

City Manager's Office

March 20, 2006

To: City Council

From: City Manager

Re: Monthly Report – February 2006

Des Moines Beach Park Listed on the National Register of Historic Places

Governor Gregoire will join the City of Des Moines on April 14th to present the City with a plaque commemorating the listing of the Covenant Beach Historic District (at Des Moines Beach Park) on the National Register of Historic Places.

Des Moines Beach Park (previously Covenant Beach Bible Camp) acquired with joint funding from the State of Washington, King County and matching funds provided by a voted bond passed by Des Moines citizens has had extensive public involvement since site acquisition in 1988. Citizens have been involved in working to preserve this landmark by initiating its listing on the Washington State, King County and Des Moines Historic and giving input through numerous master planning and historic planning processes over the past fourteen years.

The Des Moines Beach Park Historic District consists of an eighteen acre site, natural features, archaeological components, system of roadways, paths and bridges, and a complex of eight historically contributing buildings and two non-contributing structures and 1,850 lineal feet of Des Moines Creek shoreline which opens onto a saltwater beach and the waters of Puget Sound adjacent to the Des Moines Marina in downtown Des Moines.

The Park provides public access to the Puget Sound for multiple uses including: summer camps, community special events, performing arts, family and corporate picnicking, beachcombing, walking and bicycling, beach naturalist interpretation, non-motorized boating and wind surfing activities. The Park is physically accessible to the public because the publicly owned site is open 7 days per week from dawn to dusk and extended hours with specific programs. The site has hundreds of daily visitors during summer months.

More than \$1,374,400.00 funding has been secured for the rehabilitation of the Park. Design and engineering is underway for the rehabilitation of the 6,000 sq. ft. Auditorium to be completed in 2006. In 2007, the City plans to begin rehabilitation efforts on the remaining historic park buildings: Picnic Shelter (1920s), Dining Hall (1934 with additions), Sun Home Lodge (ca. 1934), Carlson House (ca.1935), Roadside Cabin One and 6) Sports Cabin, both

ca. 1931). These resources embody the rustic camp and Swedish design characteristics that provide a cohesive visual character to the site.

This project is significant because it contributes to the overall goal for the reuse of the historic buildings for destination tourism purposes such as community events, festivals, cultural and performing arts events, art shows and small conferences. Historic interpretive displays and signage will provide a sense of place and educational opportunities. The District will be integrated with the town center, Marina and the Des Moines Memorial Drive WWI Memorial (a seven mile multi-jurisdictional living oak tree memorial).

Hotel/Motel Tax Advisory Committee

Seattle Southside Visitor Services held its first networking meeting of 2006 on Thursday, February 9, noon to 2:00 p.m. at the Hilton Conference Center, SeaTac, WA to roll out Seattle Southside's 2006 Marketing Plan and reflect upon the past year. Peter McMillan of the Washington State Tourism Office was the keynote speaker. He released Washington State's new slogan "Say WA".

Des Moines Beach Park Dining Hall

A Request for Qualifications will be issued in May for design services, specifications, plans, and project cost estimates to elevate the building above flood plain, stabilize and reconstruct the building foundation, remove utilities from beneath the building, structural improvements (framing, sheathing, windows) as well as construction administration services.

A grant to Washington State Heritage Capital Projects Funds will be submitted in mid May to secure additional funding for this project.

Des Moines Beach Park Picnic Shelter

A Request for Qualifications will be issued in April for design services, specifications, plans, and project cost estimates for picnic shelter structural rehabilitation.

Staff will submit a Starbucks Neighborhood Parks Grant in early April to secure additional funding for this project.

Activity Center

The Street Frontage Improvement Project, including the construction of public curb, gutter and sidewalks along the south side of 216th, was completed on schedule.

Field House Renovation

An assessment and recommendations for the Field House Historic building log restoration and chinking (sealing) project scheduled in 2006, confirmed that the west end of the building is in the worst condition and will require the most extensive repair work. The rest of the building is in good shape structurally; the wood is in good condition, and once the repairs are completed on 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 mid May to secure additional funding to complete project.

Farmers Market

On February 23rd, the City Council approved the proposal by Farming and the Environment a 501c3 non profit organization, to partner with the City of Des Moines in the creation of a Farmers Market in downtown Des Moines. The Farmers Market will be located at South Marina Park on Saturdays between June 17 and October 28, 2006. The hours of operation will be 10:00 a.m. to 2:00 p.m. For more information on Farming & the Environment visit their web site at: www.farmingandtheenvironment.org.

