

City Manager's Office

September 16, 2005

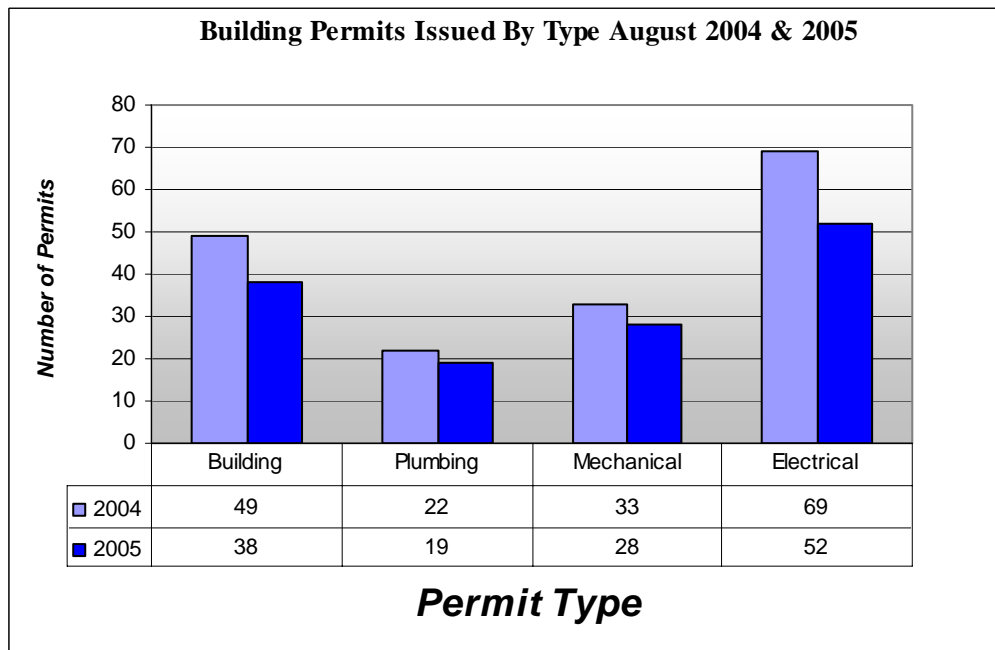
To: City Council

From: City Manager

Re: Monthly Report

Building Permit Activity

137 permits were issued in August 2005 as shown below with revenue of \$104,761. In August, 2004 there were 173 permits issued for revenues of \$153,606.



This year's permit total is 940. The total year revenue to date as shown in our Sierra permit system for the PBPW Department is \$1,025,184. Building is 64.2% (\$658,667), Planning 25.5% (\$261,231), and Engineering 10.3% (\$105,286). We still have to reconcile Sierra system revenue reports with the Eden system used by Finance.

There were 531 Building Division inspections in August 2005 as compared to 518 in 2004.

Code Enforcement

Code Enforcement workload is very heavy. Eighty-six new cases were opened and 51 cases closed during August. For the year, 309 cases were opened and 321 closed, 189 are currently open. By mid-September, new cases exceeded all of 2004 – a record year for code enforcement.

Demolition has been completed on Blais Boat House on 22600 block on Marine View Drive.

Continued intensive cleanup on the Pacific Ridge working with the Neighborhood Emphasis Team, Animal Control and Department of Corrections. We are walking every property in the Pacific Ridge area and responding to every violation that is observed.

The Code Enforcement Officer is heading up a group of the Interagency for Achieving Cooperation to develop an online directory for City and County personnel to access when they are looking for help with a very wide range of specific problems, i.e. chemical contamination in a wetlands, injured wild animals, help for seniors, etc.

Subdivisions/Public Hearings and Related Activity

- Yoder Short Plat, 23222 Marine View Drive. The applicant is working on the installation of the street improvements and has filed for a demolition permit to remove the homes located on the property.
- 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.
- Graceview PUD, South 234th & Kent-Des Moines Road. City staff have approved the civil plans and issued the ROW permit and the Land Clearing and Grading permit. The clearing of the property is almost complete. Work on the detention pond and other required cut/fills began the first week of September.
- Cedarbrook PUD, 24xx S. 240th St. The foundations for all the town homes have been poured and the applicant is nearing completion of the exterior work on the first few permitted town homes.
- Tobin Plat, 253xx 16th Ave. S. Site work continues to progress on this 6-lot subdivision project. The detention pond is now excavated and associated retaining walls are installed. Rough grades have now been set for the future street and sewer and water systems are installed.
- Mediterranean Heights, 1211 S 272nd St, 11-lot subdivision. The retaining wall was accepted. Attention has shifted to permitting for the single family residence which requires recorded easements and execution of a hold harmless agreement.

