

MUNICIPAL FACILITIES COMMITTEE AGENDA

**June 23, 2016 - North Conference Room
21630 11th Avenue South – Des Moines 98198
6:15 – 6:50 PM**

1. Call to order
2. Approve minutes from May 26, 2016 meeting
3. 2016 CIP Project Update & Facility Repair and Replacement Needs – Fund 506 – Scott Romano - 10 Minutes
4. Marina CIP – Joe Dusenbury - 5 Minutes
5. Marina Development & Proposed Boat Dealership on Marina Floor – Joe Dusenbury – 20 Minutes

Draft - Minutes Des Moines City Council Municipal Facilities Committee – 5-26-2016

Meeting called to order: 5:30 pm on May 26, 2016 in North Conference Room @ 21630 11th Ave S. Des Moines, WA 98198

Council Members

Melissa Musser – Chair
Luisa Bangs – Council Member (absent)
Jeremy Nutting – Council Member

City Staff

Tony Piasecki, City Manager
Joe Dusenbury, Harbormaster
Patrice Thorell, Parks, Recreation and Senior Services Director
Dan Brewer, Planning Building & Public Works Director
Janet Best, Administrative Assistant

Guests

Bill Linscott
Patti Linscott

Minutes of the 4-28-2016 meeting were unanimously approved as written.

AGENDA:

1. 2017-2022 Budget Review (MCI, Marina and Fund 506)
2. Facility Repair and Replacement Needs-Fund 506
3. 216th and Marine View Drive Property

MEETING:

1. Finance Director Donyele Mason presented the 2017 to 2030 REET 1 & 2 Forecast. REET 1 income is .25% of the Real Estate Excise Tax (REET) and REET 2 is the second .25% of the same. Typically REET 1 covers trails, bulkheads, facility repairs and new buildings while REET 2 is more limited to streets, sidewalks and not facilities. Donyele shared that REET 1 can be used for 2 but REET 2 cannot be used for 1.

Director Thorell distributed a prioritized list of 2017 Park Capital Project Requests and discussed the need to replace or remove aging play equipment at Wooton Park, Westwood Park, Kiddie Park and a portion of the equipment at Field House Park within the next few years. The Committee supported scheduling play equipment replacement projects based on the most urgent needs.

Regarding the forecast, staff shared their Capital Improvement priorities and the forecast was edited for full council consideration.

There was a short discussion about the Barnes Creek Trail project. Since we have received \$380,000 in federal funds for the design of this project we are committed to its completion. A pending grant application for the construction of the project will be decided in the next couple of weeks and grants will continue to be sought to support the project. There was also discussion about potential contributors such as Sound Transit, Highline College, and potentially other developers.

2. Building & Public Works Director Dan Brewer, spoke again about Fund 506. Dan stated that are continuing to work on assessing the condition of each facility. They have the direction they need from the MFC Committee and will complete their work as soon as possible.
3. Building & Public Works Director Dan Brewer provided an update regarding the 216th and Marine View Drive Property. The City owns this property which is about 10,000 sq. ft. As the City appears to have no use for the property, Dan suggested that they explore their options with it which include, leasing out to a business or selling it. Jeremy question if it should be held on to for a staging area for a contractor and Dan said that other areas for that were available. The Committee suggested that this subject be shared with the Finance and Economic Development Committee for their consideration.

The meeting was adjourned at 6:45pm. Minutes submitted by: Janet Best, Administrative Assistant.

MUNICIPAL FACILITIES COMMITTEE MEETING
JUNE 23, 2016

FUND 506
2017 PROJECT RECOMMENDATIONS

Following are some brief recommendations on how to proceed with the planned 2017 projects:

FUND 506 →

- LED Exterior Lighting – Rescheduled this project (\$34k) to 2018 to fund the Field House roof.
- Senior Activity Center Exterior Painting – To be done in 2017 with donated funds from an estate (estimated cost is \$47,100 plus Finance Department charges).
- The Planning, Building and Public Works Director Recommends that the annual assessment of \$75,835 be doubled for the 2017 budget (up to \$151,670) as a starting point. While the actual assessment will come out of the building evaluation process, this will be a good starting point and help build-up funds in this account.
- Until the facility repair and replacement needs assessments have been completed (currently in progress and hopefully completed by the fall of 2016), staff is recommending **NOT** doing any projects out of Fund 506 in 2017 (other than the Senior Activity Center Exterior Painting with donated funds).
 - Once we complete the facility repair and replacement needs assessments , staff will make facility repair recommendations at that time.
 - We need to build-up funds in this depleted account.

