

MUNICIPAL FACILITIES COMMITTEE AGENDA

September 27, 2018 - North Conference Room

21630 11th Avenue South – Des Moines 98198

5:00 – 5:50 PM

1. Call to order
2. 2018 CIP Project Update – 10 minutes
Staff will provide an update to the current Capital Improvement projects under design and construction (Attachment).
3. Marina Maintenance Dredging Project - 10 minutes
Staff will update the committee on this project (Information included).
4. Steven J Underwood Park Light Pole Cell Tower Proposal – 5 minutes
Staff will update the Committee on a T-Mobile proposal to install a cell tower at Steven J Underwood Park (Memo attached).

MUNICIPAL FACILITIES COMMITTEE

September 27, 2018

2018 MCI CIP PROJECT UPDATES:

- **BP Sun Home Lodge Foundation Design, Police Services Center and Municipal Court Security Improvements** – David A. Clark Architects, PLLC is currently working on the designs. Founder's Lodge design needs to be completed by December 2018. Staff has asked the Consultant to provide a scope and fee for developing plans/specs for the Founder's Lodge improvements. We will then bid the PD, Municipal Court security improvements, and Founder's Lodge improvements together in early 2019.
- **Field House Tennis Court** – This project is almost complete. Staff just needs to prep and repaint the concrete walls prior to the end of the year.
- **Parkside Park Renovation** – Project construction is complete. Working on project closeout activities.
- **Building Access System** – Installing similar systems (keypad/fob) like City Hall has at the PW Engineering (completed), PW Service Center, and Field House buildings. Work will be completed by year-end 2019.
- **Park Play Areas Design** – Our design consultant (The LA Studio LLC) is working on completing the designs for these 5 parks (Cecil Powell, Kiddie/City, Steven J. Underwood, Westwood, Wooton). Field House was originally included in the scope, but we have stopped design work until we know the outcome of the KaBOOM! grant process. Designs were intended to be completed this summer. However, we are entertaining a redesign for Steven J. Underwood. Cecil Powell design completion has been put on hold due to no construction funding. The current plan is to go out for bids on all remaining park designs (Kiddie/City, Westwood, Wooton, and Steven J.) in 2019.
- **City Facility Condition Assessment** – Currently in process. Being done in-house with some previous assistance from MacDonald-Miller. We are loading some of the recommended projects from the Mac-Miller report into the 2019-2024 CIP.
- **Senior Activity Center Exterior Siding Replacement and Exterior Painting** – The CDBG grant is currently in-place, and the building permit has been issued. Staff has notified the contractor they may begin work, and work should be completed before inclement weather arrives.
- **Art Sculpture Bases in City Hall Courtyard** – City crews began work on 9/20/18. This work will be completed in-house, with some contractor assistance.