- Grandville Southern, 15xx South 279th Place. This is a large subdivision application (52 lots) originally submitted to King County prior to city annexation of the Redondo-Riviera area governed by a settlement agreement developed between the affected jurisdictions and property owner (Federal Way, Des Moines, and Ken Stinson of Granville Southern). The development of the site has stalled for about 5 years and the original assemblage of parcels comprising the site may have changed. More details are needed and information regarding “what the development proposal is” given that the access and lot layout may have been impacted by a different parcel assemblage. The city attorney had a productive meeting with attorneys for the applicant and Federal Way on August 9th.

Commercial Project Review

- Wesley Home’s Office Building, 816 S. 216th St. The City has issued a DNS SEPA decision for the project and the appeal period ended on September 8, 2005. The applicant is re-working their landscape and civil plans.
- Sunway Services, 22325 7th Avenue South. This is a mixed use proposal consisting of 22 residential units and 7,000 square feet of commercial. Some concerns have been raised about turning radii from the alley. Planning has still not been able to begin reviewing this project.
- Stegin, 22607 Marine View Drive. This is a mixed use proposal consisting of 37 residential units and 8400 square feet of commercial. Transportation and drainage divisions have provided comments. Planning has not been able to begin reviewing this project.
- Landmark on the Sound (Masonic Home), 23660 Marine View Drive South. Staff has completed design review for the Woodland cottages and sent comments back to the project contact. Staff has also started the review of the pool house and plans to send comments back to the project contact by mid September. No planning review has begun on the major components of this project (the 1926 building renovation, the new skilled nursing center and the independent living wings)
- Des Moines Professional Center, 22506 Marine View Drive. Design Review has been completed and the initial design of the building has been approved. There has been some concern due to conflicting survey and property boundaries; however, the City has accepted the building permit application. The applicant has agreed to work with the City to resolve this issue, to include the dedication of public ROW if needed. The City has agreed to work through the survey issues during the building permit review.
- Safeway Fueling Station #3540, South 216th and Pacific Highway South. A hearing for the Conditional Use Permit was held on August 30, 2005. A final decision is expected on September 14, 2005. Safeway has agreed to all the conditions; however, there is some disagreement over the number of Peak PM Trips created and the amount of the Traffic Impact Fee.
- Judson Park, 236xx Marine View Drive South. The City issued a SEPA determination of DS which will require preparation of an EIS for this 200,000 sq. ft. expansion and renovation project. To date there has been no preliminary DEIS submitted

for city staff to review. The preparation of environmental study is now over 2 months behind the applicant's original schedule.

- Walgreens, 23003 Pacific Hwy. South. The new exterior building shell is now nearly complete and forming for the concrete retention vault is underway.
- Oh Casino 258xx Pacific Highway South, 14,000 square foot Casino and Restaurant. A revised access layout was submitted to the city for review and redline comments were provided to the applicant. Remaining issues to be resolved center on the exact specifications for a fire department crash gate which is controlled by Kent standards.
- Rainier Truck; 24225 Pacific Highway South. Building is up and construction is shifting to interior improvements.
- Mt. Rainier High School Rebuild, 225xx 19th Avenue South. Planning and Building have completed their respective reviews on the building permit submittal and comments were provided to the applicant. Planning also reviewed the grading, clearing, and filling permit application and issued a conditional approval. As part of this conditional approval, the contractor/applicant is required to coordinate with surface water management and right-of-way staff for overlapping issues.
- Olympic Elementary Interim School Site Improvements, 7xx South 200th Street. Planning staff issued a DNS SEPA decision for the on-site parking lot expansion plan. The appeal period for this decision ends on September 19, 2005.
- Samoan Christian Fellowship Church, 19804 8th Avenue South. The building is weathered- in and they are now working on the building interior. Some general site work also continues to occur.
- Safeway Remodel, 27035 Pacific Highway South. Permits have been issued for the remodel of the front interior of the building and signage.
- Southshore Fellowship. 20xx South 223rd. No change. Sanctuary expansion and Fellowship Hall building permit have been approved by engineering and planning.

