

City Manager's Office

February 15, 2006

To: City Council

From: City Manager

Re: January Monthly Report

Mount Rainier Aquatic Center Status

Summary: The Mount Rainier Aquatic Center continues to shine as a community center and fitness facility. Contractor Aquatic Management Group's staff is operating in an efficient manor 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 a quality operation.

Operations:

Some of the significant events and programs occurring from November 2005 – January 2006:

- Middle school nights continue to keep young swimmers interested in the pool; averaging 80-100 participants per event
- PSE funded a \$9,600 grant for the purchase and installation of energy saving pool covers. The remainder (approximately \$4,000) will be paid by the Pool Owners Capital funds
- Mt. Rainier is in partnership with Des Moines Elementary School as the primary reward system in the Elementary school reading program. Students who meet their reading goals earn free admission into the pool
- Public and lap swims are busy giving a respectable financial boost due to the large number of memberships that have been renewed for the new year
- Rentals continue to be a strong source of revenue. The fire departments of Des Moines and Kent have begun to utilize the pool on a regular basis as part of their training program
- Very strong AM water exercise classes (Avg. 25-30 per class)
- Afternoon lessons have been reestablished and are currently at higher levels than at any time in the previous year. This can be directly attributed to an improved daytime staff.
- The boiler was inspected and passed by the Department of Labor and Industries.
- AMG's website is in the process of a redesign to make it more user and community friendly.

Upcoming needs:

- Currently half of the overhead lights in the shallow end are burned out. These need to be replaced ASAP. A cherry picker will be required to change these lights. Rental cost is \$80 from Hertz plus the cost of the lights

- Boiler needs include repair of the refractory and cracked burner. Total cost for the repair will be approximately \$3,500. After the repair is completed the boiler should operate in a more efficient manor. Repairs are underway.
- The women's shower requires new interior hoses and timers. A part catalog has been ordered. It is the feeling of the staff, that we can make these repairs in house. If unsuccessful, professional help will be obtained.

2006 Parks Capital Projects

1. 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 2005-2011 Capital Improvement Plan.

BOLA Architecture + Planning was hired in late July to provide design and engineering work to be ready for permitting and construction in 2006.

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.

As of the end of January, Auditorium construction documents have been reviewed and returned to Architect for final revision, site surveys have been completed, and staff continues to work with the design staff on cost containment, drainage and facility configuration issues. The plans have been reviewed by the King County Historic Preservation Commission Design Review Committee and will return in January for a Certificate of Appropriateness.

Staff will continue to work with the architects to evaluate project elements and bring the plans to City Council for review prior to putting the project out to bid in spring 2006.

2. Activity Center

On February 1st Precision Earthworks, Inc. began work on the Street Frontage Improvement Project, including the construction of public curb, gutter and sidewalks along the south side of 216th. Project is expected to be completed by mid-March.

3. Field House Renovation

Staff met with Pilgrim's Progress Preservations Services in mid January to obtain an assessment and recommendations for the Field House Historic building log restoration and chinking (sealing) project scheduled in 2006. Preliminary findings confirmed that the west end of the building was in the worst condition and will require the most extensive repair work The rest of the building was in good shape structurally; the wood was in good condition, and once the repairs are completed on the west end, the entire facility is in urgent need of re-chinking.

The renovation will be completed in a phased approach beginning with the west building face. A grant to Washington State Heritage Capital Projects Funds will be submitted in early May to secure additional funding to complete the project.

Farmers Market

Staff will provide information regarding a Farmers Market to City Council on February 23rd and request City Council approval of the proposal by Farming & the Environment, a 501c3 non profit organization, to partner with the City of Des Moines related to the creation of a Farmers Market in downtown Des Moines. The Farmers Market would be located at South Marina Park on Saturdays between June 17 and October 28, 2006. The hours of operation would be 10:00 a.m. to 3:00 p.m.

For more information on Farming & the Environment visit their web site at: www.farmingandtheenvironment.org.