Municipal Facilities Committee

Sept 27th 2018

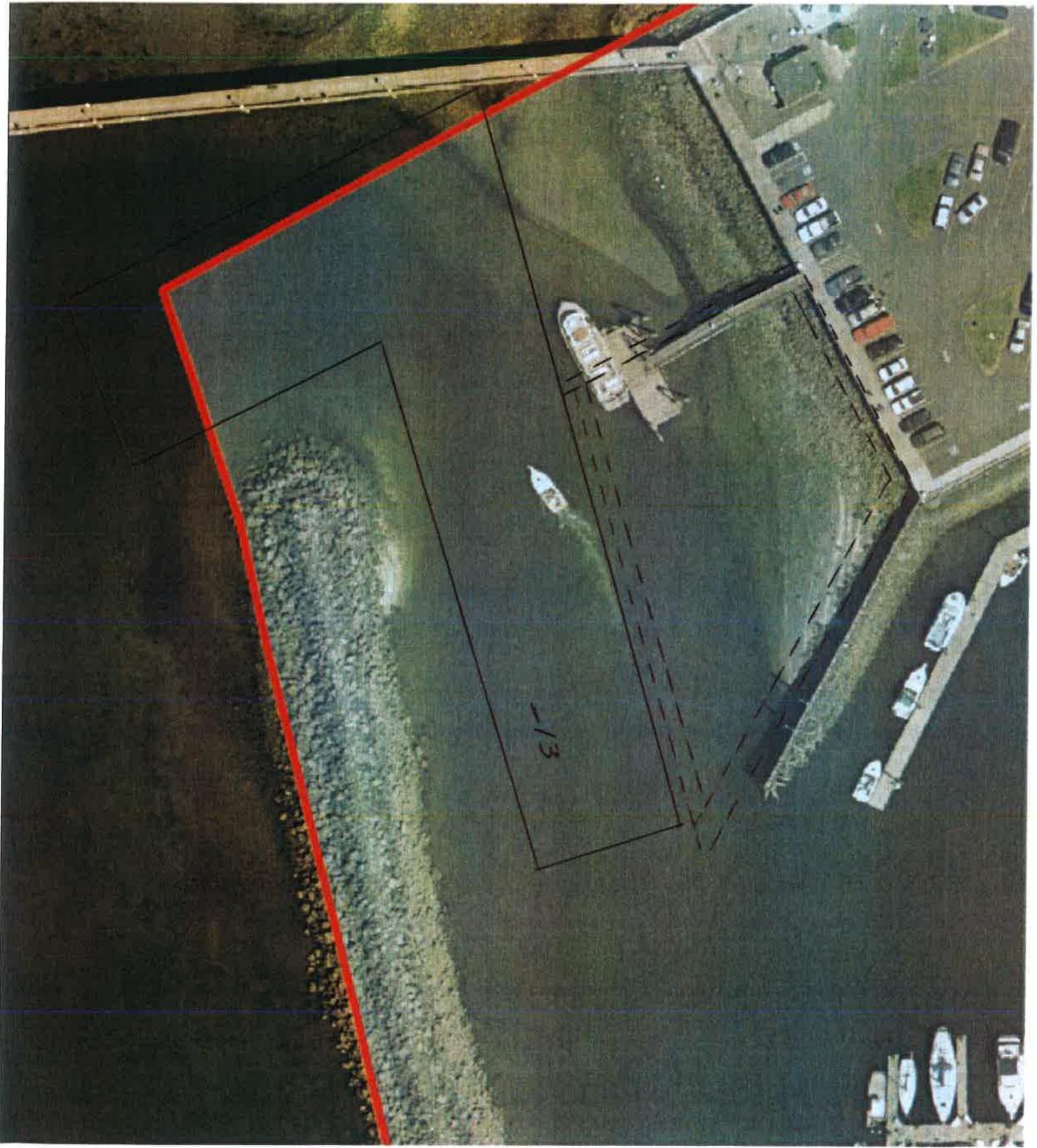
The Marina will be starting the Permit process in Oct. This involves:

1. Jarpa Permit (Joint Aquatic Resource permit)
2. Core Permit (open water disposal permit)
3. H.P.A. Permit (Hydraulic Project Approval)

In 2008 the permit process took approximately 1 year and had a cost of \$178,000

Cost for the dredging in 2008 was \$487,000 this included suction dredging throughout the Marina basin that will not be done again.

The single line area in the photo depicts the Maintenance dredging area for the Marina.



