

AMENDED AGENDA

**DES MOINES CITY COUNCIL
STUDY SESSION
City Council Chambers
21630 11th Avenue S, Des Moines, Washington**

May 3, 2018 – 7:00 p.m.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

COMMENTS FROM THE PUBLIC

Note: Comments from the public must be limited to the items of business on the Study Session Agenda per Council Rule 10. Please sign in prior to the meeting and limit your comments to three (3) minutes.

DISCUSSION ITEMS

- Item 1: ~~EMERGING ISSUES---~~
- Item 2: CITY MANAGER MONTHLY REPORT
- Item 3: FARMERS MARKET UPDATE
- Item 4: MARINA PAID PARKING

EXECUTIVE SESSION

NEXT MEETING DATE

May 10, 2018 City Council Regular Meeting

ADJOURNMENT

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AGENDA ITEM

BUSINESS OF THE CITY COUNCIL City of Des Moines, WA

SUBJECT: Staff Report on the Status of the Pay
Parking Program in the Marina and Beach Park

ATTACHMENTS: None

FOR AGENDA OF: May 3, 2018

DEPT. OF ORIGIN: Marina

DATE SUBMITTED: April 25, 2018

CLEARANCES:

- ☐ Community Development
- ☒ Marina
- ☐ Parks, Recreation & Senior Services
- ☒ Public Works

CHIEF OPERATIONS OFFICER: DSB

- ☐ Legal
- ☐ Finance
- ☐ Courts
- ☐ Police

APPROVED BY CITY MANAGER
FOR SUBMITTAL: [Signature]

Purpose and Recommendation

The purpose of this agenda item is to update the City Council on the status of the Pay Parking Program in the Marina and Beach Park. This is a general discussion item and no motion is suggested.

Background

At a Council retreat in November of 2015 the Council directed the staff to develop and implement a pay parking system for the Marina and Beach Park. The goals for the program were to develop a new sustainable revenue stream to help pay for the replacement of the bulkheads and other improvements in the North Parking Lot and to increase public safety by discouraging the illegal and inappropriate uses of the parking lots in the Marina and Beach Park.

Staff spent the majority of 2016 researching parking access and revenue control systems and analyzing options for the layouts of the parking lots. The staff also began a series of public meetings that sought to

engage the public and process their input. Late in the Spring of 2016 the Council approved the staff's recommended plan to use automatic entry/exit gates to control access to the parking lots and automatic, unattended pay stations to collect parking fees. For the layout of the parking lots, the main feature of the staff's plan was to gate the roadway on the east side of the Marina Floor near the Marina Office and discontinue unrestricted access between the north and south parking lots.

By the end of 2016 the staff had published a Request for Proposals and selected Parking Boxx, Inc. as the prime vendor for the parking access and revenue control equipment. In the spring of 2017 the staff began installing the equipment and the system went online on July 6, 2017.

Discussion

During the staff's public outreach effort, several concerns were identified. They were:

- Concerns from the Marina's immediate neighbors about increased traffic and demand for parking on 6th Avenue, and to some extent 7th Avenue due to Marina and Beach Park users trying to avoid the parking fees.
- Concerns from the residents of a large residential building on 227th Street regarding the impacts the restricted lots would have on the ability of delivery trucks to access their building.
- Questions about if the pay parking system would improve public safety enough to justify the investment.
- Concerns about the impacts of paid parking on low-income residents of the City.
- How pay parking would impact the special events that are held in the Marina like the Farmers Market, the Blues and Brews concert, Concerts in the Park, etc.
- Concerns about the impacts on the rental of the facilities in the Beach Park.
- Concerns that the residents of surrounding communities would have a negative reaction to the pay parking program and that might impact businesses in the downtown core.

During the presentation the staff will comment on how these concerns played out after the system went on-line and what was done to mitigate the impacts.

There were several issues that were not anticipated but were encountered once the system went live. Those issues were:

- The Language barrier is a much greater problem than anticipated.
- While the "Chip" credit card processing system is much more secure, it is more difficult for some to use than the old "swipe" systems.
- Vehicles backing up or turning around in lane has been a concern for some on 227th and at the Beach Park.
- Consistent level of "first time" visitors to the Marina and Beach Park.

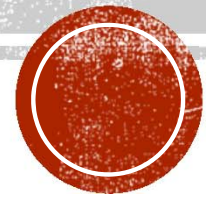
During the presentation the staff will discuss the efforts to mitigate these unforeseen issues.

Financial Impact

During the presentation the staff will present the actual revenue and expenses for 2017 and the projections for 2018. In general the program is performing as expected with the current rate schedule.