Shorelines/ESA'S

- HCC Marine Science Center, 28203 Redondo Beach Dr. S. The applicant has submitted all the required documents for SEPA, Design Review and the Shoreline Permit. The public noticing period for the SEPA application, the Conditional Use Permit, and the Shoreline Permit will conclude on September 12. A City Council hearing for the Shoreline Permit and the Conditional Use Permit has been scheduled for November 10, 2005.
- Lakehaven Water and Sewer District, Lower Woodmont Sewer Replacement. After completing the first phase last year, the District is proceeding with construction on the northern most phase (phase II) of the sewer trunk line replacement along Woodmont Beach. Some construction noise issues are expected for this project given the need to work around tides at night and the short construction window that ends September 30th imposed by Department of Fish and Wildlife.

2004 Shoreline Master Plan update: Staff and the consultant are working on a project review timetable for Planning Agency and City Council review to match up with the already extended December deadline for adoption.

Wayne Bader Appeal, 21938 Marine View Drive South. The Hearing Examiner heard Mr. Bader's appeal on August 10th. The Hearing Examiner upheld City's denial of building permit application (B2004-0177) for a new carport primarily because the appellant did not show any evidence of business activity on the property. The City Attorney represented the City in Mr. Bader's LUPA appeal on February 28, 2005.

Marine View Drive Bridge

Construction crews continued to drill the shafts for the bridge on the west side of Marine View Drive. Due to the location of one of the shafts, located beneath the traffic barrier, it was necessary to work on a Saturday (August 27) and close the traffic to one-way traffic. After nearly 16 hours of intense work, the shaft was completed and traffic restored. As of August 31, shaft construction is approximately 50% complete. Placement of the first bridge girders (on the west side) is anticipated near the end of October or early November. Removal of the traffic control is anticipated in early June 2006 with the project being complete in November 2006.

Des Moines Creek Basin Projects

The Committee is working on easements between the parties for the various projects. For the City, Des Moines will be granting an easement for the bypass pipeline within the City limits and will be granted easements on at least three other jurisdiction's easements. In addition, Des Moines will also be applying for a franchise agreement on behalf of the Committee for a small section of the bypass pipeline located within the City of Normandy Park.

The Committee is working on an agreement with the Midway Sewer District for turning over the existing sewer outfall to the Committee to use as the bypass pipeline. The agreement is anticipated before the end of the year.

Notice to Proceed was granted to Tri-State Construction for the construction of the Phase II Regional Detention Facility.

Surface Water Management (SWM) Utility Rate and Efficiency Study

The consultant doing the study and staff presented the results of the draft rate study to the Environmental Committee of the City Council on April 7th. The study has been revised based on the comments of the Committee and the rate study is waiting to be presented to the full Council.

NPDES Permit

Staff reviewed the content of the draft permit and concurred with the comments sent to Ecology by the Association of Washington Cities. The comments addressed the concerns of the stream monitoring that may be very expensive to conduct and difficult to measure whether the programs required under the permit are improving water quality. The final draft of the permit is expected in October 2005 with permit issuance in March

of 2006. The City will then have five years to fully implement the conditions of the permit (with a time schedule for certain conditions to be completed within the five-year period).

2005 Arterial Maintenance Project

A pre-construction meeting was held on August 30th. Tucci and Sons started the work in early September and will work through the City in a south to north direction.

16th Avenue South Improvement Project (Phase I)

This project is funded primarily through State Transportation Improvement Board (TIB). In March, staff and KPG, the design consultant, met with Puget Sound Energy (PSE) to initiate the relocation of power and gas lines. The results of a Value Engineering study conducted June 14th-16th have been reviewed and minor but appropriate changes are being incorporated into the project. The consultant has furnished a revised contract which staff is reviewing.

South 216th Street/24th Avenue South Signalization Project

The South 216th Street/24th Avenue South Signalization Project has been awarded to Totem Electric. A pre-construction meeting was held September 15th.

Block Grant Projects

The South 216th Street Pedestrian signal (Wesley Signal) has been awarded to Totem Electric. A pre-construction meeting was held September 15th.

Development Review Staffing

The volume of applications for a variety of land use and building permits continues to be very heavy to the point where staff cannot review and provide comments and approve applications in a timely manner. The city manager has authorized a contract with Waldron and Company for an interim planner to help out over the next three months. The value of the contract will be around \$18,000. As part of its 2006 budget submittal, the Planning, Building, and Public Works Department will be requesting additional staff, to be funded from one-time permitting revenues, to keep up with the demand.

