

# *City Manager's Office*

December 20, 2005

To: City Council

From: City Manager

Re: Monthly Report

## Marina Electrical Systems Upgrades Project.

The Marina staff has started the “in-house” part of the Electrical Systems Upgrades project, which is to pull the wire from the distribution panels to the slips and install the Individual service panels. The staff is also replacing all of the original foam floatation blocks before the new wire is installed.



### Winter Moorage Program

The first half of the 2005 Winter Moorage program started in January and ran until the end of April. Staff anticipated more participation in the first half of the program than actually occurred. Actually, only about \$13,500 of the projected revenue of \$42,500 for this program was realized in the first half. The second half of the program, which runs from October 1st through the end of the year, is off to a better start. A total of 22 boats were participating in the program as of November 1st, and the revenues to date have increased to about \$31,000. If the revenues hold up for the last two months of the year, we will meet the expected revenue level for this program in 2005.

### Mount Rainier Aquatic Center Status

Two Capital Projects are being proposed by Aquatic Management Group for 2006:

- Barber-Coleman 800 Global Control Module – This is the “command center” of the climate and water temperature control system. The current control system is an outdated and inefficient system, that goes into an automatic mode that maintains the pool air temp at 80 degrees and water temp at 83 degrees. However, with winter approaching, having control over this system would save money on gas and other utility costs. Unless strictly controlled, utility expenses can overcome the ability to financially operate the facility. Retrofit cost is \$10,000. Replacement cost is \$20,000.
- New Sand filters – The existing filters are worn out. Estimated cost of repair \$15,000- \$20,000.

Staff is working with AMG to determine the feasibility of the requests.

King County has agreed to transfer an additional \$25,700 Capital Funds to the cities of Des Moines and Normandy Park, co-owners of the Mt. Rainier Pool. The funds will be held in the Mt. Rainier Pool Capital Account until needed for major pool maintenance. The transfer agreement with King County will be completed by year-end.

### Des Moines Creek Trail from Midway Sewer District to Puget Sound

SeaTac, in partnership with Des Moines and the Port of Seattle, applied for \$1M from King County Tea21 Enhancement funds in 2004 and recently received a \$275,000 grant to complete trail design (in Des Moines \$68,750) and contribute to trail construction (in SeaTac \$206,250). The Cities of SeaTac and Des Moines are requesting the remaining \$725,000, of which a portion would be used to complete the segment of trail between the Midway Sewer Plant and the Puget Sound continuing up Cliff Avenue S. to 5<sup>th</sup> Avenue South for a downtown connection. These funds would be combined with additional 2005 Federal Highway funds received of Senator Patty Murray’s office. Trail construction could begin in late 2006 or 2007 after the completion of the Marine View Drive S. Bridge Project.

### Farmers Market

Staff is working with Farming & the Environment and a steering committee of eight Des Moines citizens to develop a Farmers Market for Des Moines in 2006. The committee is creating a vision, mission and guiding principals for the Market to take place on the

waterfront between mid-June and October. For more information on Farming & the Environment visit their web site at: [www.farmingandtheenvironment.org](http://www.farmingandtheenvironment.org).

Recreation Program Update

November Revenue	Year-to-Date	2004 YTD
\$50,421	\$581,483	\$522,553

Before and After School Program

During the month of November we had 125 registered Before and After School participants at Des Moines, North Hill, Marvista, Midway and Parkside Elementary Schools in the Highline School District and Woodmont Elementary School in the Federal Way School District. We had another 202 children participate on a drop-in basis or on an early release day. We also had an additional 54 children participate in our Conference Week Camp during the Thanksgiving Week Break.

Dodgeball

Yes, that’s right Dodgeball! The old game was back again this fall as our 2<sup>nd</sup> year of Dodgeball concluded in November with 5 teams participating in the festivities on Wednesday evenings at the Field House. Teams enjoyed 7 game nights and an end of season tournament while having lots of fun playing the game we all remember!

Senior Center Division Statistics – November 2005

	2004	2005
Number of Meals Served	1,145	1,038
Fee Program Participants	292	366
Drop In Participants	779	1,177
Volunteer Hours	1,880	2,269
Total Revenue for November	\$6,794	\$4,249

Financing/Revenues

November’s yield with the State Local Government Investment Pool (LGIP) was 3.96%. The FOMC met on November 1, 2005 and raised the federal funds rate 25 basis points to 4.00%. The LGIP follows the federal funds rate due to the short-term focus of the fund and the yield is increasing as a result of the federal tightening. Total investment portfolio as of November 30 is as follows:

