

# **MUNICIPAL FACILITIES COMMITTEE AGENDA**

**October 27, 2016 - North Conference Room  
21630 11th Avenue South – Des Moines 98198  
5:30 – 6:50 PM**

1. Call to order
2. Approve minutes from September 22, 2016 meeting
3. North Marina Project Development - Continued Discussion – Joe Dusenbury, Harbormaster – 40 minutes
4. 2016 MCI CIP Project Update – Dan Brewer, PBPW Director – 20 minutes

**Draft Minutes Des Moines City Council Municipal Facilities Committee –9/22/2016**

Meeting called to order: 5:45 pm on September 22, 2016 in North Conference Room @ 21630 11<sup>th</sup> Ave S. Des Moines, WA 98198

**Council Members**

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

**City Staff**

Michael Matthias, Asst. City Manager  
Joe Dusenbury, Harbormaster  
Tim George, City Attorney  
Janet Best, Administrative Assistant

**Guests**

Bill Linscott

Minutes of the 6/23/2016 meeting were unanimously approved.

**AGENDA:**

1. DNR Lease Proposed Legislation

**MEETING:**

Staff updated the Committee on efforts to reduce the City's cost from the Marina's lease of tidelands from DNR. Des Moines currently pays about 110k per year in rent to DNR for tidelands under the breakwater and other marina areas.

In August, representatives from Des Moines met with City staff and the Mayor of Oak Harbor as well as state representatives Tina Orwall and Dave Hayes (10th District). The purpose of the meeting was to discuss potential legislation that would exempt the Des Moines marina from paying DNR rental fees. Oak Harbor is currently exempted through existing legislation that is due to expire in 2019. They are seeking to have that exemption extended and are willing to support the inclusion of the Des Moines marina in the legislation.

When similar legislation was proposed a few years ago regarding the extension of Oak Harbor's exemption, the main opponents were DNR, reps from the ALEA program, sports fisherman, and the ports.

A strategy discussion took place about how to sway previous opponents such as the ports as well as how to locate potential proponents. Several ideas for proponents included agencies involved in emergency management (fire departments, sheriff's office, etc.) and frequent users of the marina (yacht clubs, students, community groups, farmers markets). The idea was that if the City was not using the 110k a year on rent, it could be used to enhance the marina to assist in emergency management as well as providing enhanced public access to the waterfront.

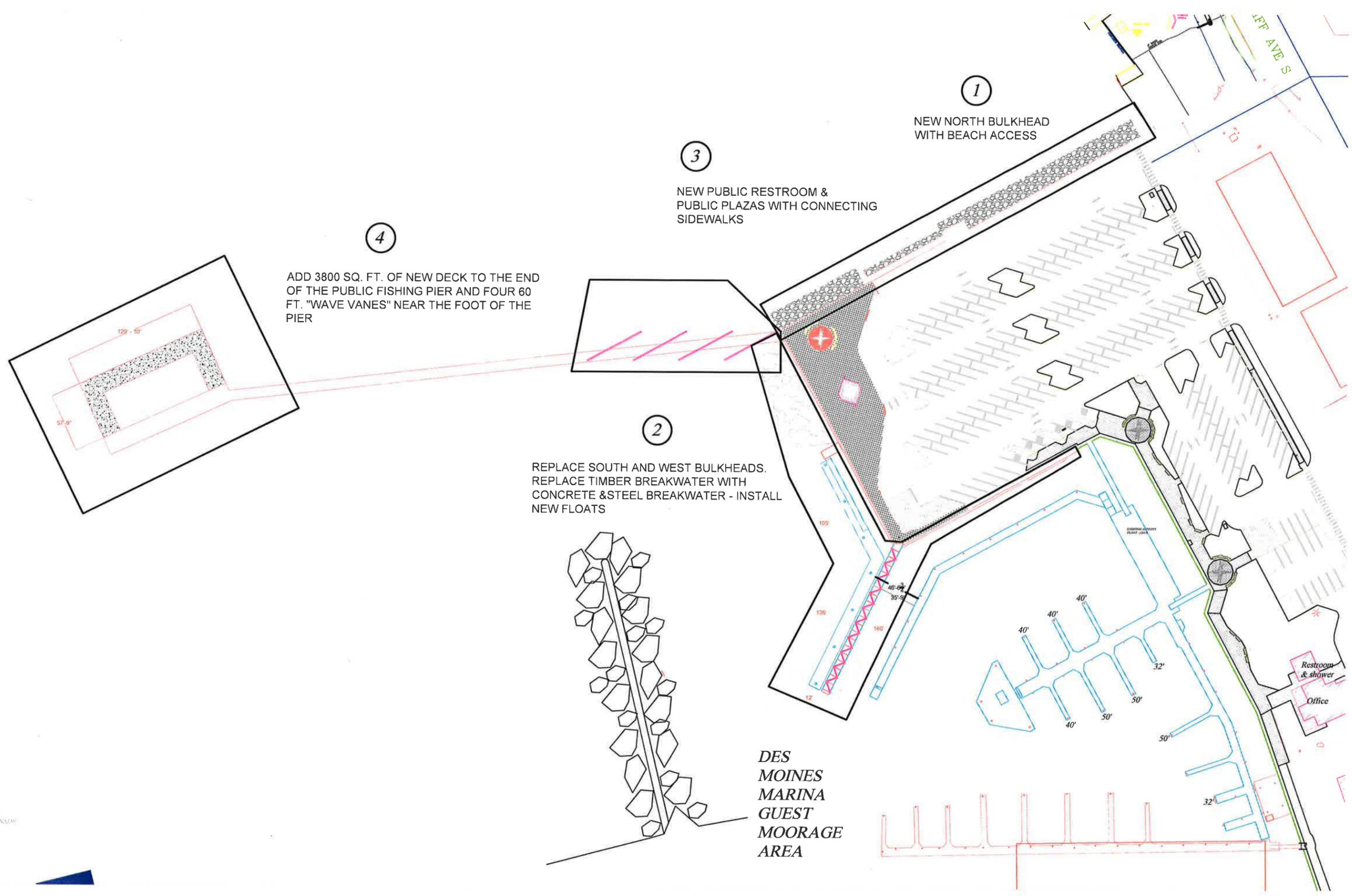
Next steps included drafting and circulating proposed legislation language, looking for potential partners to support this legislation through either letter writing or testimony in Olympia and finally, City of Des Moines will begin discussions with Port of Seattle to determine whether they are willing to support this legislation which in turn could be used to assist in economic development of marina.

