

City Manager's Office

October 17, 2005

To: City Council

From: City Manager

Re: Monthly Report - September

Marina Electrical System Upgrade Project.

The contractors began the final "hook-ups" in September. As of the end of the month, all of the equipment had been installed and was ready for testing. Also in September, the contractor, consulting engineers and the staff worked together to find an acceptable sub-contractor to install the HDPE fire standpipe system on N dock. The contractor, Elcon, Corp. was able to negotiate a installation package that will include "M" dock also, without increasing the project budget.

Electronic Traffic Information Processing (eTrip)

At the Court Administrators conference in September, E-Citations was one of the topics presented. E-Citations will allow officers to electronically capture data once and electronically transfer it to all other entities that need it. E-Citations are designed to improve the traffic records system in the State of Washington by eliminating redundant data entry, reducing error rates, and accelerating the availability of data. The projected date to implement is 2007.

Mount Rainier Aquatic Center Status Report- Summer 2005

- Summary – The Mount Rainier Aquatic Center continues to shine as a community center and fitness facility. The staff is operating in an efficient manner and is always on the lookout for ways to provide a better product. Pool patrons continue to give positive feedback and motivation to continue to keep up our quality of operation.
- Financial Situation – Overall the financial picture is slightly better than it was at this time last year. Lesson income showed a slight drop for the summer. Advertising campaigns through both direct mailings and special offers created some new business. This drop in income was more than offset by increased swim team use. Most areas show improvement over, or consistency with fiscal year 2004. Year to date the pool is (-\$19,689) however, at this point last year the subsidy to the pool was \$55,243 greater. Operationally we are spending significantly less than in previous operations.

- Operations – Some of the significant events and programs occurring over the summer:
 - The fire marshal inspected and found several minor infractions. All were fixed and/or repaired. The pool passed re-inspection.
 - A direct mail campaign was completed for the summer lesson program. Response was not as strong as in previous years.
 - Middle school nights have been reinstated one Friday per month averaging 80-100 participants per event.
 - Public and lap swims are busy. The Mt. Rainier “Seals” have gained several members from the Foster pool.
 - Rentals continue to be a strong source of revenue. Mt. Rainier Pool has a water polo team using the previously underutilized 8-10 PM Sunday hours and 7-9 Saturday hours.
 - Health inspection was passed.
 - Very strong AM water exercise classes (Average 25-30 per class)
 - The “water walk” was repaired and appears to have increased youth attendance to public swims.
 - Circulation system was inspected and all air filters were replaced.

2005 Parks 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.

Hansen Surveying was hired in September to provide 1) initial survey control to establish Beach Park boundary limits, 2) Beach Park Auditorium area survey and 3) Beach Park historic area survey.

- Activity Center:
Construction of the ADA Sidewalks and Patio Project is on schedule for completion by the end of October. Concrete work has been completed and trellis and electrical installation are underway.
- Steven J. Underwood Memorial Park:
Permits for the restroom project have been issued and construction specifications and contract documents will be finalized by the end of October.

Volunteer Projects - Parks

On September 22nd staff partnered with the Redondo community led by Gene Achziger, Redondo Starbucks, and Redondo Safeway for a fall volunteer cleanup event at Wooton Park. Volunteers spread approximately 200 yards of premium woodchips, donated and delivered by a developer working on a project at 281st and 10th Ave. The Redondo Safeway contributed to the event by donating lunch for all of the volunteers. Along with the significant cost savings to the City for the donated woodchips, volunteers raised a total of \$860 for the Des Moines Legacy Foundation “Parks Fund”.

Recreation Division Statistics – September 2005

September Revenue	Year-to-Date	2004 YTD
\$54,055.08	\$478,351.14	\$438,217.51

Before and After School Program

Our Before and After School Program kicked off the 2005-2006 school year with 131 registered participants at Des Moines, Marvista, Midway, North Hill and Parkside Elementary Schools in the Highline School District and Woodmont Elementary School in the Federal Way School District. Another 256 children participated on a drop-in basis or on an early release day. This is the first entire school year offering Before and After School programs at Midway and Marvista Elementary as both programs began in January, 2005.