Memorandum

To: Municipal Facilities Committee

From: Joe Dusenbury, Harbormaster

cc:

Date: 6/16/2016

Re: Proposed Boat Dealership in the Marina

For the last two years a business based in Auburn, Bjornson Marine has leased space on the north float in the guest moorage area. Their principal activity in the Marina is the sale of larger, higher end boats like the one shown in Attachment No. 1. At their location in Auburn, their principal activity is selling smaller, trailerable boats like the models shown in Attachment No's 2, 3 and 4, and related merchandise like the items shown in Attachment No. 5.

The Bjornson's have told the staff that they would like to relocate their Auburn business to the Marina. They need 5000 sq. ft. of show room/retail and shop space and an additional 7500 sq. ft. of yard space. The staff has developed a plan to accommodate the business. (See Attachment 6). The proposed plan would locate a 5000 sq. ft. metal building on the northeast corner of the Boat Yard parcel and the 7,500 sq. ft. open space would be on the north side of the new building. The storefront would face east, fronting on Dock Ave. with angle parking in front. (See Attachment No.'s 7 & 8).

The new building and lot would displace 27 dry sheds and 16 lockers that generate a combined revenues of \$65,894 per year, (assuming a 4% vacancy rate). Using the current lease rates in the agreement with the operators of the boat yard, revenues from the new business would be about \$52,000 per year. The staff believes that once the project is costed out and an appraisal is done to determine the appropriate lease rates, the new business will provide more income than the dry sheds displaced. In addition, the new business will generate sales tax and B&O tax.

The next step in this project would be to complete the costing of the building and get an appraisal to prepare for lease negotiations.