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 \$68,500) and contribute to trail construction (in SeaTac \$206,500). In August, we submitted a grant request to PSRC for additional Transportation Enhancement funds to complete the segment of trail between the Midway Sewer Plant and the Puget Sound continuing up Cliff Avenue S. to 5th Avenue South for a downtown connection. These funds may be combined with additional 2005 Federal Tea21 funds received of Senator Patty Murray's office.

Hotel/Motel Tax Advisory Committee

The City's Hotel/Motel Tax Advisory Committee held a meeting on Tuesday, August 16th at 1:30 p.m. to discuss tourism funding recommendations for the 2006 budget process. Finance Director Paula Henderson has provided an overview of projected tax

revenues for the second half of 2005 and 2006 for this purpose. Based on her revenue projections, the Committee will recommend to Council joining the Seattle Southside Tourism Bureau along with the Cities of Tukwila, SeaTac and Kent to promote Des Moines' hotels and waterfront.

Seattle Southside would contract with Des Moines for the provision of services beginning in 2006. The fee is based on Des Moines' number of motel rooms.

The Southside Lodging Tax Advisory Committees have agreed to include Des Moines as part of the Tourism Bureau and recommended \$5,000 up front (in Jan. 2006) for actual expenses (mostly staff time) to incorporate Des Moines into the existing Marketing Materials (such as the Vacation Planner and web site). These funds would come from the Hotel/Motel Tax funds collected in 2005 (approximately \$5,000). Des Moines would pay 100% of actual lodging tax collected for a 3 year minimum commitment (approximately \$12,000 per year). These amounts are much lower than the other member cities pay. For instance, Tukwila and SeaTac both contribute \$365,000 and Kent contributes \$100,000 per year.

The City of Tukwila has a Crime Free Hotel/Motel Program, the criteria from this program is used to assess each motel's inclusion in the tourism marketing program to ensure a positive and safe traveler experience.

Staff will ask Council to review and approve an agreement with Seattle Southside to be implemented in January 2006.

2005 Park Capital Projects

Des Moines Beach Park Historic Auditorium:

The Des Moines Beach Park Auditorium Rehabilitation Project is the first of seven proposed historic building rehabilitation projects identified in the City's 2005-2010 Capital Improvement Plan.

BOLA Architecture + Planning was hired in late July to provide design and engineering work to be ready for permitting by year's end. Work is underway.

Scope of Work: Electrical Updates, Technology/Communications Updates, Structural Improvements (walls, windows, doorways, ADA access), ADA Restrooms, HVAC System, and Fire Suppression System. Extra services are construction administration services such as: technical submittal review, response to technical questions, and site observations.

Steven J. Underwood Memorial Park:

With the electrical service installed and connected, the ballfield lighting for Fields #1, #2 & #3 is now fully operational. The restroom facility plans are 90% complete and will be submitted for permitting to the building department in September.

Midway Park:

This project funded with 2004 Community Development Block Grant funds and 2004 King County Youth Sports Facilities Grant Funds was completed in May. Staff worked with the Des Moines Rotary Club to install new play equipment at the Park in August. A park re-opening celebration was held on Saturday, August 27th in collaboration with our project partners: ACORN, Rotary, CDBG and King County.

Activity Center:

Council awarded the Activity Center ADA Sidewalks and Patio Project to Mayer Construction, inc., in August. Construction is underway and staff expects that project work will be completed in October.

Recreation Program Update

August revenue	Year-to-date	2004 YTD
\$67,280.41	\$424,296.06	\$398,984.22

Camp KHAOS/K2

Over 450 kids registered for Camp KHAOS/K2 during the month of August and a total of 945 over the entire summer. Average enrollment was 94 campers/week. Some of the more exciting activities or events in the month of August included a trip to the Seattle Aquarium and Imax Theatre, a trip to Northwest Trek Wildlife Park, Sea kayaking on Bainbridge Island, a Mariners game at Safeco Field, a BBQ at Steel Lake Park and many other fun and exciting adventures. Camp KHAOS/K2 also went swimming at Mt. Rainier Pool each week.

Puget Sound Dinner Cruise

Twenty-nine individuals participated in the Puget Sound Dinner Cruise on Tuesday, August 16th aboard the yacht “My Girl”. The dinner cruise featured a catered dinner along with live entertainment performed by the Raucous Band. Folks enjoyed a scenic boat ride and great fun on the 3 hour trip that departed from the Des Moines Marina.

Yesterday’s Chevelle and El Camino Car Show

Yesterdays Northwest Regional Chevelle and El Camino Car Show was held for the inaugural year at Field House Park on August 20th and 21st and was a resounding success. The group hosted over 180 vehicles onsite along with local vendors. They hosted games for kids and adults and handed our trophies and prizes. This group moved their show to Des Moines from their prior location in Graham. Visitors came from as far away as Georgia to show their cars at our unique location.

