

REGULAR MEETING DES MOINES CITY COUNCIL

MINUTES

November 5, 1998

At 7:30 p.m., Assistant City Manager Piasecki announced that the City Council would continue in Executive Session for another 10 minutes.

At 7:40 p.m., Assistant City Manager Piasecki announced that the City Council would continue in Executive Session for approximately another 15 minutes.

The regular study session of the Des Moines City Council was called to order by Mayor Thomasson at 7:56 p.m. in the City Council Chambers, 21630 11th Avenue South.

ROLL CALL - Present: Mayor Scott Thomasson, Mayor Pro Tem Terry Brazil, Councilmembers Dave Kaplan, 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, Park and Recreation Director Patrice Thorell and City Clerk Denis Staab.

DISCUSSION ITEMS

Des Moines Community/Senior Center

Park and Recreation Director Thorell showed slides of flooding at the Senior Facility located at Des Moines Beach Park, which occur 2 to 4 times a year. She proceeded to review the history of the proposal of a new facility noting the following:

- 1997 acquisition of land and construction of a Community-Senior Center was identified as priority one in the 1997 Park & Recreation Master Plan.
- Council appointed a Citizen's Advisory Committee to study the feasibility of the project and develop a plan.
- In 1997 a Sports Park and Community-Senior Center bond issue failed. However, the need for a Community-Senior Center remained as a top priority due to the failing condition of the existing facility located at Des Moines Beach Park.

Ms. Thorell reminded Council that in 1998 the City acquired 4.14 acres of land located at 2045 South 216th. She noted the following ideal conditions for construction at this site:

- Ingress/egress is available from South 216th and 20th Avenue South.
- Located adjacent to future sports park and new Post Office facility.
- Metro bus service is available.
- Utilities are available.

She further noted some of the following advantages a new facility would offer:

EXISTING FACILITY	NEW FACILITY
Space: 10,000 square feet	Space: 16,000 square feet
Parking Stalls: 54	Parking Stalls: 172
Dining Room Capacity: 70-100	Dining Room Capacity: 240
2 Multi-purpose Rooms Capacity: 20-30	2 Multi-purpose Rooms Capacity: 60

Rex Bond, Architect with ARC Architects, reviewed the proposed floor plan and noted the Phase I core facility would encompass approximately 16,310 square feet at a cost of approximately \$4.2 million. With the use of a view foil, Mr. Bond reviewed the proposed phased building of the project.

Alan Granberg of Seattle-Northwest Securities Corporation, reviewed proposed levy rate projections based on a voted amount of \$4,200,000. He noted the following options:

- Option A: 20-Year Level Levy Rate would produce a steady rate of 0.20 per \$1,000 from the years 2000 through 2018.
- Option B: 20-Year Level Debt Service would produce an initial rate of 0.25 per \$1,000 for the first couple of years and then decreasing slightly until the final year of 2018 with a rate of 0.15 per \$1,000.

City Manager Olander requested Council address the following items:

1. The date to take the issue to the voters.
2. Establish which levy rate is to be used.
3. Phasing of the Community-Senior Center.

COUNCIL'S CONSENSUS, after considerable discussion and deliberation concerning the phasing of the project, was as follows:

1. March 9, 1999 Election Date.
2. 20-Year Level Levy Rate.
3. Phase I would include the whole core of the main building structure at an approximate cost of \$4.85 million.

City Manager Olander informed Council that a revised building plan and a revised finance bond schedule, along with a draft ordinance establishing the March 9th election date, will be brought back to Council for action at the December 10, 1998 Council meeting.

Lakehaven Sewer and Water District

City Manager Olander informed Council that he has been advised by City Attorney McLean, that the Lakehaven Utility District is planning on increasing new single family construction hook-up fees from the current \$2,700 to \$6,710. He noted this is a 140% increase. He further noted that the Commissioners are meeting this evening to vote on the proposal.

City Attorney McLean stated that he was advised of this action only yesterday. He informed Council that the City of Federal Way will be at the meeting to speak in opposition to this increase in new hook-up fees. He further reminded Council that Lakehaven has yet to furnish Des Moines or Federal Way with their Comprehensive Plan as is required by the Growth Management Act.

City Manager Olander advised Council that he will call and write a letter to the District expressing Des Moines' dissatisfaction with this proposal and requesting no final action be undertaken until Des Moines has an opportunity to review all the issues involved.

NEXT MEETING DATE

Mayor Thomasson announced the next regular meeting will be November 12, 1998.

ADJOURNMENT

The meeting was adjourned at 9:38 p.m.

Respectfully submitted,

Denis Staab, City Clerk