

## *City Manager's Office*

September 18, 2006

To: City Council

From: City Manager

Re: Monthly Report – August

### Supreme Court Ruling

On August 31, 2006, the Washington State Supreme Court issued an opinion in *Koenig v. City of Des Moines*, regarding the release of records in a matter involving the sexual assault of a named minor child. Unfortunately, the Court opined in favor of the Plaintiff, by a vote of 5 to 4. Four justices dissenting the opinion of the Court majority, opined that the City “*properly withheld the public records that David Koenig requested because it would necessarily have identified a child victim of sexual assault in violation of former RCW 42.17.31901 (1992)1 by complying with his request. I would hold that the records were exempt in their entirety and, thus, reverse the Court of Appeals. To hold otherwise would be to swallow entirely the protection that former RCW 42.17.31901 affords to child victims of sexual assault.*” This should be the end of a dispute that has been plaguing the Legal Department since 1996; however, we probably have not heard the end of the Public Disclosure Act and its financial consequences to involved jurisdictions.

### Redondo Bar and Grill

The City Attorney continues her involvement in the requested revocation of the Redondo Bar and Grill's state liquor license. The state's administrative hearing has yet to be scheduled, but should be soon. The City Attorney intends to represent the City at this hearing, and advise the Liquor Control Board about the ongoing illegal activities at this establishment, and how the Bar & Grill adversely affects the community.

### Fire Suppression Stand Pipe System for K and L Docks

The Contract for the installation of the Fire Stand Pipes on K and L Docks has been approved by the Council and signed by the contractor and the City Manager. The contractor was given the notice-to-proceed in August and will be on site in September to install the fire stand-pipes on K and L Docks.

Des Moines Marina CCTV Security System Project

The final design for the closed circuit TV security camera system was completed in August and the Marina staff advertised for bids. The bids were due September 14<sup>th</sup>. The Marina staff and consultant were assisted in this project by a committee of tenants and other City staff members that are interested in the outcome of the project. The committee members are Duane Quande and Gray Cunningham from the Marina Tenants Association, Commander John O’Leary from the Police Department and Dale Southwick the City’s Information Technology Supervisor. The committee met with the staff and the consultant on two occasions and went on two field trips to look at operational security systems. The consultant and staff think that the available funds will at least provide for the installation of cameras on all of the dock gates and one camera in the guest moorage area.

New Arts Commission Steering Committee

Staff worked with a group of citizens interested in the development of an Arts Commission for Des Moines. The first meeting was held on June 26<sup>th</sup> at the Activity Center. Musician, owner of Breeders Theatre and Highline Community College Administrator Nancy Warren stepped forward to Chair the group during the development stage. The group will make a presentation to City Council proposing initiation of a Municipal Arts Commission. The proposal includes establishment of a \$1.00 per capita budget.

Mt. Rainier Pool Operations

Staff is working with the Mt. Rainier Pool Contributors (MRPC) the Cities of Des Moines, SeaTac, Normandy Park and Highline School District for the approval of the 2007-2009 Mt. Rainier Pool Interlocal Agreement. It has been approved by the Cities of Des Moines, SeaTac and Normandy Park and will go to Highline School District for approval in September. The Agreement for Pool Operations between the Pool Owners and Aquatic Management Group (AMG) would be extended to 2009 to correspond with the Interlocal Agreement. This agreement has been approved by SeaTac City Council and will come to the Des Moines Council in September.

Proposed changes from the 2004-2006 Interlocal Agreement include:

- The Agreement is subject to earlier termination if the YMCA public swimming facility opens in the City of SeaTac or another viable alternative public swimming facility becomes available
- Each entity would continue its membership allocation to the MRPC at the same percentage level agreed to in the prior 2004–2006 Agreement. Because the Mt. Rainier Pool Capital Expenditure Account has sufficient funds (\$164,110 as of March 31, 2006), MRPC members would no longer make payments into this account. Funds remaining in the Capital Expenditure Account may be used by the Pool Owners for Capital Pool needs exceeding \$1,000 throughout the term of the Agreement
- The annual subsidy paid to AMG would increase from \$85,000 per year to the following proposed annual subsidy amounts:

YEAR	SUBSIDY
2007	\$92,882
2008	\$95,668
2009	\$98,538

- There is a potential problem for MR pool due to more stringent regulations regarding levels of disinfectant. The old requirement was that the chlorine level had to be at least 1.0 PPM. This was easily achieved as our system holds the level at 1.5 PPM. The new regulations state that the *minimum* level for operation is now 1.5 PPM. This may be a problem because we cannot adjust the automatic regulators because the control module of the global control module can no longer be reset.

#### Des Moines Creek Trail Architect Interviews

Interviews were held for Des Moines Creek Trail architectural and engineering services May 31st. Staff has begun negotiations with INCA Engineers, Inc., the most qualified team, and will bring the draft contract to City Council for approval in September. Trail construction will begin following the completion of the Marine View Drive Bridge Underpassage.

#### Des Moines Beach Park Historic Auditorium

The development of construction documents and project permitting began in May. The pre-application process with Building and Public Works staff took place on July 26<sup>th</sup> and the project was reviewed by the King County Historic Preservation Commission Design Review Committee for a Certificate of Appropriateness. The project has been divided into two segments: 1) drainage installation around the Auditorium and Sun Home Lodge and 2) Auditorium construction. The drainage project needs to be completed as soon as possible to ensure that the building is protected from further water damage and/or delay major rehabilitation that might be caused during this fall's rainy season. A "Call for Bids" for the drainage project will be issued on September 18<sup>th</sup> and after bidding closes on October 4<sup>th</sup>, staff will provide Council the details related to the apparent low bidder on October 5<sup>th</sup>. The goal is for the Auditorium Construction Project to be out to bid in late October with work to begin in mid-November 2006. The new projected completion date is early summer 2007.

