

MUNICIPAL FACILITIES COMMITTEE AGENDA

**January 24, 2019 - North Conference Room
21630 11th Avenue South – Des Moines 98198
5:00 – 5:50 PM**

1. Call to order.
2. Approve minutes of the September 27, 2018 meeting.
3. Highline College Urban Agriculture at Sonju, Parkside and Mary Gary Parks - 15 minutes.
Highline College will provide the Committee an overview of their program and needs.
4. Review 2019 Work Plan Draft - 10 minutes.
Staff will seek confirmation from the Committee on the 2019 Work Plan
5. Non-profit Facility Rental Resolution - 10 minutes.
Staff will review Resolution No. 1298 which sets non-profit facility rental rates with the Committee and discuss potential amendments.
6. 2019 Recreation Program and Facility Fees - 5 minutes.
Staff will provide an update on 2019 recreation and facility rate adjustments.
7. Mary Gay Park – Discussion of potential uses - 10 minutes.

Minutes Des Moines City Council Municipal Facilities Committee – 9/27/2018

Meeting called to order: 5:00 pm on September 27, 2018 in North Conference Room @ 21630 11th Avenue South Des Moines, WA 98198

Council Members

Jeremy Nutting, Chair
Luisa Bangs, Vice Chair
Traci Buxton, Council Member

City Staff

Dan Brewer, Chief Operations Officer
Susan Cezar, Chief Strategic Officer
Brandon Carver, Public Works Director
Scott Wilkins, Acting Harbor Master
Scott Romano, CIP Manager
Matt Hutchins, Asst. City Attorney
Janet Best, Administrative Assistant

Guests

Agenda

1. 2018 CIP Project Update
2. Marina Maintenance Dredging Project
3. Steven J Underwood Park Light Pole Cell Tower Proposal

Meeting:

2018 CIP Project Update

Scott Romano and Brandon Carver provided the status of these projects: Sun Home Lodge Foundation Design, Founders Lodge Improvements, Security Improvements, Field House Tennis Courts, Parkside Park Renovation, Installation of Building Access Systems, Park Play Area Designs, Assessment of City Facilities, Siding Replacement at the Activity Center, and installation of Plinths in the Courtyard at City Hall. Dan Brewer added that the Wasson house should be demolished by the end of October, and at Van Gasken, work will be done next week to close out the emergency permit. In the meantime, staff is preparing renderings of the site to determine a plan with the work to start in the next spring. Regarding the Wasson house demo, the Committee requested that a statement be prepared as a heads up to the community. It was noted that staff has had difficulty getting contractors to bid on projects so they are beginning to put some projects together to create more work which they hope will attract more bidders.

Marina Maintenance Dredging Project

Scott Wilkins provided a photo that showed an outlined area where they will dredge near the marina entrance. Three permits are required and the permitting process takes approximately one year to complete. Once the permits are acquired the dredging window is August through mid-February.

Steven J Underwood Park Light Pole Cell Tower Proposal

Brandon Carver reported that T-Mobile has requested to install a cell tower on a light pole at Steven J Underwood Park to address network coverage issues in this area of the city. The city would likely receive a lease payment from T-Mobile for this purpose. The Committee instructed staff to enter into negotiations with T-Mobile and then report back to the Committee.

The meeting was adjourned at 5:32pm. Minutes submitted by: Janet Best, Administrative Assistant

Dear City of Des Moines Administrative Staff,

I am writing this letter to provide further information regarding to Highline College's intent for the use of land at Sonju Park, Parkside Wetlands, and Mary Gay Park. We are very grateful for the opportunity that we've had to improve and expand Sonju Park in partnership with the city, and we look forward to our next project in the community. Our end goal of these endeavors is to not only improve the learning experience for our students, but also create spaces that welcome the entire Des Moines community to learn about sustainability, self-sustenance, entrepreneurship, and a healthy lifestyle.