Timothy A. George, City Attorney
21630 11th Avenue So., Suite C
Des Moines, WA 98198
206.870.6553
Fax: 206.870.6872

Memo

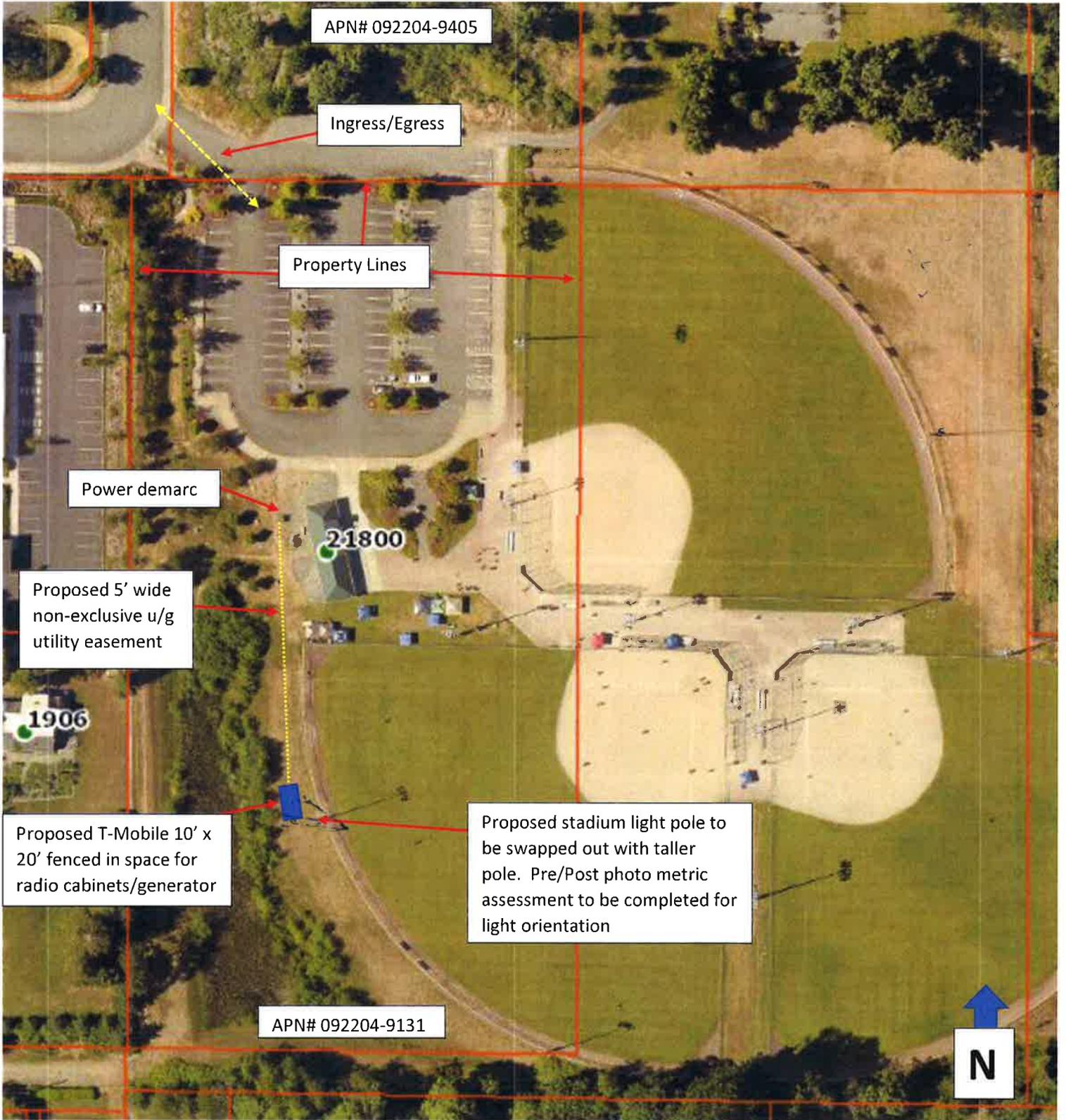
Date: September 19, 2018
To: Municipal Facilities Committee
From: Tim George, City Attorney
Re: T-Mobile Cell Site Proposal, Steven J. Underwood Park

T-Mobile has contacted the City in regards to installing a cell tower in Steven J. Underwood Park to address network coverage issues in this area of the City. The tower would replace an existing light pole. T-Mobile would be responsible for removal of the old pole and installation of the new one, as well as ensuring the new pole provides adequate lighting of the field.