ATTACHMENT NO. 1





ATTACHMENT NO.3



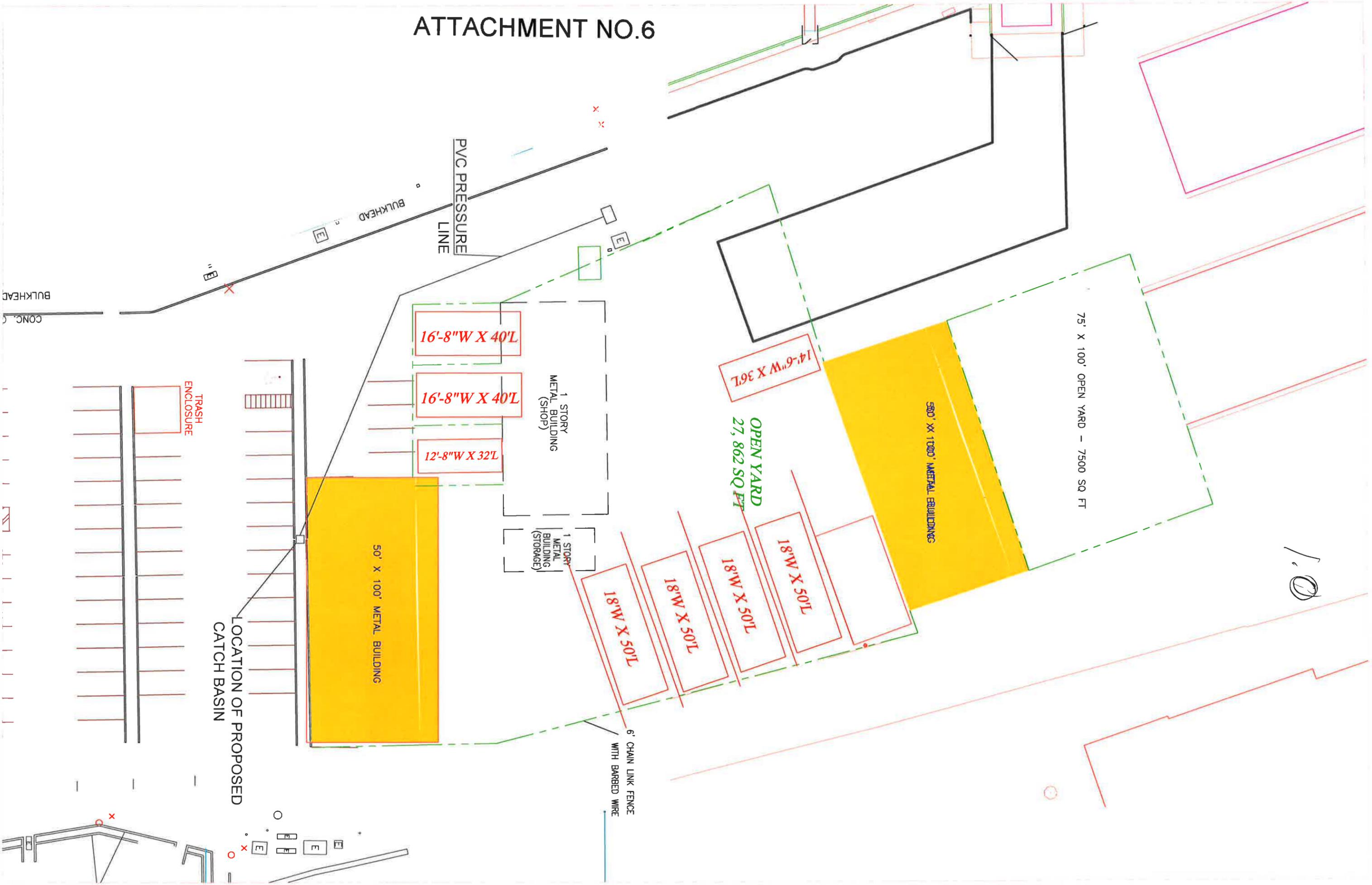
ATTACHMENT NO.4



ATTACHMENT NO.5



ATTACHMENT NO.6



PVC PRESSURE LINE

BULKHEAD

BULKHEAD

BULKHEAD

CONC.