Recreation Program Update

February Revenue	Year-to-Date	2005 YTD
\$35,863.56	\$74,867.08	\$67,149.19

Before and After School Program

In February, 129 were registered as 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. Another 158 children participated on a drop-in basis or on an early release day.

Valentines Day Teen Dance

A Valentines Day Teen Dance in conjunction with the Des Moines Youth Council was hosted on February 10, 2006 at the Field House resulting in 165 paid teenage participants. Teens enjoyed music, photo opportunities, refreshments and socialization in a fun and safe environment.

Senior Center Division Statistics – February 2006

	2005	2006
Number of Meals Served	976	915
Fee Program Participants	359	423
Drop In Participants	725	1,229
Volunteer Hours	1,489	2,411.75
Total Revenue for February	\$3,683	\$4,536

Fundraising Events

Celebrity waiters STEAL the show at Dessert First Dinner Dance! The third annual dinner dance was held, this year titled “Dessert First”, to raise funds to support the programs and services of Des Moines Senior Activity Center. With twelve celebrity waiters and eighty-four guests, it was a fun, profitable evening! Waiter tips totaled \$250, with the grand total raised for the Senior Center of \$935. Plans are already underway for a grand MYSTERY of an

evening in 2007! Thanks to our major sponsors, Village Green and Daystar Retirement Villages, who donated the meal.

Local Improvement District (LID) 1-98-10 7th Avenue South:

Staff started the process for finalizing the 7th Avenue South Local Improvement District. The agenda item setting the public hearing for the final assessment roll was prepared for the Legal Department's review and is scheduled for the March 23, 2006 City Council meeting. The LID was established on April 23, 1998 with Ordinance number 1212 to construct the undergrounding of utility lines. The work was completed in 1999. The delay in adopting the final assessment roll primarily was due to the subdivision of two parcels and City staff needed to research if the original assessments of these two parcels needed to be revised.

Crime-Free Housing Program:

Implementation of the accounting for the 2005 costs of the crime-free housing program met with some difficulty due to how the City's budget is developed. The City does not normally budget by program, but rather by departments and divisions within departments. In order to account for the costs of the program, City staff was directed to track their time spent on the program. A portion of the 2005 labor costs, direct and indirect, have been charged directly to the crime-free housing program. A re-evaluation of the program will involve removing the 2005 indirect labor costs charged directly to the program and re-coding them back to the departments and divisions where their budget was originally appropriated. A final accounting of the 2005 crime-free housing program with both direct and indirect costs will be prepared prior to June 30, 2006. For 2006, city staff will continue to track their direct and indirect time to allow for a final accounting of the program costs for the year.

Qwest Property Tax Refund

The City received notification from King County of a statewide settlement in favor of Qwest for overvaluation of its real and personal property for assessment years 2001, 2002, 2003, and 2004. The total statewide refund due Qwest totals \$14.6 million. The City's portion of the refund totals approximately \$15,318 plus interest. King County plans to refund Qwest in March and will be charging each jurisdiction in the state for their share. The City can impose a refund levy for collection in 2007 to recover the property taxes refunded.

Network Upgrade

Over the President's Day weekend, a major network upgrade to Windows Server 2003 was undertaken. The City's Information Systems Manager, Dale Southwick, coordinated the upgrade with involvement from consultants and city staff. The upgrade basically involved setting up a new e-mail server and network domain. One of the outcomes from the upgrade was the increase in the mail storage database that allows users to triple the size of their mailbox before receiving the "mailbox full" message. There were some technical glitches with non-Microsoft applications that required attention by the information systems staff and we appreciate their efforts to keep our applications working.