Our Program

The Urban Agriculture Program at Highline College is a collection of 12 courses that provides the scientific knowledge and hands-on experience for our students to be successful as sustainable farmers. Our program teaches a combination of regenerative, market garden, and organic farming techniques, to train a new generation of sustainable farmers; which includes being economically, socially, and environmentally sustainable.

A keystone principal of our program is soil health. Mismanaged farm soils can be a detriment to the environment, causing floods, erosion, water pollution, and atmospheric carbon release. However, when soils are managed properly they can be an equally powerful tool to heal the environment.

Regenerative soil building techniques improve soil structure, capture and safely store atmospheric carbon, prevent erosion, enhance water penetration and percolation, increase biodiversity, prevent and even remove pollutants from water, reduce crop disease, and provide a safe and consistent crop nutrient source. In many cases, these regenerative soil building techniques can even improve soil health beyond the condition of their natural undisturbed state.

Our market garden farming techniques focus on efficiency, profitability, low start-up costs, and high production per square foot. These techniques are the tools that make it possible for farmers to make a decent living on just 2 acres of land; with some farmers making more than \$100,000 of profit per year.

The organic farming techniques taught in our program focus on the science of the interactions that occur on a healthy organic farm. These relationships include the interactions between organic matter, soil structure, and soil life. When managed properly, these interactions in an eliminated need for synthetic fertilizers. Relationships between biodiversity, beneficial insect populations, and integrated pest management techniques are another example; which, when managed properly result in an eliminated need for synthetic pesticides. Without understanding the cause and effect relationships that occur on every farm, it is nearly impossible to be considered sustainable.

Our Growing Needs

Our program currently produces 1/10th of an acre of annual vegetables in our campus garden, 14 fruit trees growing in various parts of the campus (6 in large containers, 8 in a small orchard at the bottom of campus). As a result of our partnership with the city this past summer, we developed an additional 1/8 acre of farmland at Sonju Park. This property serves as an excellent demonstration site for our

program's farming techniques, as well as provides a modest amount of land for use as student incubator plots. Additionally, it has dramatically improved the appearance of the park and created a more welcoming atmosphere. We have only experienced one challenge with Sonju Park, and that is that it doesn't quite reach our grant goals of developing 4 acres by the end of 2019.

Community Partnerships

Of this projected 4 acres, two acres would *preferably* be used by our program as a fully functioning market garden, while the other two acres would be shared by four other South King County food-based community organizations that are also in great need of land. These include: Elk Run (food bank) Farm, Des Moines Area Food Bank, Food Innovation Network (FIN), and The International Rescue Committee (IRC). These community organizations have been long-time partners of the college, and their activities on city property would be entirely supervised by our program.

Use of Land

The *ideal* use of land for our program's share of two acres would be to use a portion of this space to generate an income to sustain our program into the future, while the other portion would serve as incubator plots for students in the program. These incubator plots would provide an invaluable opportunity for hands-on experience that the farming industry requires.

City Land Policies

Depending on the city's approval, we also hope that our students will be able to grow, harvest, and sell their crops to local markets to generate an income, or as a way to earn scholarship dollars through our program. This was a successful learning style practiced by Seattle Tilth's Farmworks program up until last year, when funds were cut and the program was disbanded.

We are aware that generating income from public land can be a challenging circumstance to navigate, but we have worked with a representative from King Conservation District in the past, that had agreed to help us with this process when we were ready. Her previous project involved working with the City of Seattle to allow farmers at Marra Farm to grow and sell on city owned property. The City of Seattle decided to allow this on the count that most of the farmers were underserved populations and the income was considered supplemental. This is also the case for many of the students in our program.

Benefit to the Environment

It has recently come to our attention that nearly half of the Parkside Wetlands and Mary Gay Park properties are considered environmental buffer areas. Having worked at the Snohomish Conservation District as a Soil and Water Resource Assistant, I am well-aware of the importance of these environmental buffers. However, these buffers were originally created to mitigate the harmful effects of conventional farming, which all too commonly damages the soil, uses quick-release mobile nutrients in excess, and destroys biodiversity. In comparison to our program's farming methods, conventional farming methods might as well be akin to nuclear run-off in terms of environmental impact.