[illegible]

CITY MANAGER MONTHLY REPORT



April 2018

CITY MANAGER

- Fund 105 Balance
- Aviation Advisory Committee Meeting
- Mayors Roundtable Meeting
- Met with Anthony's Restaurant Re: Marina Pay Parking
- Human Resources Director Interviews
- Recreational Boating Trends and Marina Facility Utilization Meeting
- Memorial Day Event Meeting
- Met with Andrea Reay
- SCORE Meeting
- Senior Advisory Committee Shuttle Meeting
- Meeting in Portland with Architects/Brew Pub
- Sea-Tac Airport Proviso Meeting
- Soundside Alliance Policy Committee Meeting
- Forterra Annual Breakfast



CHIEF OPERATIONS OFFICER

- Human Resources Director Interviews
- Recreational Boating Trends and Marina Facility Utilization Meeting
- Memorial Day Event Meeting
- Sea-Tac Airport Proviso Meeting
- Assistant Recreation Manager Interviews
- Sound Transit FWLE Meetings
- Puget Sound Gateway Project Meetings (SR 509 Extension)



CITY CLERK

- New Deputy City Clerk!
 - Training
- Participated in Human Resources Director Interviews
- Social Media Meeting with Police Staff.
- Training Wheelz Ribbon Cutting.
- Summer City Currents – Mails May 12th.
- Public Record Stats for April:
 - 85 Received for April, 473 received so far YTD.
 - 7 still outstanding for April.
 - 50 total outstanding (includes 2017).



COMMUNITY DEVELOPMENT

- Sustainable Airport Master Plan consultant services
- I-C code amendments
 - Economic Development Committee on April 26th, environmental work begun.
- Permits:
 - 273 applications submitted/processed (up 34% from April 2017).
 - 692 field inspections (up 95% from April 2017).
- Wesley Homes – Phase 2 Design Review submitted April 13th:
 - Replace 17 cottages with 151 independent living units.
 - 23,000 sf of Town Center common area west of existing multi-story building.
- Zenith Elementary - design review and critical areas decisions issued May 2nd
- Pre-applications:
 - Drexel @ the Marina (Mixed Use) at 22613 7th Ave S.
 - Kaleafa Retail Building (marijuana) at 25960 Pacific Hwy S.
- Bartell's – occupancy of the full warehouse
- The Des Moines Theater – utility work
- “eight – a Seattle Diving Co.”, 22311 Marine View Drive complete



COURT

DUI Court Benchmarks:

- Final draft of DUI Court Participant Handbook completed.
- Team attended Washington Traffic Safety Commission Conference, learned about emerging drug trends, dui court practices, and changes/updates to traffic laws in WA.

Personnel:

- New hire: former DMPD Sgt. Paul Guest hired as new transport/court security officer.

Court-sponsored Event:

- Life in Poverty Training.



FINANCE

- Prepared and reviewed the Comprehensive Annual Financial Report (CAFR).
- State Auditor started on-site auditing in April 27th.
- Finance Director assigned 2019 budget work plan to Finance staff, including CIP 6-year plan.



LEGAL

- City Prosecutor attended a traffic safety conference along with the rest of the DUI Court Team to further prepare for the inauguration of the DUI Court program. Prosecutor has been working with other DUI Court team members to draft a home check policy for DUI Court participants.
- Sent letters to 82 business licensees who had not renewed their 2018 business licenses. As of April 30, 22 had renewed their licenses and paid their license fees and 16 had reported or were determined to no longer be in business. Citations will be issued in May to businesses determined to be operating without a current license.
- Finished compiling statistics for criminal prosecution for 2017. Total number of criminal cases filed in 2017 was 753. This is 13% higher than 2016 but still remains down historically from a high of 1235 in 2012.



MARINA

- 227th construction.
- Office remodel.
- Filled Marina Office Specialist position.



PARKS, RECREATION & SENIOR SERVICES

- Partnership with Highline College for Urban Agriculture Program at Sonju Park.
- 60 children attended Spring Break Day Camps were held during the Highline School District and Federal Way School District spring break.
- Des Moines Arts Commission finalized plans for the 2018 Beach Park Summer Concert Series.
- The Beach Park Event Center Activity.
- Two large Earth Day projects took place in April
- Restoration of Midway Park play areas and picnic shelter were sponsored by Rotary Club of Des Moines and Normandy Park.
- Planting of over 100 trees along Des Moines Creek Trail, led by Friends of Des Moines Creek steward Laura Hartema and 85 volunteers from the Kent Church of Christ.



POLICE

- Our Twitter and Facebook presence are gaining in momentum:
 - o Approaching 1260 Twitter followers as of May 3rd.
 - o Facebook had 3,72 total likes, and 3,530 followers as of May 3rd.
- We're in the final stages of the hiring process with three candidates.
 - o 2 Lateral Candidates.
 - o 1 new hire candidate (RTO).
- Development of the Police Volunteer program and Citizen's Academy:
 - o Committee met to brainstorm.
 - o Pursuing a COPS grant for supplemental funding.
 - o Developing specific goals and purpose specific to Des Moines needs.



