



AGENDA

**Municipal Facilities Committee Meeting
Thursday, April 22, 2010
6:00 p.m. – 7:30 p.m.
City Hall North Conference Room**

1. Call to Order
2. Review and approve minutes of the February 25, 2010 meeting.
3. Marina – Joe Dusenbury
 - a. Construction briefing
 - b. Commercial development briefing
 - c. Lead paint
4. Grant opportunities – Patrice Thorell
5. Future meetings

MINUTES – MUNICIPAL FACILITIES COMMITTEE MEETING

February 25, 2010

South Conference Room

21630 11th Avenue South, Des Moines, WA

Council Members

Melissa Musser – Chair

Carmen Scott

Dan Sherman

City Staff

Tony Piasecki - City Manager

Grant Fredricks - Director PB&PW

Patrice Thorell - Park, Recreation and Senior
Services Director

Lorri Ericson - Assistant City Manager

Joe Dusenbury – Harbormaster

CALL TO ORDER

Councilmember Sherman called the meeting to order at 6:02 p.m.

OLD BUSINESS

NEW BUSINESS

1. Selection of Chair

The Committee members unanimously selected Councilmember Musser as chair.

2. Review list of issues remanded to the Municipal Facilities Committee by the City Council

The committee reviewed the remand list and decided to add Review of the Marina 2011-2016 Capital Improvement Program as the Committee has been reviewing this for several years. The Committee decided to request that the City Council remand the follow items to it: review the subdivision code for changes to the requirements for developers to provide parks, recreation and open space and to review and prioritize potential uses of new, un-budgeted one-time revenues.

The Committee decided to take items out of order and discuss the Beach Park issues next.

4. Beach Park

Park, Recreation, and Senior Services Director Patrice Thorell reviewed a memo dated December 3, 2009, (attached) that summarized the current condition of buildings in Beach Park

1. The first part of the document is a letter from the President of the United States to the Congress, dated January 1, 1861. It is a very important document, as it sets out the President's policy for the new year. The President states that he is pleased to see the Congress assembled, and that he is confident that the country is in a good position to meet the challenges of the future.

2. The second part of the document is a report from the Secretary of the Treasury, dated January 1, 1861. It is a very important document, as it sets out the Secretary's policy for the new year. The Secretary states that he is pleased to see the Congress assembled, and that he is confident that the country is in a good position to meet the challenges of the future.

3. The third part of the document is a report from the Secretary of the Interior, dated January 1, 1861. It is a very important document, as it sets out the Secretary's policy for the new year. The Secretary states that he is pleased to see the Congress assembled, and that he is confident that the country is in a good position to meet the challenges of the future.

4. The fourth part of the document is a report from the Secretary of the War, dated January 1, 1861. It is a very important document, as it sets out the Secretary's policy for the new year. The Secretary states that he is pleased to see the Congress assembled, and that he is confident that the country is in a good position to meet the challenges of the future.

5. The fifth part of the document is a report from the Secretary of the Navy, dated January 1, 1861. It is a very important document, as it sets out the Secretary's policy for the new year. The Secretary states that he is pleased to see the Congress assembled, and that he is confident that the country is in a good position to meet the challenges of the future.

6. The sixth part of the document is a report from the Secretary of the State, dated January 1, 1861. It is a very important document, as it sets out the Secretary's policy for the new year. The Secretary states that he is pleased to see the Congress assembled, and that he is confident that the country is in a good position to meet the challenges of the future.

and then walked the Committee through potential funding options, including the possibility of entering into a long-term lease (up to 40 years) with a private entity for the rehabilitation and operations of the park facilities using a federal government tax program that provides tax breaks and incentives to help rehabilitate historic structures. The Committee requested additional information on this public/private partnership option.

3. Investment Grade Energy Audit

Planning, Building, and Public Works Director Grant Fredricks reviewed the process the City would be following to conduct an energy audit.

5. Committee Member Comments

None.

6. Future meetings

The Committee decided that its standing meeting time would be the ~~third Tuesday~~ of each month from ~~5:00 p.m. to 6:30 p.m.~~, with the exception that its next meeting would be Tuesday, ~~March 2nd~~ at 5:00 p.m. *6-7:30*

Adjourned at 7:05 p.m.

Respectfully submitted by:
Tony Piasecki, City Manager

Municipal Facilities Committee

Thursday, April 22, 2010

Action Item:

FY 2011-2012 Grant Applications for Park Acquisition and Facility Development

Purpose of Agenda Item: Staff requests City Council action regarding Washington State and King County FY 2011-12 Grant submittals due in March-July 2010. *Grants require documented City Council authorization or Resolution.

