

Minutes Des Moines City Council Municipal Facilities Committee – 03/25/2021

Council Members

Jeremy Nutting, Chair

Luisa Bangs, Co-Chair

Matt Mahoney, Council Member

City Staff

Michael Matthias, City Manager

Dan Brewer, Chief Operations Officer

Susan Cezar, Chief Strategic Officer

Brandon Carver, Public Works Director

Beth Anne Wroe, Finance Director

Scott Wilkins, Harbormaster

Katy Bevegni, Assistant Harbormaster

Andrew Merges, City Engineer

Jeff Friend, Deputy Finance Director

Matt Hutchins, Assistant City Attorney

Bonnie Wilkins, City Clerk

Guests: Councilmembers Mayor Matt Pina, Traci Buxton, JC Harris, and Anthony Martinelli;

Members of the Public: Barry Costello, Sharon Costello, Bill Willette, Viktor Kobzar, Bob Leonard, Bill Linscott, Todd Powell, Ken Rogers, Ely Burke, and Lindsay Ronish

Meeting called to order: 3:32 pm on March 25, 2020 via Zoom

Agenda

1. Approval of 02.25.2021 Minutes
2. Van Gasken Park Update
3. Redondo Restroom Replacement
4. Marina Master Plan Update

Meeting:

1. The 02.25.2021 Municipal Facilities Minutes were approved as submitted.
2. Public Works Director Brandon Carver requested Chair's permission to rearrange the schedule due to so many people from the public in attendance with interest in the Redondo Restroom Replacement, approved. City Engineer Andrew Merges spoke about the Redondo Restroom project. CE Merges referred to Attachment #3 – March 2021 Update. He emphasized the following points about this project:
 1. The current structure has exceeded its expected service life.
 2. The 2016 CIP identified the restroom as being relocated across the street to the parking lot.
 3. The Architectural Design considers both location and architectural standards that focus on security and usability.
 4. Public Outreach was achieved using an on-line survey resulting in about 30 submissions and a couple of phone calls. In general, the concerns were more about security with limited location comment. Comments also included parking concerns.

5. Of the five design options (see Attachment #3), the preferred choice was Option 1 which includes four unisex restrooms, a concessions area, an outdoor wash-off shower space, a community bulletin board and possibly an area for a parking kiosk.

CE Merges offered to answer committee members' questions. COO Dan Brewer added that the City has the funding for the design stage of the Redondo Fishing Pier and the restroom, however, we are still working with the legislature for construction funding. It is possible that a paid parking option in concurrence with the Redondo Restroom Replacement may be a potential funding source. CE Merges stated that paid parking improvements could provide a balance in volume of use and deter some of the unwanted activities for which this area has become known. The discussion included:

- Funding for restroom replacement
- Location of restroom
- Design and possible retail space

CE Merges encouraged the Committee to give staff direction regarding the preferred restroom design. Chair Nutting polled the committee members and directed staff to move forward with Design Option #1.

2. Van Gasken Park Update - Public Works Director Brandon Carver shared an aerial image of the proposed park at the Van Gasken homestead site. The project is in the last phases of design, with a couple of amendments: adding a deck platform north of the current location of the house, and modifications to the garage pad in order to provide ADA parking stalls. On April 8th the Design Addendum will be presented to Council. Staff will continue the permitting work with the SEPA process and through the Department of Archaeology and Historic Preservation. Next steps for this project are decommissioning utilities and completing the design. Discussion included the possibility of adding fencing along 5th Ave S and the successful solution to tribal concerns through additional topsoil.
3. Harbormaster Scott Wilkins shared a PowerPoint titled Des Moines Marina Master Plan Update. He introduced Assistant Harbormaster Katy Bevegni to recap information presented at the last Municipal Facilities meeting. She reviewed with the Committee the Marina Zones, the Reid Middleton Report, and the Initial Draft of the Marina Improvement Plan with a timeline. COO Dan Brewer stated the Marina is at a point where most assets need some major intervention and repair, which leads to an opportunity for Marina changes. Harbormaster Wilkins presented the purpose – discussing the four policy related issues: Covered moorage, Slip sizes, Dry stack storage, and Reconstruction of dry sheds. The PowerPoint presentation is available at <http://www.desmoinesmarina.com/marina-master-plan-updates.html> . Discussion after the presentation included:
 - Staff are not asking for Committee direction at this time.
 - Next steps will be advertising, interviewing, selecting an Engineer and an Architect.
 - Replacing covered moorage will be a permitting challenge due to the environmental concerns and new requirements.

- Staff will continue to meet with stakeholders as the plan unfolds.
- The Multi-purpose structure would be managed by the Marina with leases for private enterprises.
- Phasing of the construction will be key in the successful implementation of major Marina changes.

The Committee appreciates the efforts of staff and encouraged continued updates and reaching out to the community.

The meeting was adjourned at 4:52 pm.

Minutes submitted by: Jodi Grager, Public Works Admin Asst