Senior Center Division Statistics – August 2005

	2004	2005
Number of Meals Served	1,121	1,140
Fee Program Participants	435	379
Drop In Participants	1,365	1,720
Volunteer Hours	2,332	3,496.50
Total Revenue for August	\$4,515	\$8,249

Police Personnel Issues

On 8/31/05, lateral officer applicant Tony Nowacki signed a letter of employment with the police department with his date of hire effective 9/21/05. He comes to us from the City of Clyde Hill Police Department where he has worked for 4 years as a police officer.

Pacific Ridge Emphasis / Neighborhood Emphasis Team

The Neighborhood Emphasis Team was formed to proactively address concerns pertaining to the Pacific Ridge area to include but not limited to open drug dealing, loitering, trespassing, and even shots fired at police officers driving through the area. During the first few days of its inception, the team members established a Mission Statement and Objectives for the Neighborhood Emphasis Team. They also acknowledged the police department alone could not make the Pacific Ridge area a safer place to live. It is imperative the police department work cohesively with the community, other city departments, as well as other police organizations.

Currently, the Neighborhood Emphasis Team works four ten-hour days, with the first day of the work week set aside to work during dayshift to assist with CPTED surveys, Code Enforcement, Animal Control, Public Works Crew, a work crew from the Department of Correction (DOC), and Fire Inspections. With their assistance, Public Works Crew/DOC have made a dramatic improvement by picking up the neighborhood trash making it a more visually appealing and safer area. Our Code Enforcement Officer generated 51 new code violations and reports owners are now beginning to comply with the code violations. Our Community Service Officer completed 32 CPTED surveys, which is a requirement for our Crime Free Housing Ordinance and Animal Control was able to deal with at least 12 animal issues or violations. During these day time sweeps, the NET Officers were able to get two additional participants signed onto the Trespass Admonishment Program allowing us to enforce trespassing on their private property.

The remainder of the work week the Neighborhood Emphasis Team works during the evening hours to assist in addressing the crime problems and peak calls for service in the Pacific Ridge area.

On August 31, 2005, the Neighborhood Emphasis Team participated in the Pacific Ridge Community Meeting. There was a good turn out for the meeting with concerned citizens and owners within the Pacific Ridge area. There were numerous citizens who want to get involved in assisting us make the area a better/safer place to live. The NET Officers were introduced to the meeting participants and began forming a working partnership to improve the Pacific Ridge area.

Since the Neighborhood Emphasis Team has been established there has been a noticed decrease in open drug dealing, and loitering within the Pacific Ridge area. The arrests made within this time period include warrants, trespassing, burglary, violations of protection orders, drugs, and weapon violations.

During the first three weeks of the emphasis, the NET Officers have reported the following statistics:

Social Contacts		235
Field Interviews Conducted		56
Trespass Admonishments Issued		12
NOI's Issued		7
Case Reports Taken		20
Criminal Citations / Arrests		26
Hotel / Motel Ordinance Checks		16
Patrol Assists		44
Bar Checks / Liquor Violations		7
Code Enforcements Assists (new violations)		51
Animal Control Assists		12
Outside Agency Assists		5

Special Olympics Tip-a-Cop Event

On 8/27, officers from around the state participated in a Special Olympics Tip a Cop event at Red Robin Restaurants. Money raised during the event supports the Special Olympics Law Enforcement Torch Run Campaign. Employees from agencies throughout Washington State gathered at 31 Red Robin Restaurants to help raise a total of \$90,633. Chief Roger Baker, Detective Sergeant Bob Collins, Detective Paul Young, Animal Control Officer Jan Magnuson, Community Service Officer Tonya Seaberry, Master Police Officer Cathy Bumpus, Officer Casey Cunningham, Chaplain Lew Cox and Senior Secretary Terryann Dell and Carri Brezonick from the Washington State Criminal Justice Training Commission were at the Des Moines Red Robin to assist the wait staff with drink orders, delivering food, and clearing tables. Records Specialist Chuck Kalkstine brought his barbershop quartet "The Country Squires" to entertain the customers. A great time was had by all and a total of \$3,127 was raised for Special Olympics.