Park Acquisition and Facility Development Capital Grants Available for City of Des Moines Project Priorities:

King County Conservation Futures Grant Funds, Deadline March 17, 2010:

Provides Open Space Acquisition grants up to (no limit) with 50% match requirement

Proposed Project: SR 509 ROW Open Space/Barnes Creek Trail Acquisition

- Project Authority: 2010-2013 MCI
- Proposed Project Budget: \$3,840,500 (\$2,840,800 New Funding)
- Proposed King County Conservation Futures Grant Request: \$1,920,250
- Proposed City of Des Moines Grant Matching Funds:
\$300,000 Trails Funds from 2007 KC Parks Levy (2010-2013 MCI)
\$1M In kind land value of City owned ROWs located within the Acquisition Area
- Proposed Recreation and Conservation Office WWRP Grant Matching Funds:
\$605,250- \$1M
- Justification: 2010 Parks, Recreation and Senior Services Master Plan and 2010 Transportation Plan identify SR 509 ROW Acquisition for future trail and open space purposes.

Recreation and Conservation Office Funds, Deadline May 3, 2010*:

Provides Land Acquisition grants up to \$1M with 50% match requirement

Provides Facility Development grants up to \$500K with 50% match requirement

Proposed Project A: SR 509 ROW Acquisition (See above Project Details)

Proposed Project B: Play area at Steven J. Underwood Memorial Park

- Project Authority: 2012-2013 MCI
- Proposed Project Budget: \$150,000 (\$150,000 New Funding)
- Proposed Recreation and Conservation Office WWRP Grant Request: \$75,000
- Proposed City of Des Moines Grant Matching Funds: \$386,040 City Park Fee in Lieu Balance funds (2012-13 MCI)
- \$75,000 King County Youth Sports Facilities Grant
- Justification: 2010 Parks, Recreation and Senior Services Master Plan identifies improvements to SJUMP

Proposed Project C: Play area at Des Moines Beach Park

- Project Authority: 2014 MCI
- Proposed Project Budget: \$150,000 (\$150,000 New Funding)
- Proposed Recreation and Conservation Office WWRP Grant Request: \$75,000
- Proposed City of Des Moines Grant Matching Funds: TBD (2014 MCI)
- Proposed Other Matching Funds:
\$75,000 King County Youth Sports Facilities Grant
- Justification: 2010 Parks, Recreation and Senior Services Master Plan identifies improvements to Des Moines Beach Park

King County Youth Sports Facilities Grant Funds, Deadline May 3-June 11, 2010:

Provides Sports and Outdoor Facilities grants up to \$75K with 50% match requirement

Proposed Project A: Field House Park Ballfield Netting/Backstop Enhancement

- Project Authority: 2009 City Council Decision
- Proposed Project Budget: \$80,000 (\$40,000 New Funding)
- Proposed King County Youth Sports Facilities Grant Request: \$40,000
- Proposed City of Des Moines Grant Matching Funds: \$40,000 Field House Park Projects Reserves (2009-2010 MCI)
- Justification: Ballfield safety issue discussed and netting project approved by City Council in 2009

Proposed Project B: Play area at Steven J. Underwood Memorial Park (See above Project)

Proposed Project C: Play area at Des Moines Beach Park (See above Project)

Washington Heritage Capital Grant Funds, Deadline May 12, 2010:

Provides Historic building renovations grants up to \$1M. The \$2 City/\$1 State match requirement may include expended and unexpended project funds over a six year time period

Proposed Project: Beach Park Historic Buildings Renovations: Dining Hall, Sun Home Lodge and Picnic Shelter

Project Authority: 2005-2014 MCI

- Proposed Project Budget: \$2,862,916 (\$830,000 New Funds for building renovations)
- Proposed Washington Heritage Capital Grant Request: \$830,000
- Proposed City of Des Moines Grant Matching Funds:
\$1,042,666 Des Moines Creek Channel Modifications (2008-2010 SWM)
\$619,066 Auditorium, Dining Hall, Sun Home Lodge and Picnic Shelter Rehabilitation Projects (2010-2014 MCI)
- Proposed Other Matching Funds:
\$ 10,000 4Culture Heritage Funds

Justification: 2005 Beach Park Master Plan and 2010 Parks, Recreation and Senior Services Master Plan identifies improvements to Beach Park Historic Buildings in National Historic District

Community Development Block Grant Funds, Deadline May 21, 2010*:

Provides Capital grants with no match requirement

Proposed Project: Des Moines Activity Center (Senior Services) Interior Lighting Improvements and Emergency Generator

