

Minutes Des Moines City Council Municipal Facilities Committee – 1/28/2016

Meeting called to order: 5:30 pm on January 28, 2016 in North Conference Room @ 21630 11th Ave S. Des Moines, WA 98198

Council Members

Melissa Musser – Chair
Luisa Bangs – Council Member
Jeremy Nutting – Council Member

Guests

Jeff Arnot
John Fitzgerald
Bill Linscott
Patti Linscott
Carol DeVries
Ben Stewart
Todd Powell
Charles Conway, Consultant KPG

City Staff

Patrice Thorell, Parks & Rec. Director
Dan Brewer, Public Works Director
Joe Dusenbury, Harbormaster
Brandon Carver, Engineering Services Manager
Andrew Merges, Transportation Engineer
Tony Piasecki, City Manager
Michael Matthias, Asst. City Manager
Dunyele Mason, Finance Director
Scott Romano, CIP Manager
Janet Best, Administrative Assistant

Minutes of the 10/29/2015 meeting were unanimously approved.

AGENDA:

1. 2016 Work Program - Patrice Thorell
2. Discussion of Pay Parking Alternatives - Joe Dusenbury
3. South 239th Stairs Update – Brandon Carver/Andrew Merges
4. Field House Roof Replacement Discussion - Dan Brewer

MEETING:

1. Parks, Recreation & Senior Services Director Patrice Thorell, provided a draft of the Municipal Facilities Committee Work Program Items for 2016. These items were identified by the Planning Building and Public Works, Marina and Parks, Recreation and Senior Services Departments by month and listed for the entire year. Changes to the plan included moving the Park Irrigation and Maintenance and Custodial Services report to March. With minor adjustments to the Work Plan, it was approved by the Committee. (See Attachment 1.)

Patrice also asked the Committee for approval to submit a State Capital Appropriations request for the Marina North Bulkhead Rehabilitation Project in the amount of \$4,450,000 to Senator Keiser and Representatives Orwall and Gregerson for the current legislative session. The proposals are due February 1, 2016.

2. Harbormaster Joe Dusenbury explained the options they have identified for Pay Parking in the North and South Lots at the marina. The next steps were to determine if there would be a through street or not; decide where we should be on cost quality curve; develop a roll out plan to share with the community; submit a RFP. The committee suggested reviewing what was approved in the 2016 budget and the pay off period as well as doing a revenue analysis and bring it back to them next month.
3. Charles Conway a consultant with KPG along with City Engineers Brandon Carver and Andrew Merges reported the following on the 239th Street Stairs:
 - a. The existing beach access stair and platform should remain closed to the public until foundation remedial measures can be undertaken.
 - b. Temporary shoring should be considered for the landing that is subject to subsidence if there will be a significant delay before demolition can be undertaken.
 - c. Repairs to the timber-framed viewing platform can be accomplished at relatively low cost; these repairs can most likely be done by City of Des Moines personnel.
 - d. Replacement of the existing stairs will require three distinct measures: slope stabilization, improved pile-type foundations and construction of a new stair. The costs of these measures will depend on

- the technology and materials employed; the more costly technologies will provide a greater level of assurance regarding slope stability, foundation integrity and a longer expected service life.
- e. More definitive estimates for remedial measures will depend on a complete geotechnical and site investigation, a code analysis and preliminary stair layout and design.
 - f. The new stair design can and should be ADA-compliant. It should be noted that there is no practical means of providing an ADA-compliant wheelchair path along this access route.

Under the stairs is a storm drain pipe that was evaluated by camera and in better condition than originally thought but the outfall pipe needs attention.

It was suggested to meet with the neighbors for a briefing to discuss strategies moving forward.

- 4. Planning, Building, Public Works Director Dan Brewer, stated that due to severe weather events the Field House roof will need to be replaced sooner than shown in the 2018 CIP. The cost of the project is \$120,000 and Dan shared reprioritization strategies to fund the project. As a result of the reprioritized strategies, the estimated 2016 ending Fund 506 balance would be about \$3,830. The committee asked when the current roof was installed and questioned if proper maintenance has been performed. The estimate mentioned was for a 5 tab roof and warranted for 30 years.

The meeting was adjourned at 6:52pm. Minutes submitted by: Janet Best, Administrative Assistant

Municipal Facilities Committee 2016 Work Program Items

January

- Confirm 2016 MFC Work Program
- Redondo, Marina & Beach Park Paid Parking- Implementation Plan Discussion
- S. 239th St. Beach Access Stairs – Continued Discussion
- Field House Roof- Replacement- Discussion

February

- North Marina/Beach Park Project Development- Discussion
 - New Breakwater & Floats
 - Public Fishing Pier Renovations
 - New restroom and extension of Promenade
 - North Bulkhead & Beach Park Bulkhead

March

- 2016 CIP Project Updates
- Marina DNR Lease Update- Discussion
- Park Code-Title 19 Update- Discussion
- Park Irrigation and Maintenance and Custodial Services Reductions- Discussion

April

- North Marina Project Development Funding Plan- Discussion
- Park Impact Fees (Residential and Commercial)- Planning Discussion
- Facility Repair and Replacement Needs – Fund 506

May

- 2017 Budget Review (MCI, Marina, and Fund 506)- Discussion
- Barnes Creek Trail Design- Update
- DDM- Main Street Alley Project Update- Discussion
- Facility Repair and Replacement Needs – Fund 506

June

- 2017 Budget Review (MCI, Marina, and Fund 506)- Continued Discussion
- Capital Buildings Plan- Discussion
- 2016 CIP Project Update
- Facility Repair and Replacement Needs – Fund 506

July

- Draft Park Code-Title 19 Update- Discussion

August

- North Marina Project Development- Continued Discussion

September

- 2016 CIP Project Update
- Lodging Tax Signage Project- Discussion

October

- Follow Up Items

November

- Draft 2017 MFC Work Program

December

- 2016 CIP Project Update