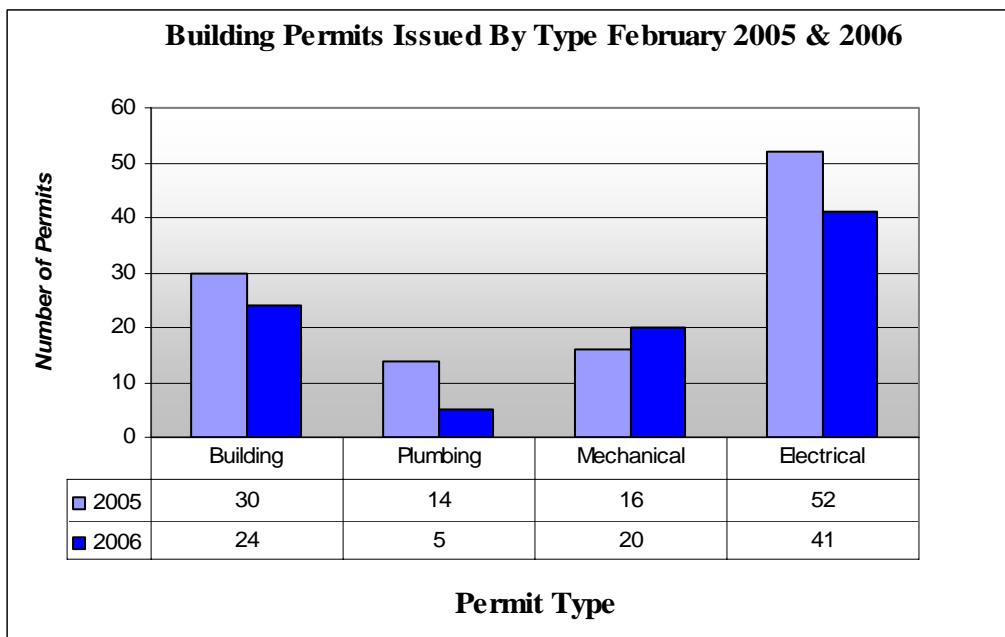
Finance Personnel

Accounts Payable Coordinator, Sharon Hadsall, retired on March 15, 2006. Sharon has been employed with the City since September 20, 1999. Her enthusiasm and knowledge will be greatly missed.

Baldwin Grievance

In the Baldwin Guild grievance involving a former police officer, the arbitrator denied Barron Baldwin’s grievance, finding that there was no evidence that the City had been capricious, arbitrary, or discriminatory in the assignment of discipline. The Arbitrator also concluded that the City had just cause to terminate Mr. Baldwin’s employment.

Building Permit Activity



As shown in the above chart, 90 permits were issued in February 2006 with revenue of \$49,361. In February 2005 there were 112 permits issued with revenue of \$58,410. The total 2006 year-to-date revenue as shown in our Sierra permit system for the PBPW Department is \$145,868. The Building portion is 79.8% (\$116,309), Planning 13.4% (\$19,605), and Engineering 6.8% (\$9,951).

Des Moines Theater

The Des Moines Theater remains closed as the tenant and owner have not yet complied with the Fire Department’s correction list. A follow up letter was sent by the Fire Marshal on February 17, 2006. A few of the vehicles were removed from in back of the building, but five are remaining.

Code Enforcement

During February, 45 new cases were opened and 32 closed. For the year, 95 cases were opened, 67 closed with 230 currently open. There are 51 cases pending.

Subdivisions and Related Activity

- Safeway Fueling Station #3540 LLA, South 216th and Pacific Highway South. The applicant has applied for a lot line adjustment (LLA) to consolidate the parcels for the Safeway Fueling Station. The application was deemed complete on 2/23/06. The LLA was routed to the engineering for comment.
- Gethers 3 lot Short Plat 8xx South 280th Street. Comments were sent to the applicant on 02/21/06. The applicant has significant issues that must be dealt with before the short plat is resubmitted to the City.
- Maslow 5 lot Subdivision, 18xx South 222nd Street. Notice of complete application was mailed out on 2/3/06. Public notice of application and optional DNS comment/appeal period is from 2/22/06 – 3/9/06.
- Blueberry Lane 66 unit PUD, 199xx Des Moines Memorial Drive. Staff met with and explained the required changes to the applicant on 2/10/06. The major concerns pertained to the road layout, open space, wetland mitigation, pedestrian access routes, lot size/area, storm water detention, and coordination with the SR 509 project. During the meeting, solutions to most of the issues were reached or options discussed. Concerns regarding the Port of Seattle's Approach Transition Zone (ATZ) for the third runway were not discussed at the meeting and have not been resolved. Staff informed the applicant that the next re-submittal must reflect coordination with the Port of Seattle and any requirements related to the ATZ.

Projects Monitored Under Construction

- Yoder 4 lot Short Plat, 23222 Marine View Drive. The City received the park in-lieu fee from the applicant on 3/2/06 and the Mylar was signed.
- Graceview 27 unit PUD, South 234th & Kent-Des Moines Road. Work at the site has been discontinued due inclement weather and poor soil conditions. Staff continues to monitor the site for any significant erosion hazards. During a recent site visit staff determined that some minor erosion had damaged a neighboring property owner's fence. Staff contacted the applicant and required that the fence be repaired.
- Cedarbrook 29 unit PUD, 24xx S. 240th St. The applicant has completed the first 10 town homes. Work continues of the remaining units.
- Cameron's Crossing 7 lot PUD, 253xx 16th Ave. S. The final plat review is tentatively scheduled for April 3, 2006 for the Planning Agency. The applicant recently inquired about the status of the SFR building permit application which he submitted on 11/14/05. This permit is currently awaiting Building Division review.
- Mediterranean Heights 11 lot Plat, 1211 S 272nd St, 11-lot subdivision. The property owner did not show up for a scheduled intake appointment to revise the preliminary plat in February. Home construction continues. The retaining wall on the west side of the project has become a target for graffiti. A concrete finishing contractor has been hired to texture, paint and treat the wall for graffiti release.