Recreation Program Update

<u>January Revenue</u>	<u>Year-to-Date</u>	<u>2005 YTD</u>
\$40,204	\$40,204	\$32,773

Before and After School Program

During , 130 participants registered for Before and After School programs 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. Another 229 children participated on a drop-in basis or on an early release day. The Before and After School program begins at 6:30 a.m. and runs until the start of school and is available after school until 6:30 p.m. at the above listed school sites.

Specialized Recreation Teen Socials

Staff was able to secure a \$3200 grant from King County Family Support to continue to provide Socials for Children with disabilities and their families during 2005 and now into 2006. This is done in conjunction with the Cities of Tukwila, Burien and SeaTac and social sites rotate between the four cities. There were 10 different events in 2005 and a similar number are planned for 2006. Participants range from about 15-20 per event and they seem to be very pleased for the opportunity. Staff was also able to secure an additional \$1700 grant from King County to provide inclusive fitness classes for teens one hour in length, two nights a week at the Field House.

Senior Services Update

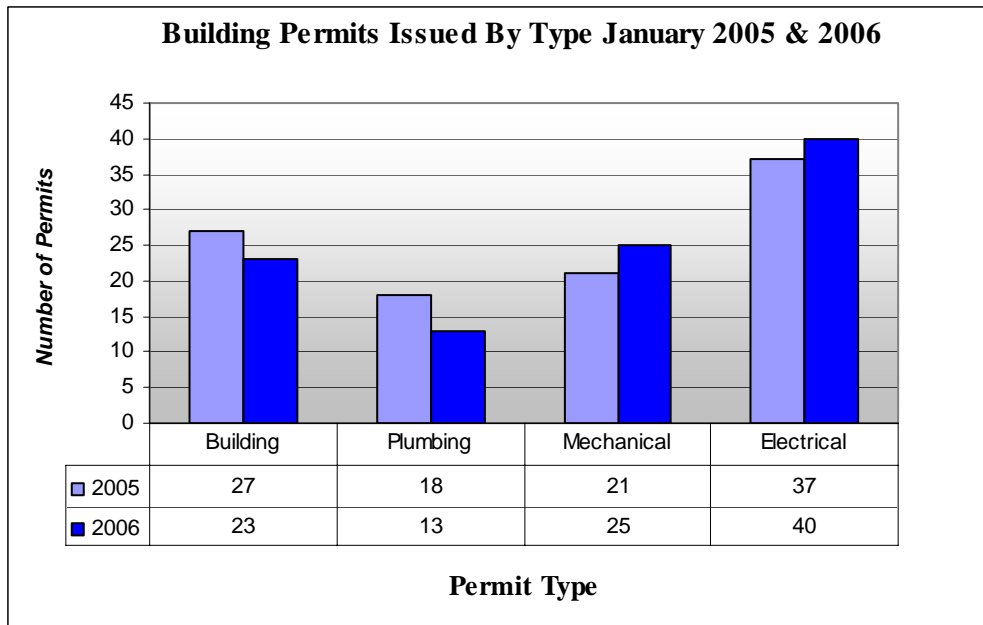
	2005	2006
Number of Meals Served	936	898
Fee Program Participants	351	442
Drop In Participants	1,424	1,434
Volunteer Hours	1,858.25	2,878.75
Total Revenue for January	\$8,849	\$6,074

Senior Nutrition Program

Staff has attended several meetings with Senior Services and the King County Aging and Disability Services Department regarding the proposed changes to the congregate meal program. The current RFP out to the public received a very low response. Senior Services is now researching other cost cutting options for their 37 meal sites in King County. Staff will continue

to be involved in the process for providing a more cost effective, efficient nutrition program for our senior center.

