#### Team Process Review

Facilitator Truitt Pierce shared the results of the team survey report. Average scores indicated that the team process was working well together.

#### City Manager Review Process

Council reviewed the proposed city manager review process. Through discussion, Council concurred that the following provisions should be included in the review process:

- Include a mid-term review of the work plans;
- Delegate the mayor or his designee to initiate the process and compile the results; and
- Add an "Insufficient Information" column to the review sheet.

Council agreed to examine the procedures after the first review period to evaluate the fairness and integrity of the city manager review process. The first review period would take place in January or February, 1998.

#### Proposed Topics for Discussion

Facilitator Truitt Pierce noted that transportation impact fees, water and sewer utilities, sports park/community center options, and economic development were scheduled for discussion. She questioned whether Council wanted to discuss any other topics.

Councilmember Sherman proposed that Council discuss view preservation policies.

Councilmember Towe suggested that Council discuss various Third Runway Opposition issues. Council agreed to meet in executive session in June or July to discuss these items.

Councilmember Wasson asked that Council discuss the establishment of a City Council performance review process.

At 11:00 a.m., Facilitator Truitt Pierce declared a ten minute break.

#### Transportation Impact Fees

Public Works Director Heydon informed Council that GMA allows for cities to consider the impacts of commercial and residential development on infrastructure and create a financing strategy to handle those impacts. As a result of the needs and cost analysis, Mr. Heydon noted that several cities have decided that the existing property owners should not have to pay for the growth and, as a result, many have adopted transportation impact fees on new development. Public Works Director Heydon also noted that before a municipality can adopt a transportation concurrency ordinance, it must adopt a comprehensive plan that includes the following transportation elements:

- Inventory of Existing Conditions;
- Level of Service Standards;
- Traffic Forecasts;
- Actions to Remedy Existing Deficiencies and Meet Future Demand; and
- Financing Plan

Community Development Director Kilgore anticipated that in-fill development, short-plats, and lot line adjustments would be submitted for future approval. She also noted that affordable housing can be exempt from impact fees under GMA but then the fee must be paid for by the City. Also, impact fees can be applied to schools, fire districts, and parks.

Public Works Director Heydon noted that most grant money is not currently tied to the city's ability to pay a portion of the project's costs but he anticipated this trend in the future. Upon questioning, he estimated the transportation impact fee study would take approximately six months to complete.

Council concurred that staff should continue studying the transportation impact fees. They also expressed concern over the accumulated affect of fees and taxes and asked staff to research the development of a revenue stream and reduction of costs elsewhere in the budget.

#### Water and Sewer Utilities

Public Works Director Heydon introduced the topic. He briefly reviewed the advantages and disadvantages associated with operating water and sewer services. He noted that any money collected through a specific utility must be reinvested back into the utility.

Councilmember Wasson stated that he was opposed to the City absorbing Water District 54. He also noted a merger between Highline Water District and Midway Sewer District was anticipated.

Council concurred that staff should continue study of the issue.

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

#### Sports Park/Community Center Options

City Manager Olander requested Council's direction regarding the sports park/community center project. He outlined the following options:

1. Resubmittal of issue to voters. Bond would include purchase of 20 acres and Phase One development. (\$0.35/per \$1,000 assessed valuation)
2. City revenue used to purchase 5-acre parcel. Additional land purchase and development financed through bond issue. (\$0.31/\$1,000 assessed valuation)
3. City revenue used to purchase 15 acre parcel. Additional land purchase and development financed through bond issue. (\$0.24/\$1,000 assessed valuation)
4. City revenue used to purchase 20 acre parcel. Development funded be bond issue. (\$0.19/per \$1,000 assessed valuation)
5. City revenue used to purchase 15 acres of land. Future development dependent on capital funds, grants, or excess levies.
6. Do nothing.

He also outlined the following Community/Senior Center options:

1. Purchase land through Block Grant funding.
2. Submittal of bond issue to voters for Phase One development of building.
3. Remodel Puget Power building for center.
4. Work with school district to promote siting of center at Des Moines Elementary School.
5. Do nothing.

Councilmember Roberts suggested that the city negotiate a lease arrangement with Highline Community College for placement of a Community/Senior Center and use other funds to partner with the Highline School District to upgrade the school district fields. He noted that the college was interested in discussing the option with the City.

Councilmember Sherman voiced opposition to continuing with the sports park issue as the public had voted against it. He felt that Council had a responsibility to provide for a Community/Senior Center however, as the current facility would not last forever.

Councilmember Towe spoke in support of purchasing land and phasing development for the sports park. He also favored partnership possibilities with the college and school district.

Mayor Pro Tem Brazil and Councilmember Sheckler felt that it was important to purchase the land while it was available.

Councilmember Wasson felt that the city should explore existing field possibilities. He presented a Thornton, CO ordinance implementing a shared use field program.

Mayor Thomasson opposed purchasing land now. He felt that the money was already allocated to other programs and that essential services should be provided before the land was purchased.

City Manager Olander noted that the city is able to apply for state and county matching funds for the land purchase at this time.

Councilmember Towe felt that school fields could meet the short term needs but not the long-term need. He supported working with Highline Community College and Highline School District to upgrade existing fields.

Council concurred that staff should explore city-school joint use and field improvements and possible property acquisition without requiring increased citizen taxes.

At 2:30 p.m., Facilitator Truitt Pierce announced a fifteen minute break.

#### Economic Development - Pacific Highway South

City Manager Olander noted that property located on Pacific Highway South was beginning to redevelop. This provided Council with an opportunity to consider new land use designations for the area.

Councilmember Sherman voiced support for reviewing the zoning in the area. He urged Council to be sensitive to compatible uses and low income housing.

Council concurred to study possible rezoning of the Pacific Highway South area.

Councilmember Wasson suggested Council schedule a one day retreat to talk about this issue.

#### Economic Development - Marina

Harbormaster Dusenbury noted that the proposed Marina Master Plan included the following elements:

- Function/Business
- Land Use
- Recreation
- Programs

He informed Council that the waiting lists are accelerating.

Community Development Director Kilgore briefly reviewed the packet information provided in Council's packet. She questioned whether Redondo and Saltwater State Park should be included

in the plan. She suggested the use of a market study to determine developmental possibilities of the remaining parcels.

City Manager Olander noted that the plan also hoped to minimize competing use problems.

Council concurred that staff should proceed with the development of a Marina Comprehensive Master Plan.

Councilmember Sherman voiced opposition to including Saltwater State Park in the Marina Master Plan. He reminded Council that various Des Moines Beach Park land use promises were contained in the park's contract. Councilmember Sherman asked staff to also consider the pleasure/tour boat idea.

Councilmember Towe suggested Council devote some time to developing ideas for the Marina Master Plan.

#### Review of Next Meeting's Agenda

Facilitator Truitt Pierce reviewed the agenda for the next day's meeting.

#### **ADJOURNMENT**

The meeting adjourned at 4:00 p.m.

Respectfully submitted,

Angela M. Chaufty  
Deputy City Clerk