Commercial Scale Projects - Projects Currently under Land Use Review

- Highline Village Clubhouse Replacement 23723 12th Place South. The proposal consists of the demolition of the existing 750 square foot clubhouse and the construction of a new 1,200 square foot clubhouse located in vicinity of the existing building. The applicant applied for the grading permit, building permit, and design review on March 2, 2006. Development Services is close to reviewing the application.
- Patel Medical Arts Building 22613 Pacific Highway South. The proposed project is a three-story 17,400 square feet medical building located on a 0.64 acre parcel in the Pacific Ridge. The applicant has submitted the materials for design review, civil plan review, grading and land clearing permit application, and the building permit application. Development Services has route materials to other city divisions for comments.
- Three Bears Motel Remodel 2717 S. 216th Street. The applicant proposes to resurface the parking lot to create additional parking and to remodel the building interior to add additional rooms. Staff completed the initial design review of the project on February 14, 2006. Development Services received the complete re-submittal addressing the comments from the applicant on March 2, 2006.
- Grace Lutheran Church Memorial Garden 22975 24th Avenue South. The applicant was informed on January 20, 2006 that additional materials that must be submitted to the City in order to deem the application complete and commencing review of the project. The City has not received any additional information to date.
- Zenith Viewpointe, 239xx Marine View Drive South. The second design review resubmittal was reviewed by staff and additional problems were uncovered. Building height data was incorrect for one of the buildings, grading plans were still not matching with architectural plans, and parking dimensions and layout did not meet code.
- 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. Staff is awaiting building permit submittal.
- Landmark on the Sound (Masonic Home), 23660 Marine View Drive South. The applicant is working on the revised marketing plan for the pre-sales of the units in order to get additional financing. The developers, owners, and architects will be meeting next week to discuss a revised development schedule.

Shorelines/ESA'S

- Redondo Waste Water Treatment Plant Outfall Repair and Replacement. Staff finished reviewing the SEPA checklist and is currently working on developing project mitigation. Notification of the MDNS is planned to start on March 20, 2006 and will concluded with end of the appeal period on April 17, 2006. Once the threshold determination has been made and the appeal period has closed, staff will submit the Shoreline Permit to the Department of Ecology.
- HCC Marine Science Center, 28203 Redondo Beach Dr. S. The City held a meeting with the college on March 16, 2006 in an attempt to work out a draft solution language acceptable to the City and the College.

Marine View Drive Bridge

Work in February consisted of completing west side bridge deck and constructing the northwest wingwall. In addition on the west side, the sidewalk and concrete barrier were completed. With the bridge deck cured, many of the utilities have also been aligned and attached to the bottom of the deck. In March, upon finishing the utility relocations and completing the new bridge approaches, traffic will then be diverted back to the west side (over the new bridge section) while Stage 3 work begins on the east side of the road. The bridge is still expected to be re-opened to two-way traffic in late July 2006.

What may cause delay to the Stage 3 work is the landslide that occurred adjacent to the project on the northwest corner of the site. The slide undermined the existing retaining wall and sidewalk. In order to divert the traffic to the west side of the road, the retaining wall and sidewalk will need to be secured to allow traffic loads. Staff is working with INCA Engineering and Condon Johnson, the bridge contractor, to develop an interim repair of the slide area to allow Stage 3 work to proceed on schedule.

Des Moines Creek Basin Projects

The Committee has completed a draft 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 \$4.2 and \$4.3 million for these three projects, which includes funds for the shotcrete for the Marine View Drive Bridge.

The Des Moines Creek Basin Committee is still working on easements between the parties for the various projects. 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.

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 their 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. The ILA amendment is expected before the end of the year.

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 should start in April/May when the weather is more favorable.

2006 Landslides

Staff is working with INCA Engineering, AMEC Earth and Environmental, and Condon Johnson, the bridge contractor, to develop preliminary engineering plans for the two major landslides (Marine View Drive – north of the bridge project -and Des Moines Memorial Drive – 500 feet north of the flag pole) and to construct an interim repair for the MVD slide. Cost for the projects is estimated between \$250,000 and \$350,000 for each.