Fall Adult Softball Leagues

Our Fall Adult Softball Leagues at Steven J. Underwood Memorial Park concluded in September with 25 teams participating in Fall Men’s, Recreational Co-ed and Competitive Co-Ed Leagues. Teams played games on Monday, Tuesday and Wednesday evenings and concluded the season with weekend tournaments to decide the champions. Teams are continually impressed with the new fields and look forward to many more softball ventures at our new facility. The addition of lights to all three fields greatly enhanced our Fall League quality and team capabilities.

Youth Soccer League

Our new Youth Soccer League kicked off its second season with game action in September with games at both Steven J. Underwood Memorial Park and Zenith Park. Our new program has over 100 participants in age divisions for 4 and 5 year olds, 6 and 7 year olds and our new 8 and 9 year old division. Initial reaction has been very positive to our new league. Teams practice once a week for an hour and then play games on Saturday mornings. The league concludes with games on October 29th.

Senior Center Division Statistics – September 2005

	2004	2005
Number of Meals Served	1,230	1,286
Fee Program Participants	351	455
Drop In Participants	1,533	1,633
Volunteer Hours	1,618	2,230
Total Revenue for September	\$6,378	\$7,333

Finance

The following major initiatives were undertaken by the Finance Department during the month of September exclusive of daily activities of processing, reviewing and approving various accounting transactions.

- Audit 2003
Remaining items include filing audited financial statements with the Nationally Recognized Municipal Securities Information Repository in meeting the City's requirement for secondary bond disclosure. Filing will be combined with the submittal of the 2004 financial statements.
- Audit 2004
State auditors are on site now focusing on single audit and accountability. Yearend entries are substantially completed as well as balance sheet reconciliations. Financial statements will be drafted in October.
- Financing/Revenues
September's yield with the State Local Government Investment Pool (LGIP) was 3.58%. The FOMC met on September 20, 2005 and raised the federal funds rate 25 basis points to 3.75%. 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 September 30 is as follows:
- Finance staff met with Terry Fabre, Keybank merchant services representative, to review current and proposed rates. All merchant accounts will be consolidated in order to lower the City's merchant fees. New E-Check conversion terminal will be purchased for the Court to eliminate NSF's.

Police Personnel

Lateral officer Tony Nowacki began employment with the department on 9/21/05. Prior to joining our department he was a police officer for the City of Clyde Hill for four years.

Officer Dave Hamilton has received his Master Police Officer ranking effective 8/8/05. His area of expertise is Critical Incident – Emergency Management/Homeland Security and his instructor rating is as a Community Emergency Responder/Trainer.

Community Service Officer Report

During the month of September, CSO Seaberry reports conducting one Safety Social and 18 CPTED Surveys for the Crime Free Rental Housing Program. She has also assisted the Neighborhood Emphasis Team on their weekly neighborhood walks with Animal Control, Code Enforcement, and clean-up crews from the Department of Corrections and Public Works. During the month, she also participated in three Child Safety Seat Inspection Events in South King County. CSO Seaberry has coordinated the Des Moines Citizen's Academy which began on September 15th. The 10-week class has 19 participants and has gotten off to an interesting start. Evaluations on the instructors so far have been very positive. CSO Seaberry also conducted a neighborhood meeting at the North Hill Community Center which had 27 participants. Judson Park residents held a Senior Safety Meeting and for 35 participating residents.