Our program's sustainable farming techniques have been tediously developed to improve the environment, not harm it. The greatest concerns within environmental buffers are, nutrient leaching, erosion, water contamination, and habitat destruction. Our farming techniques are complex in the way that they work in unison with the environment, but I've provided a few examples below:

Minimum tillage –Tillage is often a major environmental concern because of the dramatically increased erosion risk. However, we only till our soil once on properties that are not currently in production, to improve the soils for the future. Tilling can provide some initial benefits to the environment because it breaks soil compaction to allow water to flow through the soil more effectively, instead of across the surface as run-off. Soils are naturally an excellent filter for pollutants and nutrients but are only useful without compaction. After the initial tillage, we form permanent raised beds to switch over to a minimum tillage farming method. We then cover the entire tilled area with silage tarp, to kill off any weed seeds that are dormant in the soil, and to protect the newly tilled soil from eroding in any way. After the first season, the soil will have created its own healthy soil structure, providing many benefits to the farm; one of which, being a low erosion risk.

Permanent raised beds- are formed by tilling the soil once during the very first cultivation. Each season thereafter, a broad fork hand tool is used to break soil subsurface compaction and increase aerobic microbial life in the soil. A power harrow is then used to gently mix in organic compost to the top 1-inch of the soil surface.

Certified organic compost- is created using only 100% natural ingredients and is certified by the USDA. Organic compost provides a slow-release and steady nutrient source for crops, which makes it safe to use in practically any environment. It's also an excellent food source for microbial life, which then serves as a food source for the rest of the food chain, with an end result of increased biodiversity and a stronger ecosystem. Organic compost is also cooked to temperatures reaching 170° F before arriving to the farm, which is not only hot enough to cook hamburger meat, but also hot enough to kill nearly any pathogen that could pose a risk to human or environmental health.

Cover crops- cover crops provide a variety of benefits which include, reduced erosion, nutrient production, and nutrient capture. Cover crops are used on our properties whenever our soil is bare, and are mowed down at the end of the season without ever disturbing the soil. Cover crops provide an added level of environmental protection to our farming strategy.

Cultivation of native and beneficial varieties- such as Camas, Marigold, Daffodils, and Alyssum, not only provide natural pest control to the farm by attracting beneficial insects, they also add another tier of increased biodiversity to the ecosystem.

Low flow drip irrigation- has a 70-90% water use efficiency, with only 10-30% of water lost due to evaporation or percolation past the root zone. Because of the slow release of water from these irrigation systems over an extended period of time, water is used much

more efficiently, which reduces overall water consumption and potential for nutrient leaching.

Annual soil testing- ensures that we are never over-fertilizing while still allowing us to produce a high-quality crop. Doing an annual soil test dramatically reduces the risk of fertilizer leaching or run-off.

Benefit to the City

I realize that this may seem like a fair amount of work for the city to take on initially, but with our program's willingness to manage these properties, I believe that in the long-run, this partnership will not only be a light-load for the city, but also a tremendous benefit to our community. From our program's work at Sonju Park this past summer alone, we have not only expanded the growing space of the property, we've also removed hundreds of noxious weeds, dramatically improved the soil health, and are beginning to see indicators of increased biodiversity. The expansion has also created a beautiful new park space, of which has already been used for several community events. We believe that these spaces will not only be productive for our program, but also productive for our community by providing spaces for enjoyment, learning, and interaction.

Thank you for consideration and we look forward to our continued partnership with the city.