<u>Investment Type</u>	<u>Ave Yield</u>	<u>Amount</u>
Local Government Investment Pool	3.96%	\$13,687,937
KeyBank Money Market Savings	2.00%	3,738
Federal Home Loan Bank	3.11%	750,000
Federal National Mortgage Assn	2.50%	250,000
Federal Home Loan Mortgage Corp.	4.00%	250,000
Total		<u>\$14,941,675</u>

### Citizen's Academy

The 2005 Fall Citizen's Academy has concluded with a graduation ceremony on November 17th. The academy had started on September 15th and had an average of 17 participants each week. The curriculum for the academy included sessions on Patrol Procedures, the Laws of Arrest – Search and Seizure, a K-9 Tracking Demonstration, Public Information and Police Records, Sex Offenders, Department of Corrections, Internet Crimes, Vice Activities, Introduction to Investigations, Mock Crime Scenes, Aggressive Dog and Animal Control, a K-9 Drug Demonstration, DRE (Drug Recognition Expert) and Traffic Safety, and Firearm Safety. The students also got to visit our dispatch agency Valley Communications, and the Federal Penitentiary located in SeaTac. Students were also given the opportunity to drive a patrol vehicle through an Emergency Vehicle Operation Course (EVOC) and to ride along with an on duty patrol officer. Students turned in evaluations at the end of the academy and said many positive things about their academy experience. One student wrote "Tonya did a wonderful job of providing an informative, educational and thought-provoking course in a fun and organized setting. She enlisted competent partners to teach us about law enforcement in my community and how it affects everyone and provided experiences for us that not only aided in my understanding of the process as a whole but were entirely enjoyable, fun and sometimes solemn. This has been an unforgettable, marvelous experience."

### Crime Free Rental Housing Program Update

During November, CSO Seaberry conducted six Safety Socials and three CPTED Surveys at different rental properties in the city. She also conducted a Landlord Training class and had 22 persons in attendance. With the help of a volunteer, CSO Seaberry also completed reorganizing the files for the rental property program.

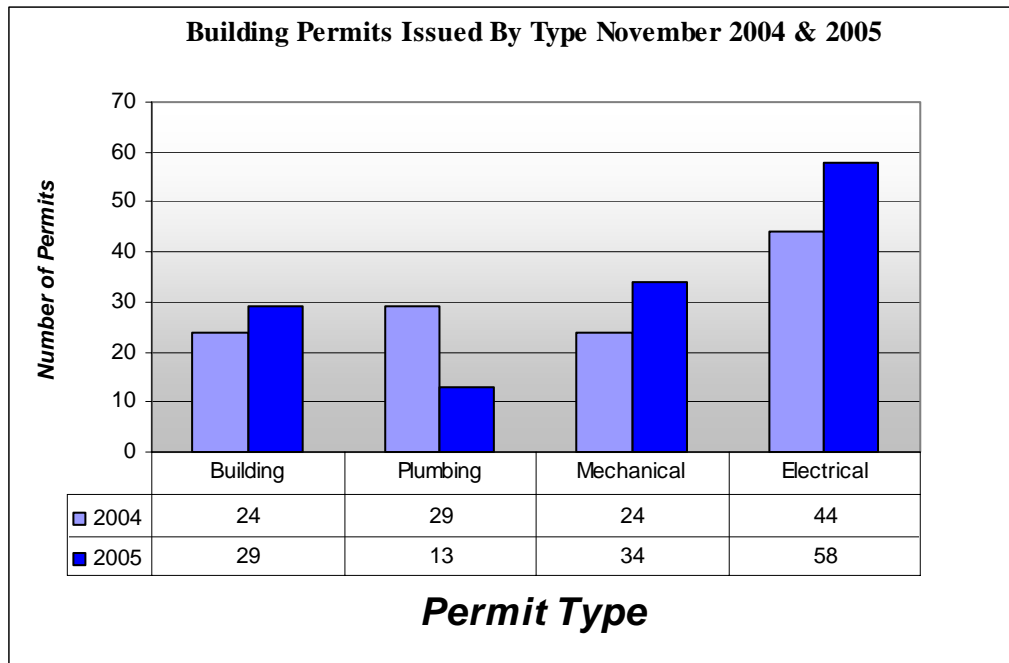
### Statistical Data on Reported Crimes

The following is a comparison between November 2004 and November 2005. Included are a year-end total for 2004 and a running total for 2005.

<b>Offense Type</b>	<b>November 04</b>	<b>November 05</b>	<b>% Difference</b>	<b>2004 Total</b>	<b>2005 YTD</b>
Homicide	0	0	0%	3	0
Rape	1	4	+300%	13	17
Robbery	3	3	0%	46	41
Assaults	25	19	-24%	289	270
Burglary	21	24	+14%	251	216
Larceny	41	51	+24%	658	680
Arson	0	0	0%	7	4
Motor Vehicle Theft	27	39	+44%	393	392
Officers Assaulted	1	0	-100%	5	4
Clearances Adult Arrest	30	19	-37%	358	324
Clearances Juvenile Arrest	2	4	+100%	58	50
Calls for Service	1,706	1,828	+7%	23,216	21,791

### Building Permit Activity

134 permits were issued in November 2005 as shown below with revenue of \$64,269. In November, 2004 there were 121 permits issued for revenues of \$48,833.