A third landslide occurred on the west side of the south bridge approach of the Saltwater Park Bridge. Staff is working with the King County Road Services Division for making this repair. The cost estimate is estimated between at approximately \$40,000.

Staff tracked all of the city-wide costs for the storms for submittal to FEMA in the event that a Presidential emergency declaration is made. However, staff was notified that the statewide damage was not significant enough to trigger FEMA funding. Staff has also submitted applications to WSDOT for the three landslides requesting Federal Highway Administration Emergency Relief funding as all three of the slides (Des Moines Memorial Drive, Marine View Drive and Saltwater Bridge) are located on federal aid routes.

The cost through February for cleanup, providing traffic barriers, furnishing a pump system bypass for the storm system, reconstructing damaged drainage, and stabilizing the three landslides is about \$86,000.

2006 Arterial Maintenance Overlay Project

Staff commenced work on developing a scope of work for 2006 projects. Council approved award of the design contract to KPG, Inc. at the February 23rd meeting. KPG is currently working on design plans.

16th Avenue South Improvement Project (Phase I)

This project is funded primarily through the 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 preparing to purchase small portions of 14-20 properties for right of way with the help of our Right-of-Way (ROW) acquisition consultant, Universal Field Services.

Staff hosted utilities coordination meetings on January 23 and February 22. An open house was held on January 31, following distribution of about 300 notices as well as newspaper coverage. The notice included the proposed SEPA determination on the project, and a final determination of non-significance has been issued. Next steps will be to finalize the right of way plan and integrate utility relocations into the project. 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 construction bids late this summer or early fall.

South 216th Street/24th Avenue South Signalization Project

Construction is complete. A scope change was necessary due to unforeseen pavement conditions. The signal will be controlled by video detection instead of loop detection; it was done in this manner for cost savings and ease of future use without further cost.

Wesley Homes Block Grant Projects

Construction is complete with exception of some minor punch list items. The signal is functioning properly.

Marina Electrical Systems Upgrade Project.

The sub-contractor for the Marina stand-pipe system finished work in February. The following picture shows the main stand-pipe connection point that the fire department will use to supply water to the dock to fight a fire. The crews will hook a hose from the pump truck to this connection.



The next picture shows one of the four stand-pipes on M Dock. Fire crews will attach short lengths of hose to these pipes to fight fires.



The last picture shows the “isolation valve” that the Fire District requested during the design process. This valve will allow the fire crews to use half of the stand-pipe system if part of the system is destroyed by a fire. In a worst-case scenario, if the fire fighting crew is trapped on the outer end of the dock by a fire, they can close this valve and connect the pumps on the fire boat to one of the stand-pipes and continue to fight the fire.



At this point, Phase 1A of the Upgrades to the Electrical System in the Marina is complete. The Marina staff has installed all of the new shore power boxes on N Dock and the old electric conduits and power boxes have been removed. N Dock is now 100% on the new power system.

Marina Master Plan Update

The staff and consultants continued working on the Marina Master Plan Update in February. The group met with the Municipal Facilities Committee on February 10th to review the development of the preferred alternative and the financial projections for some of the projects. There was no action taken at that meeting.

Marina Summer Schedule

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

- March 12, 13 – Seattle Singles Yacht Club in the guest moorage area.
- 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.

July 8, 9 – Wheels & Waves Car and Boat Show, (old cars, old boats), in the guest moorage area and north parking lot.

August 12, National Marina Day, in the guest moorage area.

August 19, 20 – U.S. Coast Guard Auxiliary in the guest moorage area.

Statistical Data on Reported Crimes

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

Offense Type	February 05	February 06	% Difference	2005 Total	2006 YTD
Homicide	0	0	0%	0	0
Rape	2	1	-50%	19	2
Robbery	2	6	+200%	45	11
Assaults	22	22	0%	296	45
Burglary	14	18	+29%	242	39
Larceny	57	41	-28%	732	85
Arson	0	1	+100%	4	1
Motor Vehicle Theft	32	14	-56%	428	47
Officers Assaulted	0	0	0%	4	0
Clearances Adult Arrest	22	27	+23%	353	45
Clearances Juvenile Arrest	4	1	-75%	3	7
Calls for Service	1,700	1,590	-6%	23,521	3,309

Contracts Awarded in February

Farming and the Environment for the 2006 Farmers Market at Des Moines

Bids, RFPs and RFQs issued in February

RFQ for a consultant to provide the final design for the Marina Security Camera System

Contracts, Bids, RFPs and RFQs Expected to Be Signed in March

King County to perform emergency repairs on Saltwater Bridge