Sincerely,

Bobby Butler
Urban Agriculture Program Manager
p: 206-592-3985
e: bbutler@highline.edu

Highline College
2400 S. 240th St.
Des Moines, WA
98198

Memo



Date: January 24, 2019

To: City Council Municipal Facilities Committee

Cc: Susan Cezar, LEG – Chief Strategic Officer

From: Denise E. Lathrop, AICP – Planning & Development Services Manager

RE: *Highline College Urban Agriculture Program*

The purpose of this agenda item is to discuss Highline College's Urban Agriculture Program and the partnership with the City of Des Moines to utilize land at Sonju Park, Parkside Park and Mary Gay Park to facilitate the mission of the program. The Committee was initially briefed about the program on February 16, 2017. Key objectives of the program include:

- Provide a venue to educate and develop new sustainable farmers.
- Improve local food security.
- Create spaces that welcome the broader Des Moines Community to learn about sustainability, self-sustenance, entrepreneurship and healthy living.

Bobby Butler and Alice Madsen from Highline College will provide the Committee with a brief overview of the current needs, community partnerships and desired use of City properties which is further detailed in the attached letter.

Key considerations for the Committee include:

- Use of public land for market garden farming that involves sale of produce.
- Environmental considerations.
- Public benefits.

DRAFT - Municipal Facilities Committee 2019 Work Plan

January (From Futures)

- Selection of Committee Chair
- Draft 2019 Work Plan
- Non-Profit Facility Rental Resolution
- 2019 Fees
- Mary Gay Park
- Highline College Urban Agriculture at Sonju, Parkside and Mary Gay Parks – Discussion (new)

February

- Fuel System/Electrical Upgrades in Guest Moorage Area
- Smoking in Parks and Marina
- The Van Gasken Acquisition Update- Discussion
- Steve J Underwood Memorial Park and Field House Park Play Equipment Updates - Discussion

March

- 2019 CIP Project Updates- Discussion
- 2018-2023 Play Areas Capital Improvement Plan Updates- Discussion
- Marina Maintenance Dredging Project

April

- North Marina Parking Lot Bulkhead and Restroom Replacement– Project Update by PM

May

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June

- 2019 Budget Review (MCI, Marina, and Fund 506) - Discussion
- Facility Repair and Replacement Needs – Fund 506
- 2019 CIP Project Update

July

- City Facility Rental Trends and Event Usage Report

August

- North Marina Parking Lot Bulkhead and Restroom Replacement– Project Update by PM

September

- 2019 CIP Project Update

October

- Follow Up Items

November

- Draft 2020 MFC Work Plan

December

- 2019 CIP Project Update

RESOLUTION NO. 1298

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DES MOINES, WASHINGTON, authorizing reduced resident, governmental entity and non-profit facility rental rates and listing conditions under which such permission is granted, and superseding Resolution No. 1281.

WHEREAS, the City Council finds that the City's park, recreation building and parking lot rental facilities have become popular venues for many public and private activities and meetings and a growing number of requests are being made to City Council for free or reduced City facility rental fees, and

WHEREAS, the City Council finds that partnering with governmental entities and non-profit organizations serving Des Moines and others whose programs or services help to further the mission of the City especially in the areas of parks, recreation and senior services, marina, schools, economic development, tourism, human services, arts and culture, historic preservation, environmental and community activities enhances the quality of life for residents of the City of Des Moines, and

WHEREAS, the City of Des Moines wishes to permit its residents, governmental and non-profit organizations serving Des Moines the use of its facilities at a reduced rate and at the same time, cover any direct cost to the City and to be held harmless from any liability arising from such use, and

WHEREAS, the City Council wishes to establish a policy and criteria for the use of City rental facilities at a reduced rate by its residents, governmental and non-profit organizations serving Des Moines; now therefore,

THE CITY COUNCIL OF THE CITY OF DES MOINES RESOLVES AS FOLLOWS:

Permission to reduce the City's rental facility rates to residents, governmental and non-profit organizations serving Des Moines is granted, subject to the following conditions:

(1) A twenty percent (20%) reduction of the City's rental fees may be provided to City residents with proof of residency, City employees and Des Moines and South King County non-profits serving Des Moines with proof of 501(c)3 or 501(c)6 status and a Des Moines or South King County business address

including those raising funds to support the organization's mission. The user would provide proof of insurance and pay any regular fees for permits, deposits, labor and equipment.