### Code Enforcement (CE)

In an attempt to cope with the record level of new cases and growing backload, only 32 new cases were opened and 15 additional cases were put on hold. Sixty four (64) cases were closed during November. For the year, 539 cases were opened compared to a total of 412 new cases for the entire 2004. To date, 467 cases have been closed and 196 are currently open.

CE continues sending list of businesses needing current licenses to Officer Sellers, Richard Brown and Chief Baker on a monthly basis for follow-up. Currently there are 122 addresses regarding apartments and single family rental units without current business licenses on the list.

CE continued intensive cleanup on the Pacific Ridge; working with the Neighborhood Emphasis Team, Animal Control and Department of Corrections - compliance is being obtained and cases are being closed.

Code Enforcement is no longer offering support to the planning and building department with the enforcement on signage and “stop work” orders, with King County Hazardous Site Teams, King County Streamlining Code Enforcement Team, the phone data base, and GIS support to other departments due to workload.

### Subdivisions/Public Hearings and Related Activity

- Dreamcraft Short Plat 24101 24<sup>th</sup> Avenue South. The short plat final approval was effective on December 2, 2005. The applicant is currently working on the required civil improvements.
- Maslow Short Plat, 18xx South 222<sup>nd</sup> Street. The applicant is proposing to subdivide a 1.17 acre parcel into four lots. The required public noticing period was from November 4, 2005 to November 21, 2005; the City did not receive any comments from the public. The applicant submitted a revised short plat design which is currently under review by the different divisions.
- Yoder Short Plat, 23222 Marine View Drive. Work on the required ROW improvements is progressing slowly. The city has granted the applicant's request to post a performance security in lieu of the installation of the required improvements before approval of the final plat.
- Blueberry Lane PUD, 199xx Des Moines Memorial Drive. This is a 71 lot PUD. The owner has been discussing with WSDOT SR-509 right-of-way (ROW) purchase. Staff is waiting on a re-submittal of the subdivision plan that addresses the 509 ROW plus other requested changes. The applicant has indicated that the revised subdivision plan will be re-submitted within the next two weeks.
- Graceview PUD, South 234<sup>th</sup> & Kent-Des Moines Road. The contactor finished the walls of the storm detention pond and plans to install the footing drains and backfill the downhill side of the wall within the next couple of weeks. Additionally, the contactor started work on the off-site stormwater improvements recently. All earth work on the upper portion of the site has been placed on hold until the weather and soil conditions improve; the upper portion of the site will probably be shut down for the winter.
- Cedarbrook PUD, 24xx S. 240<sup>th</sup> St. The applicant has received final inspection and a Certificate of Occupancy for townhomes 9 and 10. The next 8 permitted townhomes are expected to be completed by the end of the month. Framing has started on all townhomes.
- Camden Woods, 253xx 16<sup>th</sup> Ave. S. The contractor recently indicated to staff that he will be submitting for final plat.
- Mediterranean Heights, 1211 S 272<sup>nd</sup> St, 11-lot subdivision. The "model home" is now being framed. The applicant has picked up and started to complete application information for a revised preliminary plat which would add one additional lot to the already approved preliminary plat.
- MacFarlane Homes Short Plat, 625 S 240<sup>th</sup> Street. All permits have now been issued.
- Sunset Gardens, 25416 22<sup>nd</sup> Avenue South. The grading permit and the building permit for the retaining walls has been issued. The contractor plans to start in the next couple of weeks on the grading work.
- Campbell Short Plat, 24324 24<sup>th</sup> Avenue South. The applicant received final short plat approval in June of 2004, with the condition of approval that the required

improvements were to be installed within one year of recording the plat with King County in accordance with City code. The City agreed to issue the timeframe extension, but the applicant refused to agree with the Conditions of Approval. On November 23, 2005 the applicant requested his appeal rights. A letter informing him of his appeal rights was sent to him on December 2, 2005. The applicant filed an appeal on December 12, 2005.