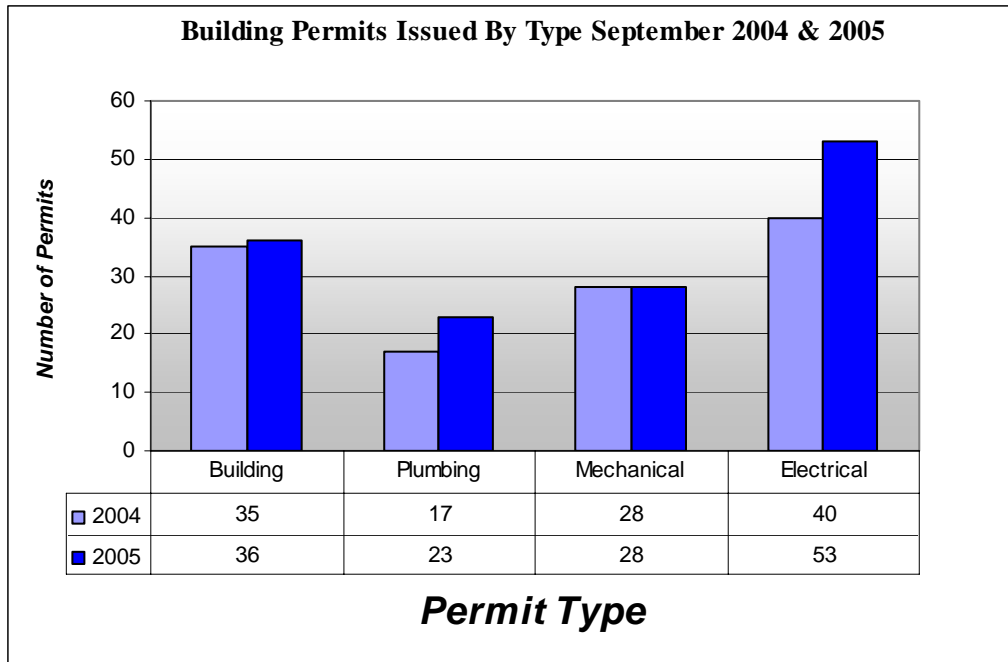
Statistical Data on Reported Crimes

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

Offense Type	September 04	September 05	% Difference	2004 Total	2005 YTD
Homicide	0	0	0%	3	0
Rape	0	1	+100%	13	12
Robbery	2	4	+100%	46	35
Assaults	23	39	+69%	289	228
Burglary	26	34	+31%	251	169
Larceny	42	87	+107%	658	576
Arson	3	0	-300%	7	3
Motor Vehicle Theft	25	50	+100%	393	321
Officers Assaulted	0	0	0%	5	4
Clearances Adult Arrest	24	37	+54%	358	279
Clearances Juvenile Arrest	0	4	+400%	58	36
Calls for Service	1,759	2,025	+15%	23,216	18,182

Building Permit Activity

140 permits were issued in September 2005 as shown below with revenue of \$104,751. In September, 2004 there were 120 permits issued for revenues of \$67,172.



This year’s permit total is 1,080. The total year revenue to date as shown in our Sierra permit system for the PBPW Department is \$1,137,820. Building is 67.1% (\$763,418), Planning 23.5% (\$267,073), and Engineering 9.4% (\$107,329).

There were 621 Building Division inspections in September 2005 as compared to 608 in 2004.

Highline School District’s North Hill Elementary School opened on September 7th under a 30-day temporary certificate of occupancy.

Olympic Interim High School also opened to students on September 7th under a 30-day temporary certificate of occupancy.

Highline Community College has submitted plans for three buildings that will be remodeled this fall as a part of their sound attenuation rehabilitation of some of their older buildings. These reviews are complete.

The Building Official inspected 12 commercial businesses in conjunction with business license applications and Fire Department inspections.

Code Enforcement

Code Enforcement workload is very heavy. Ninety-six new cases were opened and 35 cases closed during September. For the year, 496 cases were opened and 356 closed,

247 are currently open. Last year there were a total of 412 new cases for the entire year.

The majority of this new case activity resulted from the special emphasis in the Pacific Ridge neighborhood working with the Neighborhood Emphasis Team, Animal Control and Department of Corrections inmate work crews. The Team walked every property in the Pacific Ridge area and responded to every observed violation. The Team has started on a second pass through to assure compliance.