Building Permit Activity



As shown in the above chart, 101 permits were issued in January 2006 with revenue of \$66,949. In January 2005 there were 103 permits issued with revenue of \$88,042. The total 2006 year-to-date revenue as shown in our Sierra permit system for the PBPW Department is \$82,375. The Building portion is 81.3% (\$66,949), Planning 13.5% (\$11,141), and Engineering 5.2% (\$4,283).

There were 472 Building Division inspections in January 2006 as compared to 519 in 2005.

Highline School District’s North Hill Elementary School and Olympic Interim High School are still working on the remainder of their punch list items in order to receive their permanent Certificates of Occupancy. The interim expanded parking area improvement is now complete.

Site work continues at Mount Rainier High school. Work on footings and foundations has begun. Wet site conditions has been an issue that is slowing the progress at this point. The Building Division continues to work with Lydig in order to assist them in moving forward.

The Des Moines Theater remains closed as the tenant and owner have not yet complied with the Fire Department’s correction list. The Des Moines Theater has removed a few of the vehicles from in back of the building, but five remain.

Subdivisions and Related Activity

- Gethers 3 Lot Short Plat 8xx South 280th Street. The preliminary review of the short plat should be complete in mid February.
- Maslow Subdivision, 18xx South 222nd Street. (5 Lots) Staff has received and is currently reviewing the new application to properly divide block 14 and a portion of block 15 into 5 lots.

- Versteeg 2 lot Short Plat 21117 12th Place South. The applicant's preliminary short plat and the civil plans were determined that both items were inconsistent with City requirements. The red-lined plans were returned to the applicant for revisions on February 2, 2006.
- Blueberry Lane 66 unit PUD, 199xx Des Moines Memorial Drive. Staff has concluded its review of the preliminary plat and the planning division is organizing the comments into a comprehensive list for the applicant. Additionally, the public comment period for the notice of application concluded on January 25, 2006; the City received comments from three agencies/individuals. A meeting was held February 10, 2006 to discuss the comments and explain the required changes to the applicant. There are major concerns regarding the road layout, open space, wetland mitigation, pedestrian access routes, lot size/area, storm water detention, coordination with the SR runway.
- Grandville Southern 52 lot PUD, 15xx South 279th Place. The lawyer for the new owners – Pacific West, LLC. – has indicated that the City will be receiving the required applications in mid February. During the initial discussion with the new owner, staff discovered fees paid to King County but unexpended because the application review was not completed by the County, should have been transferred to the City but were instead refunded to the original applicant. Staff has been asked by the owner's lawyer to prepare a list of the required fees that the applicant will have to pay for the PUD.
- Yoder 4 lot Short Plat, 23222 Marine View Drive. Staff has approved the Mylar for the final plat; however, the City is waiting on the applicant to pay the park in-lieu fee for approval and signature by the director once the fee has been paid to the City.
- Cedarbrook 29 unit PUD, 24xx S. 240th St. All units are framed, sided and roof systems installed, and the first 9 townhouses completed.
- Cameron's Crossing 7 lot PUD, 253xx 16th Ave. S. Comments have been returned to planning and are being consolidated for return to the applicant.
- Mediterranean Heights 11 lot Plat, 1211 S 272nd St, 11-lot subdivision. Construction continues on the owner's "model home" which is now being framed. Property owner has scheduled an intake appointment with planning for the revised preliminary plat.
- Campbell 2 lot Short Plat, 24324 24th Avenue South. The City denied the building permit for lot B of the Short Plat. The applicant has decided to appeal the determination on both the violation of the timeframe for the installation of the required infrastructure improvements and the denial of the building permit. The appeal is scheduled for the Hearing Examiner on March 14, 2006.
- Sunset Gardens 12 lot Plat, 25416 22nd Avenue South. The contractor has completed installation of the erosion control measures and is clearing vegetation and started some of the grading work.