### Commercial Project Review

- Andrews Brother's Building (Butler Garage), 22341 Marine View Drive South. Planning has approved the building permit and issued design review approval. The building permit is now with the Building Division.
- Mulvaney-Pacific Highway Remodel Project, 24401 Pacific Highway South. Initial design review of the proposed project has been completed by all divisions. The lot aggregation and right-of-way dedication associated with this project is targeted for Council in February of 2006.
- Wesley Home's Office Building, 816 S. 216<sup>th</sup> St. Planning has issued approval of the building permit and the grading permit. Work on the site is underway.
- Zenith Viewpointe, 239xx Marine View Drive South An application for design review was submitted. Plans for off site road and storm systems have been approved.
- Sunway Services, 22325 7th Avenue South. This is a mixed use proposal consisting of 22 residential units and 7,000 square feet of commercial. SEPA is complete and staff has completed design review in which a few minor comments were made. The applicant was advised to apply for a building permit.
- Stegin, 22607 Marine View Drive. This is a mixed use proposal consisting of 37 residential units and 8400 square feet of commercial. SEPA is complete and no comments or appeal were filed. Staff is approximately 50% complete with design review. There are issues with the minimum ratio of commercial floor area at the street level. Currently they are short about 1,000 square feet of commercial space which may result in the conversion of one residential unit to commercial space to remedy.
- Landmark on the Sound (Masonic Home), 23660 Marine View Drive South. Staff has approved the design of the Woodland Cottages, the Pool House, the Health Center, and the addition to the 1926 building. Staff has also completed the review of Independent Living Wings; however, there are some fire access issues that must be resolved before staff can issue approval of the design. Review of the civil plans has been completed by all divisions. The applicant has received all the comments and is currently working on the required revisions.
- Des Moines Professional Center, 22506 Marine View Drive. Planning has issued approval of the building permit and the grading permit.
- Prasad Sewer Main Extension, 17<sup>th</sup> – 20<sup>th</sup> Ave S. The applicant is installing 1064 linear feet of 8" sewer main. The city issued the Clearing and Grading Permit on September 13, 2005. The applicant is working on the installation of the pipe, but weather

and soil conditions are becoming problematic. Once the contractor installs manhole #4, the applicant will probably shut the site down for the winter.

- Safeway Fueling Station, South 216<sup>th</sup> and Pacific Highway South. The Planning division has issued design review building permit, and grading/land clearing permit approvals. The applicant must still submit for the Short Plat vacation, which must be completed before the Building Department will approve the building permit.
- Judson Park, 236xx Marine View Drive South. The City issued a SEPA determination of DS which required preparation of an EIS for this 200,000 sq. ft. expansion and renovation project. The preliminary draft EIS was submitted by the applicant in late September. Staff review has been completed and the applicant will soon be advised of required changes. Recently, the architect indicated that the project pre-sales have been very strong with over 50% commitments. She stated that they desire to file and obtain building permits in the spring of 2006.
- Walgreens, 23003 Pacific Hwy. South. On site paving and driveway work is nearing completion. The project should be complete by the end of December.
- Oh Casino 258xx Pacific Highway South, 14,000 square foot Casino and Restaurant. The project architect is working with City transportation personnel to assess what traffic impact fees will be for the project.
- Rainier Truck; 24225 Pacific Highway South. Construction still progressing.
- Mt. Rainier High School Rebuild, 225xx 19<sup>th</sup> Avenue South. Work on retention ponds for interim sediment control is essentially complete. Removal of arsenic soils is complete. Work on asbestos/lead abatement for the existing school building is proving to be more of a challenge than originally estimated. This is slowing down the demolition process. New sewer and storm connections continue to progress, but conflicts with some other underground utilities have slowed this down a little. .
- Olympic Elementary Interim School Site Improvements, 7xx South 200<sup>th</sup> Street. Staff approved the landscape installation.
- Safeway Remodel, 27035 Pacific Highway South. Permits have been issued for the remodel of the front interior of the building and signage.
- Safeway Lifestyle Remodel, South 216<sup>th</sup> and Pacific Highway South. Safeway has applied for design review and a building permit to remodel the interior of the building and make some changes the exterior to the building on December 2, 2005.

#### Marine View Drive Bridge

Construction crews completed most of the shafts on the west side of Marine View Drive and constructed the west side bridge abutments. Shaft obstructions have been encountered on the west side, but fewer than anticipated. Placement of the first bridge girders (on the west side) took place on December 6 and went very smoothly

#### South 216<sup>th</sup> Street/24<sup>th</sup> Avenue South Signalization Project

Construction preparation, i.e. ordering material has begun by Totem Electric. Actual construction on site is not expected until just ahead of material receipt in March. We are

in the process of updating our contract with WSDOT to include inspection of the new signal.

Contracts signed in the current month (November).

- A contract with BST Associates was signed in November for providing services for the Marina Rate Study Project.

Bids, RFP's and RFQ's to be issued in the following month (December).

- The staff expects to enter into an agreement with a commercial real estate broker to help market commercial space in the Marina.