- Project Authority: 2011 MCI
- Proposed Project Budget: \$130,000 (\$120,000 New Funds)
- Proposed King County Community Development Block Grant Request: \$120,000
- Proposed City of Des Moines Grant Matching Funds:
\$10,000 City In-Kind Administrative Support
- Justification: 2010 Parks, Recreation and Senior Services Master Plan identifies Lighting and Expansion improvements to Activity Center

King County 4Culture Heritage Grant Funds, Deadline TBD, 2010:

Provides small grants with no match requirement

Proposed Project: Beach Park Historic Buildings Renovations: Dining Hall, Sun Home Lodge and Picnic Shelter (See above Project)

The following information was obtained from the records of the Department of the Interior, Bureau of Land Management, regarding the land owned by the United States in the State of California.

1010

The land is located in the County of San Diego, State of California.

The land is situated in the Township of San Marcos, Range 12S, and is bounded by the following:

On the north by the land of the United States, on the south by the land of the United States, on the east by the land of the United States, and on the west by the land of the United States.

The land is situated in the Township of San Marcos, Range 12S, and is bounded by the following:

On the north by the land of the United States, on the south by the land of the United States, on the east by the land of the United States, and on the west by the land of the United States.

The land is situated in the Township of San Marcos, Range 12S, and is bounded by the following:

Municipal Facilities Committee

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**Park Acquisition and Facility Development Capital Grants Available for City of Des Moines
Project Priorities:**

King County Conservation Futures Grant Funds, Deadline March 17, 2010:

Provides Open Space Acquisition grants up to (no limit) with 50% match requirement

Proposed Project: SR 509 ROW Open Space/Trail Acquisition

Project Authority: 2010-2013 MCI

Project Budget: \$3,840,500

Proposed Matching Funds:

\$300,000 Trails Funds from 2007 KC Parks Levy

\$605,250 * (can apply for up to \$1M) Recreation and Conservation Office WWRP Grant funds
(2011-12 Biennium)

\$1M In kind land value of city owned ROWs located within the Acquisition Area

\$1,920,250 King County Conservation Futures Grant Funds

Justification: 2010 Parks, Recreation and Senior Services Master Plan and 2010 Transportation Plan
identify SR 509 ROW Acquisition for future trail and open space purposes.

Recreation and Conservation Office Funds, Deadline March 1-May 3, 2010:

Provides Land Acquisition grants up to \$1M with 50% match requirement

Provides Facility Development grants up to \$500K with 50% match requirement

Proposed Project A: SR 509 ROW Acquisition (See Above)

Proposed Project B: Play area at Steven J. Underwood Memorial Park

Project Authority: 2012-2013 MCI

Project Budget: \$150,000

Proposed Matching Funds:

\$75,000 King County Youth Sports Facilities Grant

\$75,000 Recreation and Conservation Office WWRP Grant Funds

\$386,040 City Park Fee in Lieu Balance funds (2012-13)

AND/OR

Proposed Project C: Play area at Des Moines Beach Park

Project Budget: \$150,000

Proposed Matching Funds:

\$75,000 King County Youth Sports Facilities Grant

\$75,000 RCO WWRP Grant Funds

Justification: 2010 Parks, Recreation and Senior Services Master Plan identifies improvements to SJUMP

1. The first item is a report on the progress of the project. It includes a summary of the work done so far, a list of the tasks that are still to be completed, and a schedule for the remaining work. The report also includes a list of the resources that are available for the project and a list of the risks that are associated with the project.

2. The second item is a letter from the project manager to the sponsor. The letter discusses the progress of the project and the risks that are associated with the project. It also includes a list of the tasks that are still to be completed and a schedule for the remaining work.

3. The third item is a letter from the project manager to the steering committee. The letter discusses the progress of the project and the risks that are associated with the project. It also includes a list of the tasks that are still to be completed and a schedule for the remaining work.

4. The fourth item is a letter from the project manager to the project team. The letter discusses the progress of the project and the risks that are associated with the project. It also includes a list of the tasks that are still to be completed and a schedule for the remaining work.

5. The fifth item is a letter from the project manager to the project sponsor. The letter discusses the progress of the project and the risks that are associated with the project. It also includes a list of the tasks that are still to be completed and a schedule for the remaining work.

6. The sixth item is a letter from the project manager to the project steering committee. The letter discusses the progress of the project and the risks that are associated with the project. It also includes a list of the tasks that are still to be completed and a schedule for the remaining work.

7. The seventh item is a letter from the project manager to the project team. The letter discusses the progress of the project and the risks that are associated with the project. It also includes a list of the tasks that are still to be completed and a schedule for the remaining work.

