

MINUTES

MUNICIPAL FACILITIES COMMITTEE MEETING

Thursday, March 27, 2008

5:30 PM – 6:30 PM

City Hall - South Conference Room

(Approved at the Committee Meeting on April 11th, 2008)

Purpose: The Committee met to discuss several items including;

- The design and permitting for the Des Moines Creek Project.
- The proposed saltwater pump installation in the Marina.
- The Request for Proposals from firms that would provide professional services pertaining to commercial development in the Marina.

Committee Members Present:

Dan Sherman, Council Member, Committee Chair
Carmen Scott, Council Member
Scott Thomasson, Council Member

Staff Present:

Tony Piasecki, City Manager
Joe Dusenbury, Harbormaster
Patrice Thorell, Parks, Recreation and Senior Services Director
Grant Fredricks, Director, Planning, Building, and Public Works.
Jason Sullivan, Land Use Planner

Others Present:

Marie Rosenberg, Mariner Condo
Wayne Corey
Arlene Knight, Mariner Condo

Guest Speakers/Consultants Present:

None

Minutes from Previous Meetings:

Minutes from the meeting of February 29, 2008 were reviewed and approved by the Committee.

Minutes of Meeting:

Committee Chair Dan Sherman started the meeting at approximately 5:30 PM and requested a motion to approve the minutes of the February 29th meeting. The minutes were approved by a unanimous vote of the Committee.

Old Business:

1. Design and permitting for dredging, berming and widening Des Moines Creek in the Beach Park.

Ms. Thorell provided an overview of the Beach Park environmental permitting issues. Staff and consultants have determined that creek modifications are needed prior to doing building rehabilitation work due to the continuous flooding in the park. Staff provided the Committee with a Projects Phasing and Scheduling plan and a map identifying the many Beach Park projects and permits required for each of those project. Mr. Reinhold provided the Committee with an overview of the proposed scope of work with TetraTech for Lower Des Moines Creek Channel Modifications. The cost of the design of the stream work will include extensive permitting services that will coordinate the required environmental documents not just for the channel modifications but also for substantial dredge work from the wooden timber bridge (at the park cul-de-sac) to the Sound, permits for the permanent foundation work of the Dining Hall, and construction of a flood management berm adjacent to the creek along the bank next to the Auditorium. This work is needed in order to begin construction on the Beach Park Dining Hall and Auditorium. The cost of the design and future construction would be shared between the Beach Park Dining Hall project funded in the 2008- 2009 MCI Fund and the 2008-2009 SWM Fund. Mr. Sullivan answered questions related to permits required and the 12 – 14 month permitting timeline.

The draft contract between the City of Des Moines and TetraTech for design and permitting for the Lower Des Moines Creek Channel Modifications is proposed for approval at the April 3, 2008 City Council Study Session.

2. Installation of a saltwater pump in the Marina to provide additional water for fighting fires.

Mr. Dusenbury distributed a copy of the construction cost estimate for the proposed salt water pump that was prepared by Moffatt & Nichol Engineers. The Harbormaster told the Committee that the cost estimate is \$1.5 million plus contingencies, which is significantly more than the staff expected. Mr. Dusenbury told the Committee that the staff had not been able to meet with South King Fire and Rescue to discuss alternatives, but that they were planning to do that soon. He told the Committee that some of the alternatives they were going to discuss were draft stops, alarm systems, upgrades to the fire boat and a more comprehensive fire prevention program.

Council Member Thomasson asked the staff if providing additional fire flow was mandated by the City's code or by South King Fire & Rescue. The Harbormaster replied that there was no City or fire code requirement, but that South King Fire

and Rescue had initiated the discussion about fires in the Marina because they felt that it was one of the larger risks they faced in their district. The City Manager added that he felt it was prudent risk management to be engaged with South King Fire and Rescue and to implement mutually acceptable fire prevention programs or to install fire suppression infrastructure that meet the City's cost/benefits requirements.

The staff told the Committee that they would keep the Committee informed about the results of future discussions with the Fire District.

3. RFQ for professional services – commercial development in the Marina.

The City Manager distributed the draft RFQ to the Committee and asked for comments. Council Member Scott told the Committee and staff that she had reservations about hiring a firm or individual that was not a member of the commercial multiple listing service, because without access to the multiple listing service, the City would not have the benefit of being exposed to all of the potential opportunities in the region. Council Member Thomasson told the Committee that he thought that the idea was to hire a firm to help the City develop the request for proposal process but that the City would act as its own representative in discussions with potential partners for development in the Marina.

Old Business:

The Committee intended to discuss the two items of new business on the agenda but ran out of time. Those issues, the aquatic lands lease with the DNR and the Parks and Recreation Master Plan, will be scheduled for the Committee's next meeting. Staff also requested adding Des Moines Beach Park Historic Building Programming to the next Committee agenda.

Action Items

- The staff will schedule another meeting with South King Fire & Rescue and keep the Committee informed about the discussions.

Next Meeting:

Friday, April 4, 10:30 a.m. South Conference Room

Adjourn: Approximately 6:30 p.m.

Respectfully Submitted By:

Joe Dusenbury, Harbormaster

Patrice Thorell, Parks, Recreation and Senior Services Director