PUBLIC WORKS

- Local Agency Agreement signed with WSDOT for the design and permitting of the Barnes Creek/Kent-Des Moines Road Culvert Replacement. A kickoff meeting is planned for early May.
- Published Draft ADA Transition Plan on the City's website including a survey soliciting for public comment.
- Awarded the South 223rd Street – Pavement Rehabilitation Project to Scarsella Bros. Inc. Pre-con scheduled for May 7th. Likely start construction week of May 21st.
- Acquisition of the new Police vehicles for 2018, solid tine aerator for Parks maintenance and 5 yard dump truck.



Marina and Beach Park Pay Parking Project

City Council Update – May 3, 2018

Pay Parking System

July 6, 2017 - Up and Running



Challenges of the first Saturday:

- Farmer's Market.
- Strongman Competition.
- Opening day of fishing.
- Beach Park rentals.





CONCERNS STATED DURING PUBLIC OUTREACH MEETINGS

- Community Outreach – 18 monthly meetings held:
 - Declining attendance.
- Increased traffic and demand for parking on 6th and 7th Avenues.
- Traffic congestion at 227th and Dock Avenue.
- Will pay parking improve public safety in the Marina and Beach Park enough to justify the investment?
- How will pay parking impact low income citizens of the city?
- How will pay parking impact special events?
- How will pay parking impact the rental of facilities in the Beach Park?
- Negative image of Des Moines and impacts on local businesses.

UNANTICIPATED PROBLEMS

- The language barrier is a much greater problem than anticipated.
- While the “chip” card processing system is more secure, it is more difficult for some to use than the old “swipe” system.
- Vehicles backing up or turning around in lane has been a concern for some on 227th and at the Beach Park.
- Consistent level of “first time” visitors to the Marina and Beach Park.



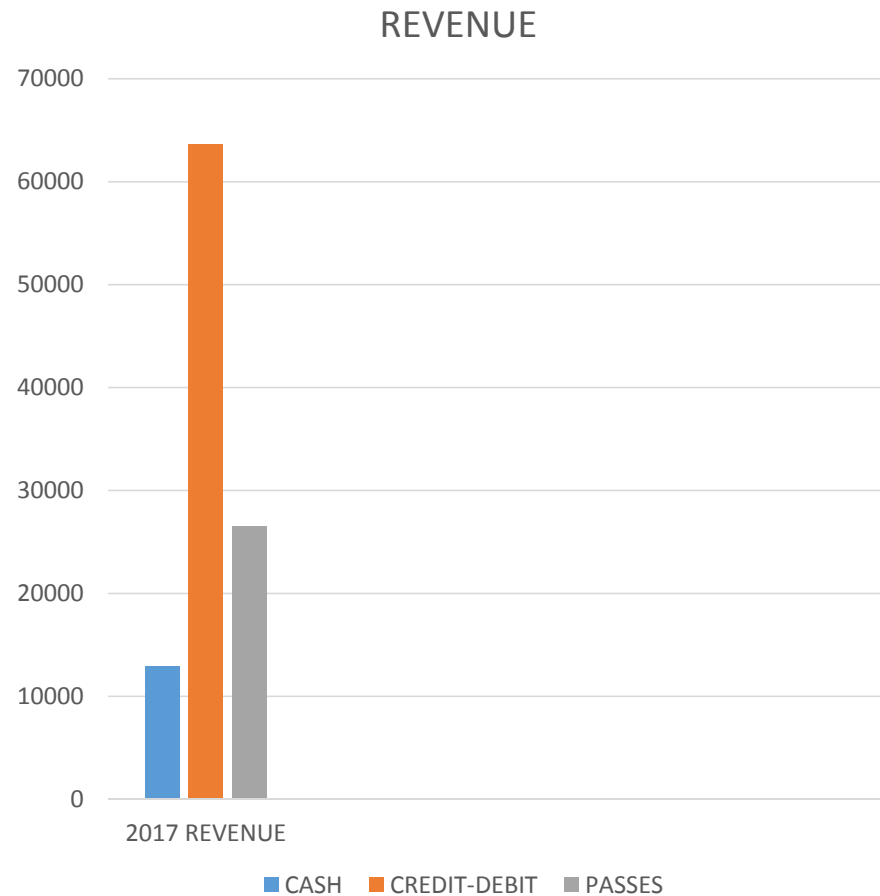
VEHICLES ENTERING THE LOTS JULY THRU DECEMBER, 2017