8. The eighth item is a letter from the project manager to the project sponsor. The letter discusses the progress of the project and the risks that are associated with the project. It also includes a list of the tasks that are still to be completed and a schedule for the remaining work.

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10. The tenth item is a letter from the project manager to the project team. The letter discusses the progress of the project and the risks that are associated with the project. It also includes a list of the tasks that are still to be completed and a schedule for the remaining work.

King County Youth Sports Facilities Grant Funds, Deadline May 3-June 11, 2010:

Provides Sports and Outdoor Facilities grants up to \$75K with 50% match requirement

Proposed Project: Field House Park Ballfield Netting/Backstop Enhancement

Project Authority: 2009 City Council Decision

Project Budget: \$80,000

Proposed Matching Funds:

\$40,000 King County Youth Sports Facilities Grant

\$40,000- \$80,000 City MCI (2010 MCI Field House Park Projects Reserves)

Justification: Ballfield safety issue discussed and approved by City Council in 2009

Washington Heritage Capital Grant Funds, Deadline May 12, 2010:

Provides Historic building renovations grants up to \$1M with 2 to 1 match requirement

Proposed Project: Beach Park Historic Buildings Renovations: Dining Hall, Sun Home Lodge and Picnic Shelter

Project Authority: 2005-2014 MCI

Project Budget: \$2,792,666 (\$950,000 new funds for building renovations)

Proposed Matching Funds:

\$800,000 2010-2014 MCI/4Culture Funds (Auditorium, Dining Hall, Sun Home Lodge and Picnic Shelter)

\$1,042,666 2008-2010 SWM Funds (Des Moines Creek Channel Modifications)

Justification: 2005 Beach Park Master Plan and 2010 Parks, Recreation and Senior Services Master Plan identifies improvements to Beach Park Historic Buildings in National Historic District

Community Development Block Grant Funds, Deadline May 21, 2010:

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Proposed Project: Des Moines Activity Center (Senior Services) Interior Lighting Improvements and Emergency Generator

Project Authority: 2011 MCI

Project Budget: \$120,000

Proposed Matching Funds:

\$10,000 City In-Kind Administrative Support

Justification: 2010 Parks, Recreation and Senior Services Master Plan identifies Lighting and Expansion improvements to Activity Center

King County 4Culture Heritage Grant Funds, Deadline TBD:

Provides small grants with no match requirement

Proposed Project: Beach Park Historic Buildings Renovations: Dining Hall, Sun Home Lodge and Picnic Shelter (See Above)

MUNICIPAL FACILITIES COMMITTEE MEETING

Thursday, February 25, 2010

Marina presentation

1) Project Updates

- Dry Sherwood Paint
- Council authorization for More Contingency Funding.

2) Review of Previous Discussion on Commercial Development in the Marina

- Or Master Plan- restaurant /multi-use building.

Pros

Less formal restaurant

Room for seasonal uses like espresso stand, bike/kayak rentals

Fewer impacts on neighbors, Marina operation and events

Cons

Lower return-on-investment

Restaurants, especially small, single location businesses are high risk

Recreational boating is very seasonal

• Large Restaurant - (Anthony's Proposal)

Pros

Probably able to do a land lease which would maximize return-on-investment.

Good, stable general fund revenues

High-end development that should attract people to the City

Cons

Parking requirements

larger impacts on neighbors, Marina operations and events

May not have enough room for seasonal uses like rentals, etc.

3) Current Status

Makers

BST Associates

MUNICIPAL FACILITIES COMMITTEE MEETING

Thursday, February 25, 2010

Marina presentation

1) Project Updates

- Dry Shed Paint
- Council Authorization for More Contingency Funding.