The City's Municipal Code prioritizes the installation of cellular towers on property owned by the City. There is currently a cell tower installed at the Field House Park that is owned by AT&T. This tower also serves as a light pole for the field. AT&T pays the City approximately \$17,500 per year for the use of City property for the tower.

In addition to a lease payment, the City could seek other benefits from the use of City property for this tower such as installation of LED lights on the new pole.

At this time, staff is seeking approval from the Municipal Facilities to move forward with negotiating a lease agreement with T-Mobile for the site as shown on the map included with this memo.



APN# 092204-9405

Ingress/Egress

Property Lines

Power demarc

Proposed 5' wide non-exclusive u/g utility easement

1906

21800

Proposed T-Mobile 10' x 20' fenced in space for radio cabinets/generator

Proposed stadium light pole to be swapped out with taller pole. Pre/Post photo metric assessment to be completed for light orientation

APN# 092204-9131



Tim George

Subject: FW: SE02999Z T-Mobile cell site proposal - Steven J Underwood (SJU) Memorial Park
Attachments: DSW8 -Telecom Design Review Submittal Requirements.pdf

From: Laura Techico
Sent: Friday, August 31, 2018 11:03 AM
To: Tim George <TGeorge@desmoineswa.gov>; 'Bob Dickson' <bdickson@centerlinesolutions.com>
Cc: Tami Drew <tdrew@centerlinesolutions.com>; Todd Gerrish <tgerrish@centerlinesolutions.com>; Todd Walton <TWalton@centerlinesolutions.com>; Brandon Carver <BCarver@desmoineswa.gov>; Denise Lathrop <DLathrop@desmoineswa.gov>
Subject: RE: SE02999Z T-Mobile cell site proposal - Steven J Underwood (SJU) Memorial Park

Bob –

Design Review approval is required for wireless communication facilities located on public property DMMC 20.07.100. I am attaching a link to the City's new telecommunications ordinance and the Telecommunications Design Review Submittal Checklist. The application will be reviewed for compliance with DMMC 20.07.070 through 20.07.120. In my initial review of the code, I do not see an issue with minor antenna offset from the pole. DMMC 20.01.030 defines City thresholds for substantial changes to height and protrusions. A complete review for code compliance will be conducted at the time of submittal. Provided the design stays below the thresholds of substantial change described in RCW 43.21C.0384, SEPA will not be required.

<http://desmoineswa.gov/ArchiveCenter/ViewFile/Item/1976>

Fees for a Telecommunications Co-Location review are \$2,040.00 + \$125.00 automation fee.

Laura Techico, MS, AICP Principal Planner

City of Des Moines, Development Services Division
21630 11th Avenue South, Suite D
Des Moines, WA 98198-6398

Email: ltechico@desmoineswa.gov

Phone: 206-870-6595 FAX 206-870-6544

City Website: www.desmoineswa.gov

From: Brandon Carver <BCarver@desmoineswa.gov>
Sent: Thursday, August 16, 2018 4:27 PM
To: Bob Dickson <bdickson@centerlinesolutions.com>
Cc: Tami Drew <tdrew@centerlinesolutions.com>; Tim George <TGeorge@desmoineswa.gov>; Todd Gerrish <tgerrish@centerlinesolutions.com>; Todd Walton <TWalton@centerlinesolutions.com>; Adam O'Donnell <aodonnell@desmoineswa.gov>; John Blackburn <JBlackburn@desmoineswa.gov>; Scott Romano <SRomano@desmoineswa.gov>; Laura Techico <LTechico@desmoineswa.gov>
Subject: RE: SE02999Z T-Mobile cell site proposal - Steven J Underwood (SJU) Memorial Park