Commercial Scale Projects

- Grace Lutheran Church Memorial Garden 22975 24th Avenue South. The church submitted a SEPA application and a grading permit application to construct a memorial garden on the church's property, but the applications was incomplete. The Church was notified of required missing items.
- Mulvaney-Pacific Highway Remodel Project, 24401 Pacific Highway South. Staff met with the applicant to discuss the design review comment letter issued on November 22, 2005. The

applicant is currently deciding whether to continue with the proposed remodel project. If the applicant decides to withdraw the application he will contact the City.

- Stafford Healthcare 2800 South 224th Street Staff received the Grading Permit from the applicant and has issued approval of both the grading permit and the building permit. The building permit is pending.
- Zenith Viewpointe, 239xx Marine View Drive South The applicant submitted revisions in response to previous staff comments. Plans were routed for comments.
- Stegin, 22607 Marine View Drive. This is a mixed use proposal consisting of 37 residential units and 8400 square feet of commercial. Staff is waiting for applicant design review re-submittal.
- Sunway Services, 22325 7th Avenue South. This is a mixed use proposal consisting of 22 residential units and 7,000 square feet of commercial. Design review and SEPA are complete. Staff was informed that the project has been purchased by a residential developer who will be making some modifications and will be in contact with staff to discuss those changes and process in the near future.
- Landmark on the Sound (Masonic Home), 23660 Marine View Drive South. The applicant has received all the comments and is currently working on the required revisions.
- Judson Park, 236xx Marine View Drive South. Staff met with the project architect and EIS consultant to discuss city comments related to the preliminary draft EIS before completing the required noticing of the DEIS. Awaiting revisions from the applicant's consultant.
- Oh Casino 258xx Pacific Highway South, 14,000 square foot Casino and Restaurant. Awaiting applicant to pick up their permit.

Land Use Approvals Granted

- Mt. Rainier High School Rebuild, 225xx 19th Avenue South. Demolition of old structures is complete and excavation for new building foundations is beginning.
- Wesley Home's Office Building, 816 S. 216th St. The building is now being framed.
- Rainier Truck; 24225 Pacific Highway South. Substantially complete. Some site work pending completion of construction - still progressing.
- 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.
- Des Moines Professional Center, 22506 Marine View Drive. The applicant has submitted revisions.
- Safeway Fueling Station #3540, South 216th and Pacific Highway South. The applicant has applied for the lot consolidation of the underlying parcels. The lot consolidation is on hold until the City decides how to process the application.

Shorelines/ESA'S

- Redondo Waste Water Treatment Plant Outfall Repair and Replacement. The public comment period ended on January 31, 2006; the City did not receive any written comments regarding the project. Staff will finish the reviewing the SEPA checklist by February 28, 2006 and issue a determination. Once the determination has been made and the appeal period has closed, staff will submit the Shoreline Permit to the Department of Ecology for approval by the agency.
- HCC Marine Science Center, 28203 Redondo Beach Dr. S. The City Council directed the staff to prepare findings of fact and a draft resolution at the January 12, 2006 hearing. The resolution will go before City Council on February 23, 2006.

Marine View Drive Bridge

Work in January consisted of placing reinforcement steel for the west side bridge deck. Pouring the bridge deck is scheduled for early to mid February, depending on weather conditions. Also, with all of the piles completed on the west side, construction of the cap beams and wing walls was started. Once the bridge deck cures, the utilities will be aligned and attached to the bottom of the deck and the new bridge approaches will be constructed. Traffic will then be diverted back to the west side while work begins on the east side of the road.

Des Moines Creek Basin Projects

The Committee is working on a Memorandum of Understanding (MOU) for funding of the Bypass Project. In order for construction of the Bypass to begin in summer 2006, the MOU will need to be signed by all of the parties by late March or early April. Within this MOU, the Committee will need to address the funding shortfall for the Marine View Drive Bridge, Regional Detention Facility, and the Bypass. The shortfall is between \$3.6M and \$4.0M for the three projects.

The Des Moines Creek Basin Committee is still 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 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 also working on an agreement with the Midway Sewer District for use of the existing sewer outfall and trunk line as the stream pipeline. The agreement is anticipated before the end of the year granting use of the pipe and allowing the District to use the pipe for emergency overflows.