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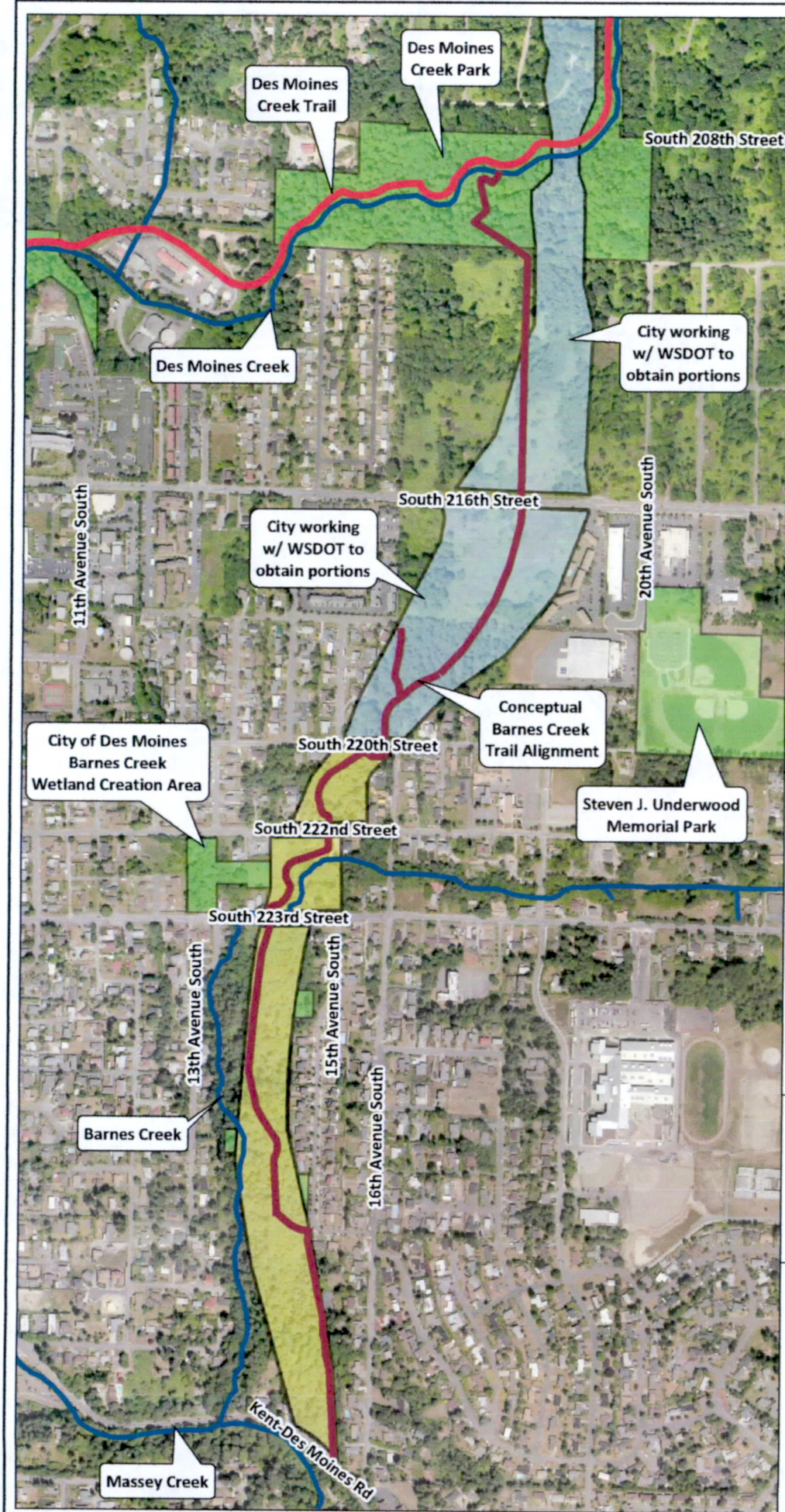
3) Status

Makers
BST Associates

4) Options

- "Cast the Net" – Issue RFP and see what types of response we get. We would need to get some concept drawings from Makers, maybe some promotional materials. BST could help us analyze developer proposals.
- "Narrow Focus" approach. Decide what type/scale we want in advance and go after specific businesses.
- "Incremental Steps" – Provide some spaces (with utilities), for seasonal businesses like bike/Kayak rentals, espresso carts, Hot dog stands, etc. Provide some common area, possibly covered), with tables so that people that patronized the seasonal business would have a place to sit/gather.

5) Discussion/Direction



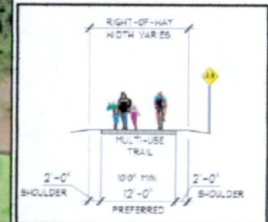
Historic SR 509 Barnes Creek Corridor

2011
Conservation Futures
Grant Application

Legend

- Proposed Acquisition Area
- Open Space
- Remaining Historic SR509
- Proposed Improvements**
- Conceptual Barnes Creek Trail
- Existing Des Moines Creek Trail

Barnes Creek Trail Proposed Cross-Section



21630 11th Ave S
Des Moines, WA 98198-6398
PHONE: (206) 879-4595 | FAX: (206) 879-7626
WEB: <http://www.desmoineswa.gov>

Map Generated: March 16, 2010
Product of City of Des Moines Development Services

1. The first step in the process is to identify the problem or issue that needs to be addressed. This involves gathering information and understanding the context of the problem.