Nancy Uhrich, the City Code Enforcement Officer, attended Washington State Association of Code Enforcement (WACE) conference and was elected secretary for the WACE association with a two year term. Training certificates were earned in: Code Enforcement Officer's Role in Homeland Security; Field Recognition of Meth labs, Traps, Bombs and Explosives; Working with Aggressive People and Escaping Assault; and Legal Liability of Officer.

Subdivisions/Public Hearings and Related Activity

- Dreamcrafts Short Plat 24101 24th Avenue South. This is a 2-lot short plat. Planning staff has completed its review of the project and is waiting on comments from other divisions before sending comments back to the applicant.
- Maslow Short Plat, 18xx South 222nd Street. This is a 4-lot short plat that is a result of the Prasad Sewer Extension. Planning staff has completed its review of the project and is waiting on comments from other divisions before sending comments back to the applicant.
- Yoder Plat, 23222 Marine View Drive. Site work on this 4-lot short plat continues; the applicant has demolished two of the homes located on the property, is installing drainage structures and will then do the street improvements.
- Blueberry Lane PUD, 199xx Des Moines Memorial Drive. This is a 71-lot PUD. The owner has been discussing with WSDOT the SR-509 right-of-way (ROW) purchase. Staff is still 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. Clearing of the property is complete. Work on the temporary sedimentation pond is complete, and the contractor has started work on the cut/fills.
- Cedarbrook PUD, 24xx S. 240th St. The applicant is nearing completion of the exterior work on the first 10 permitted townhomes.
- Tobin Plat, 253xx 16th Ave. S. Site work continues on this 6-lot subdivision project. Curb, gutter, and the first lift of asphalt are completed within the site. Common utility installation is near complete.
- Mediterranean Heights, 1211 S 272nd St, 11-lot subdivision. The applicant was issued a "model" home building permit. An as-built survey of all preliminary plat improvements has been submitted for review by staff. The applicant intends to submit a new 12 lot subdivision application in the near future and is using the as-built

to demonstrate that an additional lot can be accommodated without impacting already installed improvements.

- MacFarlane Homes Short Plat, 625 S 240th Street. The applicant has indicated that building the last two homes will be deferred until the first three homes are sold. No change.

Commercial Project Review

- Stafford Healthcare 2800 South 224th Street This project involves the demolition of a vacant 8,500 square foot one-story building, 31 new standard paved parking stalls, and construction of a 300 square foot entry feature addition to the main building. The applicant has applied for design review and a lot line consolidation. Planning staff has completed the initial design review of the project and is waiting on comments from other divisions before sending comments back to the applicant. Staff is still working on the review of the lot line consolidation.
- 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. Staff is waiting on the re-submittal of the civil plans and landscaping 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. A DNS SEPA decision was issued and the appeal period will end on October 21, 2005.
- 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. Staff has now reviewed all environmental documents and is prepared to issue a SEPA decision in early October.
- Landmark on the Sound (Masonic Home), 23660 Marine View Drive South. Staff has approved the design of the Woodland Cottages and the Pool House. Staff has also reviewed the remodel of the 1926 building and sent comments back to the project contact for additional information. Review of the Independent Living Wings plan is also now underway and anticipated to be complete in October. The applicant has submitted for civil plan review for proposed grading, transportation and drainage related activities.
- Des Moines Professional Center, 22506 Marine View Drive. The City has agreed to work through a potential survey discrepancy during the building permit review process. A building permit application has been submitted, but it did not contain a Grading Permit application which is needed before further review of the building permit occurs.
- Prasad Sewer Main Extension, 17th – 20th Ave S. The applicant is proposing to install 1064 linear feet of sewer main. The applicant has secured all the required easements and construction access from the neighboring properties. The city issued the Clearing and Grading Permit on September 13, 2005. The applicant has completed the installation of the silt fencing and clearing limit fencing. Trenching and pipe installation have now commenced.
- Des Moines Parks and Recreation, 218xx 20th Avenue South, 15 acre City Sports

Park. Parks has submitted the plans for installation of restroom facilities. Plans have been reviewed and permit issued.