TRASH ENCLOSURE

LOCATION OF PROPOSED CATCH BASIN

50' X 100' METAL BUILDING

16'-8" W X 40' L

16'-8" W X 40' L

12'-8" W X 32' L

1 STORY METAL BUILDING (SHOP)

1 STORY METAL BUILDING (STORAGE)

18' W X 50' L

OPEN YARD 27,862 SQ FT

14'-6" W X 36' L

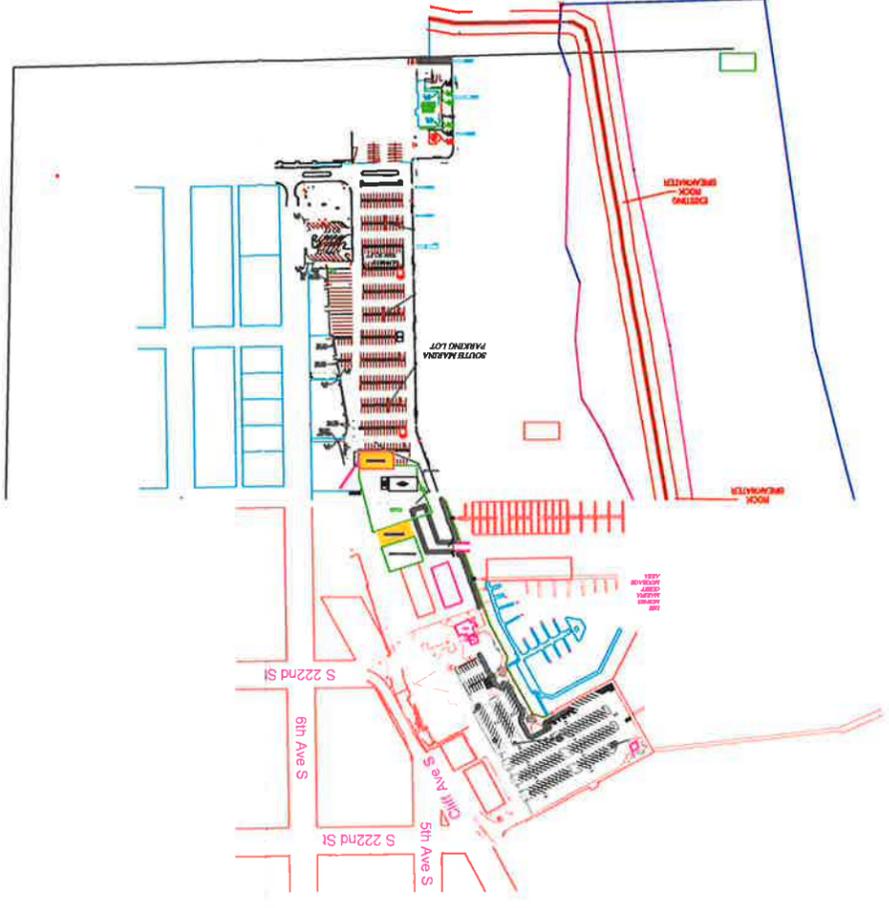
50' X 100' METAL BUILDINGS

75' X 100' OPEN YARD - 7500 SQ FT

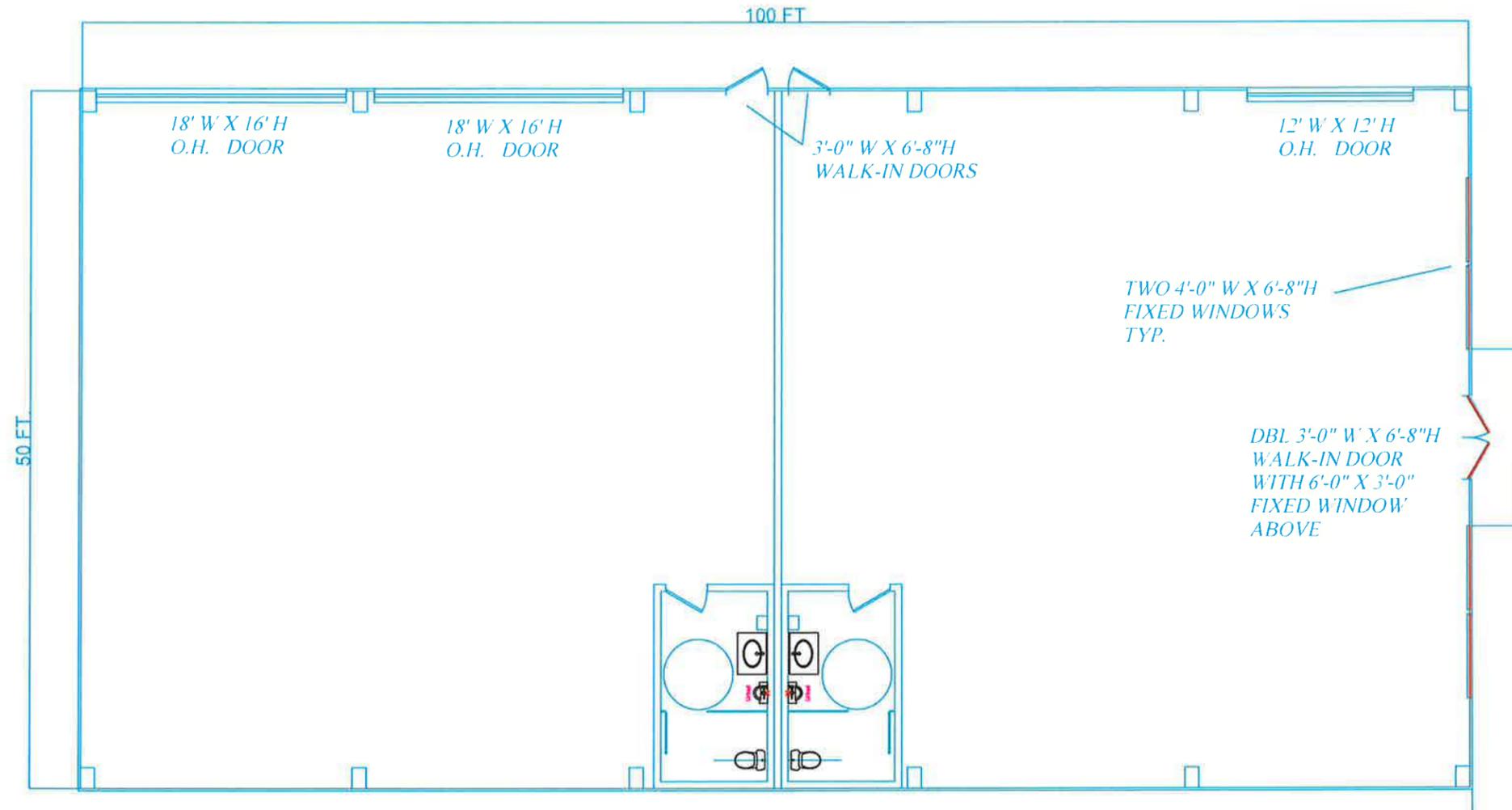
6' CHAIN LINK FENCE WITH BARBED WIRE

1" = 10'

BOATYARD & COMMERCIAL SPACE



ATTACHMENT NO.7



FLOOR PLAN



EAST ELEVATION



NORTH ELEVATION