Community Service Officer Report

During August, CSO Tonya Seaberry reports conducting 23 CPTED (Crime Prevention Through Environmental Design) Surveys for rental housing properties. She also conducted a session of the Landlord Training Class on 8/27. She also reports spending

time with the Neighborhood Emphasis Team in the Pacific Ridge area and coordinating the meeting with the police department and residents of that neighborhood. National Night Out occurred on 8/2/05, but with the recent emphasis on Pacific Ridge issues and the Crime Free Rental Housing Ordinance, we were unable to devote a lot of time on this project and only had 4 neighborhoods participate. CSO Seaberry also spent time during August to coordinate the Lunch Bunch program with the schools for the upcoming school year.

Statistical Data on Reported Crimes

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

Offense Type	August 04	August 05	% Difference	2004 Total	2005 YTD
Homicide	0	0	0%	3	0
Rape	3	0		13	11
Robbery	4	6	+50%	46	31
Assaults	22	24	+9%	289	189
Burglary	21	21	0%	251	135
Larceny	36	70	+94%	658	489
Arson	0	0	0%	7	3
Motor Vehicle Theft	20	50	+150%	393	271
Officers Assaulted	1	3	+200%	5	4
Clearances Adult Arrest	19	27	+42%	358	242
Clearances Juvenile Arrest	2	3	+50%	58	32
Calls for Service	2,022	2,103	+4%	23,216	16,157

Financial Update

Audit 2004 - The State auditor will start the audit on September 26. Single audit extension request letter was mailed to the City's oversight agency, U.S. Department of Justice, for their approval. Finance staff continued to work on capital assets, reviewing

prior year's entries on infrastructure. Finance Director started review of 2004 balance sheet accounts.

The Finance Director purchased \$250,000 Federal Home Loan Mortgage Corp. security maturing November 22, 2006 with yield of 4%.

Legal Update

To-date, the Legal Department has opened 180 new files for civil matters, primarily advisory work to assist the City's operating departments.

The City Attorney prepared and filed the City's Brief of Respondent in the Leonard/Fung LUPA case in Superior Court. This case involves an appeal of the Hearing Examiner's decision interpreting the Des Moines Municipal Code to prohibit development of a single-family resident on a substandard lot. The Brief requested that the Court affirm the Hearing Examiner's decision prohibiting this development. The affirmation of the Hearing Examiner's decision would carry out the City's legitimate police power and the City Council's legislative intent.

The City has been served with a lawsuit filed in Circuit 9 of the U.S. Court of Appeals. This suit was filed following the decision in U.S. District Court where the City prevailed. The original U.S. District action was filed by the Plaintiff against a police officer, a former police chief, and the police department for alleged civil rights violations. The District Court previously granted, pursuant to Rule 56, summary judgment in favor of the City, the officer, and the former police chief; and the Plaintiff's claims were dismissed by the District Court.

The Assistant City Attorney prepared and sent letters to over 100 rental property owners in an effort to collect the delinquent licensing and crime-free endorsement fees due the City by these landlords. A completed business license application will need to be submitted with payment of these fees to the City Clerk in order for the City to update its rental property records.

Marina Electrical System Upgrade Project.

The crew from Elcon Construction completed installing the switch gear and all of the medium voltage cable connections in July. They also started installing the transformers and distribution panels on N Dock. The following picture shows the new system that will carry the new power lines, (and all the other utilities), to N Dock. The cable carrier will keep all of the cables and hoses out of the water at all times, which will reduce maintenance costs.



The picture below shows the main distribution panels that have been installed near the bottom of the 6th Ave. stairs. The power from PSE's grid will be brought into the Marina at this point and distributed to the docks, buildings and lighting systems.



Marina Operations

Service activity returned to normal in August after two months of lower than normal numbers. The decrease in boating activity in June and July of this year was due mainly to the spring weather pattern that lingered on into the summer and the low salmon returns.

Fuel sales continue to be the growth area in service. This August was the best month on record for total fuels sales, (in dollars) and gross profits, mainly due to the continual increases in gas and diesel prices. It was also a record setting month in terms of the number of gallons of fuel products sold. Gas sales were up slightly to a little over 48,000 gallons compared to about 47,000 gallons last year. Diesel sales were way up from last year, at about 38,000 gallons compared to 23,400 gallons last year.

Contracts signed in August

- AMEC Earth and Environmental – continuing operation and maintenance, groundwater testing for the Public Works Yard Remediation System.
- Activity Center ADA Sidewalks and Patio Project- Mayer Construction

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

- Staff expects to enter into an agreement with BST Associates for the completion of the Marina Rate Study. This project was approved as part of the 2005 budget.

/sb