- 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 approving the request per staff's recommendations was delivered on September 15, 2005. There is still some disagreement over the number of Peak PM Trips created and the amount of the Traffic Impact Fee. The applicant is now in the process of submitting for design review.
- 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. After a 3-month delay by the applicant, the preliminary draft EIS was submitted for staff review on September 29, 2005.
- Walgreens, 23003 Pacific Hwy. South. Construction is progressing rapidly. The building shell is anticipated to be fully weathered-in by mid October.
- Oh Casino 258xx Pacific Highway South, 14,000 square foot Casino and Restaurant. Plan revisions were submitted by the applicant but did not contain sufficient specifications for the crash gate. An additional item that the applicant will have to comply with is the payment of traffic impact fees when the building permit is issued. A traffic analysis must be prepared by the applicant to establish this fee. Direction to the applicant on both of these issues was provided by Transportation staff.
- Rainier Truck; 24225 Pacific Highway South. Construction is still progressing.
- Mt. Rainier High School Rebuild, 225xx 19th Avenue South. Site grading work is just starting. The District is close to responding to Planning and Building comments on the Building permit which would enable it to be issued.
- Olympic Elementary Interim School Site Improvements, 7xx South 200th Street. No appeal was filed on the SEPA decision to expand the parking lot. The District is preparing a parking lot layout for staff to review. Meanwhile, the District continues to make adjustments to operational procedures to try and improve traffic circulation. The Building Official and Development Services Manager observed traffic operations during dismissal and made suggestions to District staff on revising their operations and physical parking/queuing plan.

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 City issued the DNS on September 14, 2005 with an appeal period that ended on September 23, 2005. No appeal was filed. Staff prepared and presented a report packet for the Shoreline Permit application and presented this information to the Planning Agency on October 3, 2005. The Planning Agency recommended approval of the shoreline permit. This application will be forwarded to the City Council for a hearing on November 10, 2005.
- Lakehaven Water and Sewer District, Lower Woodmont Sewer Replacement. The

final sections of the main replacement are now complete. All side sewer connections to the new sewer line are complete. The last component of this project was beach restoration. This work was recently completed by the contractor and inspected by residents and the State Dept. of Fish and Wildlife. This construction project was very impacting to neighboring properties due to the compressed work schedule imposed by the State and the fact that work often was occurring at night. Staff is reassessing decisions it made to allow work beyond normal work hours and how to better handle similar situations in the future.

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.

Marine View Drive Bridge

Construction crews completed the shafts for the bridge on the west side of Marine View Drive and began excavation to expose the shafts and construct the bridge abutments. Staff is pleased to report that far fewer shaft obstructions have been encountered and progress on the project has improved. As of September 30, shaft construction is approximately 75% complete. Placement of the first bridge girders (on the west side) is anticipated in early November. This will require the closure of Marine View Drive overnight as the girders are placed as the traffic lanes will be needed to off load the girders. Notices will be issued as well as advance signage and a detour route created for this closure. The detours will direct traffic to Pacific Highway South.

Des Moines Creek Basin Projects

The Committee is working on easements between the parties for the various projects. The City 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 Right-of-Way Use Permit 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. A report on construction activity will be provided in the October monthly report.

The Committee is also working on an amendment to the construction interlocal agreement (ILA#4). The amendment will address funding to complete the full suite of projects. Currently, under the existing ILA, there is an anticipated \$4M to \$4.5M shortfall to complete the projects given the higher than anticipated construction costs

and additional costs associated with arsenic clean up at the Regional Detention Facility site.

NPDES Permit

The City 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 still 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 Overlay Project

Tucci & Sons has substantially completed their work on the overlay project. A punchlist has been compiled and will be completed in October.

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. Construction is expected to start in October.

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. Construction is expected to start by end of October.

Contracts signed in September

Des Moines Beach Park Auditorium Project – Hansen Surveying

Bids, RFP's and RFQ's to be issued in the October

Marina 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.