Bob –

See responses

R. Brandon Carver, P.E., P.T.O.E.
Public Works Director
206-870-6543
21650 11th Ave South
Des Moines, WA 98198



From: Bob Dickson [<mailto:bdickson@centerlinesolutions.com>]
Sent: Thursday, August 16, 2018 4:04 PM
To: Brandon Carver <BCarver@desmoineswa.gov>
Cc: Tami Drew <tdrew@centerlinesolutions.com>; Tim George <TGeorge@desmoineswa.gov>; Todd Gerrish <tgerrish@centerlinesolutions.com>; Todd Walton <TWalton@centerlinesolutions.com>
Subject: RE: SE02999Z T-Mobile cell site proposal - Steven J Underwood (SJU) Memorial Park

Hi Brandon,

T-Mobile has decided to make your park light replacement their primary site. I realize the city will not look at this in an official capacity until next month however T-Mobile has decided to proceed "at risk". This means we stopped by the SJU Memorial Park today to get some readings/pics to get the drawings started and a few questions came up.

I stopped by your office earlier but you were at lunch and we couldn't wait so I decided to go ahead and write you regarding some of these questions:

Part of our drawings consists of the property being surveyed. I noticed your park was closed today.

1. Will the park be open on Monday (08/20)? Would it be okay for the surveyor to come onto the property for about 4 hrs. to do his survey?

I've copied our Parks Maintenance folks on this e-mail. We can unlock the gate in the morning. What time would you be on-site?

2. For the light pole being replaced, T-Mobile would like to replace the existing 70' light pole with an 80' light pole. T-Mobile would like to place three antennas above the lights, replace the regular lights with LED lights as we discussed earlier and place 3 more antennas below the new LED lights

Ok, as long as they don't interfere with the lights and multiple antenna sets are allowed in our code...I'll defer to Laura and Tim on this

3. Would T-Mobile be allowed T-mounts on the replacement pole to offset the antennas (up to 3' for better coverage) or do the antennas need to be totally flush mounted

Same answer, if allowed by code to be off-set from the pole...I'll defer to Laura and Tim

Right now, we are just preparing survey/drawings and nothing else until the city has an official stance on the T-Mobile proposal.

Please let me know if you have any questions.

Thank you, Brandon.

Regards,

Bob Dickson

Sr. Site Acquisition Specialist



CENTERLINE SOLUTIONS

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From: Bob Dickson [<mailto:bdickson@centerlinesolutions.com>]

Sent: Wednesday, July 11, 2018 10:51 AM

To: Brandon Carver <BCarver@desmoineswa.gov>

Cc: Tami Drew <tdrew@centerlinesolutions.com>

Subject: re: SE02999Z T-Mobile cell site proposal - Steven J Underwood Memorial Park

Hi Brandon,

My name is Bob Dickson and I work with Tami Drew. Per an earlier e-mail from Laura Techico, dated May 23, 2018, she stated that Tami would need to work with you for a possible light pole swap in the Steven J Underwood Park.

T-Mobile has some coverage issues in this area where T-Mobile would like to swap out an existing light pole, replace it with a slightly taller light pole, place/orient your lights back to the original configuration, place antennas at the top of the light pole with radio equipment somewhere nearby perhaps on the edge of the park somewhere?

I was wondering if you (or your rep) might be able to meet with me regarding this proposal, as I am sure you will have numerous questions, either tomorrow or Friday? I can meet with you at your office or at the park whichever is more convenient. Just let me know which you prefer. We would need to come to a mutual agreement on specific light pole to be replaced and equipment location.

This proposal would not cost the city any out of pocket money however T-Mobile would like to work out a 30 year lease with the city as long as we can come to mutual agreements regarding the proposal.

Please let me know if Thursday/Friday work for you to meet? If not, perhaps another day next week?

I look forward to hearing back from you soon.

Thank you.

Regards,

Bob Dickson

Sr. Site Acquisition Specialist



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