	July	Aug	Sept	Oct	Nov	Dec	Total
Ticket	31,790	32,981	22,377	15,374	12,618	13,521	128,661
Frequent User Pass	19,480	21,171	17,060	17,202	9,011	6,499	90,423
Total	51,270	54,152	39,437	32,576	21,629	20,020	219,084

2017 TOTAL REVENUE

July 6-December 31, 2017

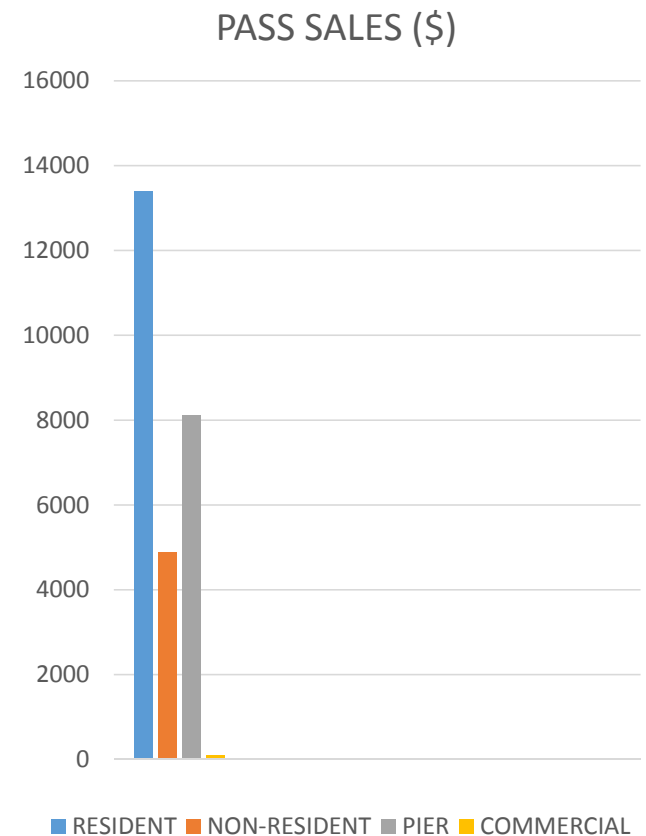
Cash	\$	12,940
Credit/Debit	\$	63,616
Passes	\$	26,515
Total	\$	103,071



FREQUENT USER PASS SALES

July 6-December 31, 2017

Frequent User - Res.	894	\$	13,410
Frequent User- Non-res	108	\$	4,880
Fishing Pier	325	\$	8,125
Commercial	2	\$	100
Total	1329	\$	26,515



2017 TOTAL EXPENSES & NET REVENUE

July 6-December 31, 2017

Ongoing Expenses	\$ 17,293		Revenue		\$ 103,071
Labor Costs	\$ 25,808		Less Expenses		<u>\$ (65,049)</u>
Purchase For Resale	\$ 6,300		Gross Revenue		\$ 38,022
Parts & Repairs	\$ 5,399		Less 25% City Parking Tax (Transferred To City Transportation Fund)		<u>\$ (25,768)</u>
General Fund Charge-back	<u>\$ 10,249</u>		Net Revenue		\$ 12,254
Total Expenditures	\$ 65,049				

2018 ESTIMATED EXPENSES & NET REVENUE

January 1-December 31, 2018

Ongoing Expenses	\$ 24,633				
Labor Costs	\$ 18,320		Estimated Revenue**		\$ 155,000
Purchase For Resale	\$ 6,300		Estimated Expenses		<u>\$ (84,445)</u>
Parts & Repairs	\$ 5,000		Gross Revenue		\$ 70,555
Night Security Contract	\$ 23,880		25% City Parking Tax		<u>\$ (38,750)</u>
General Fund Charge-back	<u>\$ 6,312</u>		Net Revenue		\$ 31,805
Total Expenditures	\$ 84,445				
			**Assumes 5% Growth In		
			Sales		

2017 Revenue	\$103,071	2018 Revenue	\$155,000
2017 Expenses	<u>\$(65,049)</u>	2018 Expenses	<u>\$(84,445)</u>
Net 2017 Paid Parking (excluding parking tax)	\$ 38,022	Net Paid Parking	\$ 70,555
2017 Parking Tax (25%)	\$ 25,768	2018 Parking Tax (25%)	\$ 38,750
Net 2017 Paid Parking	\$ 12,344	Net 2018 Paid Parking	\$ 31,805

Challenges:

- Appropriate fee structure
- Most efficient way to issue bonds (subject to Council approval)
- Additional unanticipated problems
- Continue BETA for issues
- Ongoing communication with Marina neighbors, tenants, businesses and community
- Per the next slide, effective integration of paid parking infrastructure into future Marina redevelopment.