The meeting was adjourned at 6:10 pm.

Minutes submitted by: Janet Best, Administrative Assistant.

**COST ESTIMATES FOR NORTH MARINA PROJECTS**

PROJECT	DESCRIPTION/SCOPE	COST ESTIMATE
<p align="center"><b>PROJECT NO. 1</b> North Bulkhead &amp; Access</p>	<p>This project will replace the existing 425 ft long creosote piling &amp; plank bulkhead with a combination of precast concrete panels and rock revetment. The design will try to minimize any necessary modifications to the North Marina Entrance or to the area at the foot of the Public Fishing Pier. The project would also include access to the beach from the north parking lot.</p>	<p>Construction - \$2.2M D&amp;E + O.H. - <u>\$1.7M</u> Total Cost - \$3.9M</p>
<p align="center"><b>PROJECT NO. 2</b> South &amp; West Bulkheads w/ New Breakwater &amp; Floats</p>	<p>This Project would replace the existing creosote piling &amp; plank bulkhead from where the 2010 Bulkhead Replacement Project ended just west of the north guest moorage ramp to the NW corner of the North Parking lot. The new bulkhead would consist of 320 feet of steel sheet pile anchored wall and 120 feet of precast concrete panel with rock revetment wall. This project would also include demolishing the existing creosote timber breakwater and replacing it with a steel pile/concrete panel structure. A new 240 ft X 12 ft Concrete float with access ramps would be installed along the new west bulkhead.</p>	<p>Construction - \$5.1M D&amp;E, O.H. - <u>\$1.4M</u> Total Cost- \$6.5M</p>
<p align="center"><b>PROJECT NO. 3</b> New Restroom and Public Spaces w/ Connector Sidewalks</p>	<p>This project includes demolishing and replacing the existing restroom in the north parking lot and creating 10,000 square feet of public plaza area in the NW corner of the parking lot. In addition, this project would add a vertical extension to the concrete bulkhead in front of the Wasson property and create an 1,800 sq. ft. plaza in that location. This project also includes 480 feet of 8 ft wide concrete sidewalk that will connect the existing promenade and the Wasson Plaza to the new public plaza in the parking lot and to the Des Moines Beach Park.</p>	<p>Construction - \$0.5M D&amp;E, O.H. - <u>\$0.25</u> Total Cost - \$0.75M</p>
<p align="center"><b>PROJECT NO. 4</b> Public Fishing Pier Renovations including Breakwater "Vanes".</p>	<p>This project would add 3,800 square feet of new deck space to the end of the Public Fishing Pier and renovate the existing railing to make it current code compliant. This project would also add four "wave vanes" to the pier near the bulkhead to provide extra protection from waves coming from the northwest.</p>	<p>Construction - \$1.5M D&amp;E, O.H. - <u>\$0.5M</u> Total Cost \$2.0M</p>
<b>TOTAL COST OF ALL PROJECTS</b>		<b>\$13.55M</b>



ADD 3800 SQ. FT. OF NEW DECK TO THE END OF THE PUBLIC FISHING PIER AND FOUR 60 FT. "WAVE VANES" NEAR THE FOOT OF THE PIER

NEW PUBLIC RESTROOM & PUBLIC PLAZAS WITH CONNECTING SIDEWALKS

NEW NORTH BULKHEAD WITH BEACH ACCESS

REPLACE SOUTH AND WEST BULKHEADS. REPLACE TIMBER BREAKWATER WITH CONCRETE & STEEL BREAKWATER - INSTALL NEW FLOATS

DES MOINES MARINA GUEST MOORAGE AREA