

Des Moines City Council PS&T Committee Minutes - 09/04/08

Meeting called to order: 6:01 PM on September 4, 2008, in North Conference Room @ 21630 11th Avenue So., Des Moines WA 98198

Purpose/Agenda:

1. Review of Grants and Loans – 2008 Applications
2. Pavement Management Program – Partnership Opportunities
3. 2008 Bond Sale for Arterial Streets – discussion of additional spending
4. Management Approach to the Des Moines Gateway Project
5. 2009 CIP Budget

Attendees: Chairman Dave Kaplan; Dan Sherman, Mayor Pro Tem; Ed Pina, Councilmember
Staff: Grant Fredricks, PB&PW Director; Dan Brewer, Asst. Director Transportation & Engineering;
Brandon Carver, Associate Transportation Engineer; Tony Piasecki, City Manager; Lorri Ericson,
Assistant City Manager; and Erika Sullivan, Administrative Assistant

Discussion:

1. Review of Grants and Loans – 2008 Applications:

- CDBG determination could be sooner than November 2008 for the 216th sidewalk 11th to Marine View Drive.
 - Committee members asked if the minimum match is \$560,000.
 - Staff said the minimum match is \$500,000 and the total cost is \$3.2M.
- TIB 216th improvements 11th to Marine View Drive and 216th improvements 19th to 24th.
 - Committee members asked if this was local match (just those property owners with frontage) or would the Port be obligated to pay.
 - Analysis is necessary to see if the Port contributes to 216th.
- WSDOT Safe Routes to Schools – 8th Ave. S. North Twin Bridge
 - Committee members said we should receive \$10-12,000 from the school district as part of match.
 - Committee members asked if there are safe route issues with rebuilding at Parkside, and staff responded that Parkside is below Midway Elementary (prioritized by the number of students walking).
- BRAC – 16th Avenue S. North Twin Bridge and the Federal Earmark Request for the Des Moines Gateway Trans Link
 - Staff said this would normally require no match, but may require an 80/20 split.
 - Committee members asked about the threshold between non-match/match and staff said it depends on the type of improvement (rehab or safety). We may try to reduce local match, the bridge engineer thought we may be able to retroactively claim funds already spent towards match.
 - We have received federal funds (\$457,000) for the Des Moines Creek Trail. Committee members said we need to come up with \$4.8M or value in kind.
- Public Works Trust Fund Loan – Des Moines Gateway
 - Fund balance problem. Interfund loan and PW Trust Fund loan (pre-construction).

- Engineering work I-5 to City limits – 24th to 216th is included.
- Committee members asked if this work dovetails with work that is already progressing.
- Catherine helped staff with the report (Prologis report) and we can make estimates for 20-30 years. KPG estimates the total project cost at \$22.5M, and development and the Port will pay a portion of the cost.
- Committee members said when the project starts the infrastructure must be in, and staff said there is a process to waive concurrency. Committee members are concerned about future costs.
- Possibilities:
 - 1) PRSC has a notice for an ED grant (federal) for \$3M infrastructure grant for areas in economic distress (specific criteria may be the source for the earmark).
 - 2) Lift Grant (local infrastructure finance tool) tax increment tool. One city per year receives this grant (\$1M year for 20 years) and if your project generates state revenue, the state guarantees the funds. Gary Long is working on this project for Puyallup (Puyallup spent \$100,000 on the application). We could bring the Port and Majestic Realty in as partners. Des Moines Business Park is estimated at \$10M per year and creates living wage jobs (state would receive \$6M). Staff will discuss this with Gary Long.

2. Pavement Management Program – Partnership Opportunities:

- Midway partnership with Thunderbird Drive between North Twin and 250th. Nature of the work will leave ½ street bubbles and the cost would be \$10-\$15,000.
 - The sewer department will tear this part up for us and we could completely overlay the road for \$15,000.
- Highline Water District is doing something similar at 240th (Del Rose) and 232nd from 24th to 25th (all the other roads are above 80). This would also cost \$10-\$15,000.
- Staff will discuss the \$30,000 cost with the Finance Director. They would pay the design and we would pay the delta. We recently found out about these opportunities.
- Committee members asked if any local district had brought 2009 projects forward. Staff has not met to discuss.
- Committee members want to keep project prioritized in 2009 and if we can piggy back, we should. Staff is disappointed the districts waited so long to tell us about these opportunities and we need an integrated approach.
- Redondo Boardwalk
 - Staff would prefer to hold off on the boardwalk and committee members concur.
 - We could close the boardwalk and remove sections to get rid of the brackets.
 - Committee members want to consider options (fix, remove).
 - The boardwalk is almost a mile and is difficult to maintain. Changes could undermine the roadway.
 - City could fix the brackets we can reach and recoat with zinc or epoxy and monitor over the next 4 years, or use polyethylene pipe which requires taking the boardwalk off first.
 - Staff is not aware of any federal, state or county funding for this project.
 - Staff and Committee members discussed tolling the road.
- Metro Route Update (#156) – King County is moving slowly and there is a possibility they may cut the route.

3. 2008 Bond Sale for Arterial Streets – discussion of additional spending:

- Committee members asked if it was possible to use the Public Works Trust Fund (PWTF) loans to pay other loans.
- Staff said PWTF loans could be used for pre-construction related reports only.
- City has already funded the design piece and Committee Members are concerned about how to pay back the money for the 216th Street improvement (↑ \$1.4M).
 - \$2M in tonight's council packet includes 2009 projects.
 - \$2M assumes the City gets \$400,000 or we can reprogram some of these funds.
- Committee members asked why staff did not request \$2.4M to cover the \$400,000 assumption (Staff will check with the Finance Department for amortization).

4. Management Approach to the Des Moines Gateway Project:

- Staff requested a part-time, CIP-funded Project Manager to coordinate this project (similar to Len Madsen's position on 16th Ave. S.) with \$65,000 in budget authorization which could cost 2-3 times more if contracted out.
- Committee members asked if the City is tracking business park costs (staff time and directly related costs). Staff can estimate costs for Rob Larson at Clearpath and Des Moines staff time.
- Committee members said improvements need to be made with or without the business park.
 - Staff will provide Council with an order of magnitude, and when the permits come in it will be a recovery of expenses. Recapitalize the revenue stabilization account.
 - The project has slowed down 6 months to 1 year.

5. 2009 CIP Budget:

- Committee members asked if there were any CIP arterial projects we are not bonding for.
 - Yes, depending on gas tax monies.
 - Bonding to use other grants/loans.
- Partnering with Seatac on 200th & Des Moines Memorial Drive (TIB) \$250,000 for 2010-2011, and that project has to be done.
- No pavement management and we have tough decisions, and if there are no match obligations we need to decide between Parks and Streets.
- Repayment of interfund loans in 2009 and staff is anticipating REET, traffic impact fees and gas taxes. Committee members are concerned with locating \$50,000/month to repay the loans.
 - Staff suggested and entitlement process for the business park.
 - Committee members do not want to bank on a lump sum payment and want to get a good handle on transportation revenue.

Adjourned 7:20 PM

Respectfully submitted – Erika Sullivan, Administrative Assistant