The Committee is also negotiating an amendment to the construction Interlocal agreement (ILA#4). This amendment will address funding to complete the full suite of projects, which includes the three projects listed above as well as several habitat projects and the flow augmentation facility. To help fill the funding gap, the Committee is applying for several grants, including a \$150,000 habitat grant from the Port.

Woodmont Drive Culvert

Project design is complete. Staff has contacted the King County Road Services Division to acquire a cost quote to do the project under the maintenance service agreement with the County. Work would commence in April/May when the weather is more favorable.

2006 Landslides

Staff briefed the Council on the two major landslides (Marine View Drive – north of the bridge project -and Des Moines Memorial Drive – 500 feet north of the flag pole). Cost for the projects is estimated between \$250,000 and \$350,000 each. Staff is tracking all of the city-wide costs for the storms for submittal to FEMA in the event that a Presidential emergency declaration is made. Staff has also submitted initial applications to WSDOT for the two landslides requesting Federal Highway Emergency Relief funding. Cost through January for cleanup, providing traffic barriers, furnishing a pump system bypass for the storm system, reconstructing damaged drainage, and stabilizing the two landslides is about \$75,000.

16th Avenue South Improvement Project (Phase I)

This project is funded primarily through State Transportation Improvement Board (TIB). In January, staff and KPG, the design consultant, met with Puget Sound Energy (PSE) to initiate the relocation of power and gas lines. We are looking into preparations for purchasing small portions of 14-20 properties for right of way. Staff received three Statements of Qualifications (SOQ) from R/W Acquisition consultants to handle acquisition of necessary right of way. A contract was approved by the City Council on February 9 allowing Notice to Proceed. Staff hosted a utilities coordination meeting on January 23 and has another one scheduled for February 22. An open house was held following distribution of about 300 notices as well as newspaper coverage. The notice included the proposed SEPA determination on the project, and it is expected a final determination will be made in February. Approximately 40 persons attended the open house offering constructive comments on the project. Next steps will be to finalize the right of way plan and integrate utility relocations into the projects. ROW negotiations are on a critical path which will allow the project to proceed with utility relocation this spring and fall followed by a call for bids late this summer or early fall.

South 216th Street / 24th Avenue South Signalization Project

Construction has begun on this project. A scope change may be necessary due to unforeseen conditions related to inadequate pavement thickness and potential early failure of the loop detection system. Staff is evaluating options and will execute a change order as necessary.

Civil Matters

To-date, the Legal Department has opened a total of 44 files for civil matters, primarily advisory work to assist the City's operating departments.

- In *Heil v. Des Moines and the Des Moines Police Department*, a case filed in United States District Court against the City and the Police Department, the City moved for dismissal; and the cause of action against the City by the Plaintiff was dismissed, with prejudice.
- In the matter of *Gray Businesses (Pine Terrace) v. City of Des Moines*, the Court of Appeals denied Plaintiff's Motion for Reconsideration. Plaintiff has thirty days to file a Petition for Review with the Supreme Court.
- The City Attorney, along with Legal and Police Department staff, prepared responses to public disclosure requests in a matter contesting the City's crime-free housing ordinance.
- The Assistant City Attorney reviewed all of the infractions issued for violations of the crime-free housing and business licenses. Staff prepared files for each of the cases in preparation for contested and mitigation hearings scheduled in our Municipal Court.

- After the City filed a lawsuit drafted by the Assistant City Attorney, the City received \$17,982.75 from the owner of the Dugout building in payment of delinquent gambling taxes due the City by the Dugout Tavern. Included in this amount was reimbursement of \$454.75 in Legal Department fees and costs. Following payment of the delinquent taxes and costs, the Assistant City Attorney prepared and followed a Motion and Order for Dismissal of the case against the owner of the building where the Dugout is located.