(2) A fifty percent (50%) reduction of the City's rental fees may be provided when the following criteria are met:

(a) Must be a governmental entity or a Des Moines non-profit with proof of 501(c)3 or 501(c)6 status;

(b) The non-profit must have a Des Moines business address;

(c) The non-profit must provide proof that the organization returns a minimum of sixty percent (60%) of their net revenues to support parks, recreation and senior services, marina, schools, economic development, tourism, human services, arts and culture, historic preservation, environmental and community activities or other charities in the City of Des Moines. Except for Marina parking lots which would have a 50% fee reduction year-round, this policy would not apply to weekend (Friday, Saturday and Sunday) facility use during the months of April through October; during those times a twenty percent (20%) fee reduction would apply. The user would provide proof of insurance and be required to pay any regular fees for permits, deposits, and labor and equipment costs.

Examples of users in this category: Des Moines Rotary Club fund raising activities, Des Moines PSTA school fund raising activities, Des Moines Waterfront Farmers Market activities and other similar activities.

(3) A seventy-five percent 75% reduction of the City's rental fees may be provided when the following criteria are met:

(a) Must be a governmental entity or a Des Moines non-profit with proof of 501(c)3 or 501(c)6 status;

(b) The non-profit must have a Des Moines business address;

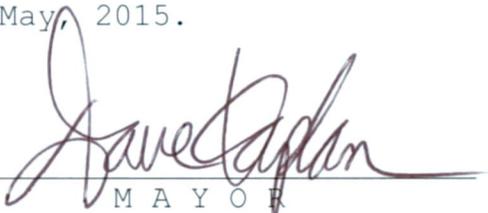
(c) Must be an annual event of not more than three days duration and work in partnership with the City to provide public activities, special events, economic development projects or community betterment projects;

(d) Must provide proof that the organization reinvests 100% percent of the net revenues from any fees and/or charges raised at City venues back into the public activities, special events, economic development projects or community betterment project;

(e) The user would provide proof of insurance and be required to pay any normal fees for permits, deposits, and labor and equipment costs.

Examples of users in this category: Annual Destination Des Moines fund raising activities for City celebrations, Annual Des Moines Legacy Foundation fund raising activities to support City Parks, Recreation and Senior Services programs and other similar activities.

ADOPTED BY the City Council of the City of Des Moines, Washington this 21st day of May, 2015 and signed in authentication thereof this 21st day of May, 2015.


MAYOR

APPROVED AS TO FORM:


Assistant City Attorney

ATTEST:


City Clerk

Memo

Date: January 24, 2019
To: City Council Municipal Facilities Committee
From: Susan Cezar, LEG – Chief Strategic Officer
RE: 2019 Recreation Program and Facilities Fees

The purpose of this agenda item is to discuss the proposed 2019 recreation program and facility rental rates with the committee.

Facility Rental Rates:

Facility rental rates are proposed to increase for the first time in two years, approximately 20% over 2018 rates. With the increased visibility of the Des Moines Beach Park Event Center through marketing efforts, demand for our facilities has increased. Due to the increased demand, the Events Office did a competitive analysis on similar facilities in the King County and Pierce County area. This analysis found that with the amenities offered by Des Moines, included staff on hand, inventory for the facilities and desirable views; an increase in our rates was warranted.

Additionally, labor market conditions in the Puget Sound area have led to increased staffing costs.

The average rental cost last year was approximately \$2,100 and with the adjusted rates would be around \$2,500 this year.

Recreation Program Rates:

Recreation program fees are proposed to increase to offset the cost of minimum wage increases for part time staff which starts January 1, 2019. This translates into an approximately 2% increase over the 2018 rates.

The field rental deposits are increasing from \$200 per tournament to \$600 for a one day tournament and \$1,000 for a two day tournament. This increase will cover circumstances where renters leave the fields in poor condition, such as the recent occurrence at Steven J Underwood Park and the Activity Center. Renters who leave the fields in good condition will receive a refund of the deposit.