Statistical Data on Reported Crimes

The following is a comparison between January 2005 and January 2006. Included are a year-end total for 2005 and a running total for 2006.

Offense Type	January 05	January 06	% Difference	2005 Total	2006 YTD
Homicide	0	0	0%	0	0
Rape	2	1	-50%	19	1
Robbery	2	5	+150%	45	5
Assaults	19	23	+21%	296	23
Burglary	9	21	+133%	242	21
Larceny	54	44	-18%	732	44
Arson	1	0	-100%	4	0
Motor Vehicle Theft	40	33	-17%	428	33
Officers Assaulted	0	0	0%	4	0
Clearances Adult Arrest	21	18	-14%	353	18
Clearances Juvenile Arrest	6	6	0%	3	6
Calls for Service	1,722	1,719	-1%	23,521	1,719

Marina Electrical Systems Upgrade Project.

All of the cable and equipment installed by the contractor, (Elcon Corporation), has been inspected and signed off by the City and the project engineers, (Wood/Harbinger). The remaining issues regarding the valves and hardware for the fire stand-pipe system were resolved in January and the sub-contractor expects to finish the installation in February. The project will be complete at that point.

Marina Rate Study

In January the Mayor's appointments to the Marina Rate Study Ad-Hoc committee were approved by the full Council. The staff plans to meet with the committee in late February.

Seattle Boat Show

The Marina had a booth in the Seattle Boat Show this year. Even though the Show was shorter because of the Seahawks play-off games, it was still a success for the Marina. At the beginning, the focus of staff's efforts was to contact the different clubs and organizations and try to get them to schedule a cruise to the Marina. That effort was successful, but the staff was pleasantly surprised at the number of individual boaters that were interested in the Marina. As a direct result of the show, two of the vacant 24 foot slips were rented and five people signed up for the

waiting lists. Staff logged the responses from boaters who stopped by the booth. Seventy people said they would visit the Marina in the future, mainly to buy fuel. Fifteen people said they would have signed up for the waiting lists if they could have done it at the show.

Staff distributed hundreds of flyers and rate schedules and approximately 900 City/Marina maps.

Marina Summer Schedule

As of the end of January, the following events and reservations have been logged for the 2006 season.

- March 17, 18, 19 – Olympic Yacht Club in the guest moorage area/Founders Lodge
- April 21, 22, 23 - Seattle Sail Squadron, in the guest moorage area.
- May 12, 13, 14 – Fox Island Yacht Club in the guest moorage area.
- June 9, 10, 11 – Totem Yacht Club in the guest moorage area.
- June 23, 24, 25 – Sea Ray Cruising Club in the guest moorage area.
- June 30, July 1 – Dagmars Yacht Club in the guest moorage area.
- July 4 – Fireworks Over Des Moines – North Parking Lot (requires City Council approval)
- July 8, 9 – Wheels & Waves Car and Boat Show, (old cars, old boats), in the guest moorage area and north parking lot (requires City Council approval)
- August 12, National Marina Day, in the guest moorage area.
- August 19, 20 – U.S. Coast Guard Auxiliary in the guest moorage area.

Bids, RFP's and RFQ's issued in January

Des Moines Creek Trail Architect RFP (in cooperation with the City of SeaTac).

Contracts Awarded/Signed in January

Activity Center Frontage Improvement Project

Waldron - extension of Acting City Transportation Engineer

Exhibits C and D of the contract with WSDOT were signed to include maintenance/repair of the modified Wesley Pedestrian Signal and the new 216th/24 Intersection signal.

Contracts to be signed In February

Interlocal Agreement for Tourism and Marketing Services Between the City of Tukwila and City of Des Moines

Agreement with Farming & the Environment to create a Farmers Market in Des Moines

R/W Appraisal/Acquisition Consultant Contract for 16th Avenue South.

2006 Pavement overlay design contract

Bids, RFP's and RFQ's to be issued in February

A RFQ will be issued in February for design services for the security camera system.