#### Dining Hall/Picnic Shelter

Staff is working with BOLA Architecture and Planning Design to develop the scope of work for Dining Hall and Picnic Shelter design services to include: specifications, plans, and project cost estimates to elevate building above flood plain, stabilize and reconstruct building foundation, remove utilities from beneath building, structural improvements (framing, sheathing, windows) as well as construction administration services.

A grant to Washington State Heritage Capital Projects Funds was submitted May 11<sup>th</sup>, to request \$1M Washington State Heritage Capital Projects Fund funding for this project. The grant was reviewed along with 40 other applicants on July 25<sup>th</sup> and was selected for a \$650,000 grant award. The state appropriation will be available on July 1, 2007.

#### Steven J. Underwood Memorial Park Restroom Project

On August 10<sup>th</sup>, Council authorized a budget amendment in the amount of \$90,000 from excess 2006 Real Estate Excise Tax to complete the project and approved the agreement with T. Miller Construction for the construction of the restroom building. Staff expects to begin construction in late September.

### Zenith Park

Staff is working with Highline School District to negotiate a new Interlocal Agreement to re-establish the use of the park in 2007. The new agreement would be similar to the City's historical use agreement with the school district with the exception that Highline School District would mow the site during the months of March through July, relieving city crews from this task during this busiest maintenance season.

### Recreation Program Update

August Revenue	Year-to-Date	2005 YTD
\$71,855.18	\$480,525.20	\$424,296.06

### Camp KHAOS/K2

Over 560 children registered for Camp KHAOS/K2 during the month of August and a total of 1143 over the entire summer. Average enrollment was 114 campers/week. Some of the more exciting activities or events in August included a trip to the Woodland Park Zoo, a trip to Pioneer Farm, bowling at Hi-Line Lanes and Acme Bowl, viewing a Mariners game at Safeco Field, a BBQ at Steel Lake Park and many other fun and exciting adventures. Camp KHAOS/K2 also goes swimming at Mt. Rainier Pool every week.

### Yesterdays Chevelle and El Camino Car Show

Yesterdays Northwest Regional Chevelle and El Camino Car was held for the second year at Field House Park on August 19th and 20th and was a big success once again. The group hosted over 180 vehicles onsite along with local vendors. They hosted games for kids and adults and handed out trophies and prizes. This group moved their show to Des Moines from their prior location in Graham. Visitors came from as far away as Tennessee to show their cars at our unique location.

### Des Moines Pet Festival

The 2<sup>nd</sup> Annual Des Moines Pet Festival took place on Sunday, August 27<sup>th</sup> at Field House Park. The event is put on by the Des Moines Boosters and includes many local vendors and pet specific exhibitors. The event seems to be well received by the community and growing every year.

### New Recreation Coordinator

After 6 years with our Department, Jennifer Miller resigned her position in August to be a stay-at-home mom. Sara Gould, who was our Recreation Specialist, was hired as our new Recreation Coordinator. Sara began her Recreation Coordinator duties with our Department on September 1<sup>st</sup>.

### Senior Services Update

	2005	2006
Number of Meals Served	1,140	875
Fee Program Participants	379	476
Drop In Participants	1,720	1,345
Volunteer Hours	3,496.5	2,201.25
Total Revenue for August	\$8,249	\$7,513

### Police Personnel Issues

During August, Reserve Officer Katie Foster was given a provisional appointment to full time status as a police officer. This was done in an effort to help fill immediate needs and vacancies within the department. Outside of the levy lid lift, the department is currently down four full time police officer positions.

Kathy Hopf joined the department effective 8/21/06 as a Records Specialist and has eagerly started cross training with another specialist.

August marked the retirement of Records Specialist Chuck Kalkstine. Chuck first started with the department in 1997, but was let go for financial reasons in 1999. He went to work for Normandy Park Police Department and returned to the City of Des Moines as the receptionist at City Hall. He returned to his Records Specialist position in the police department in 2001. We wish him well.

### Statistical Data on Reported Crimes

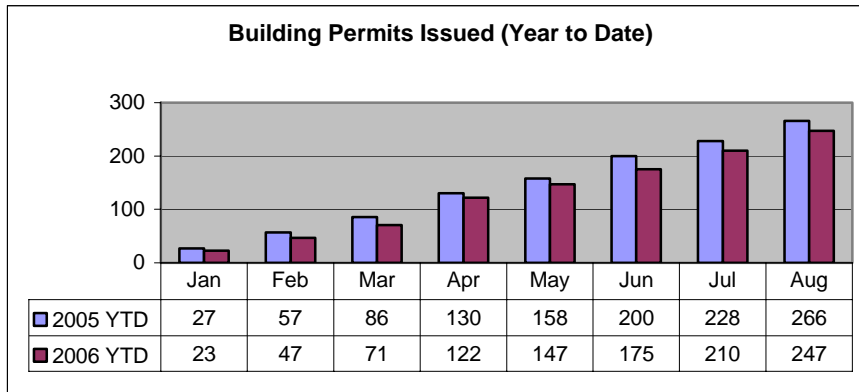
The following is a comparison between August 2005 and August 2006. Included are a year-end total for 2005 and a running total for 2006.

<b>Offense Type</b>	<b>August 05</b>	<b>August 06</b>	<b>% Difference</b>	<b>2005 Total</b>	<b>2006 YTD</b>
Homicide	0	0	0%	0	0
Rape	0	2	+200%	19	10
Robbery	6	1	-83%	45	27
Assaults	24	23	-4%	296	197
Burglary	21	16	-24%	242	164
Larceny	70	67	-4%	732	415
Arson	0	0	0%	4	3
Motor Vehicle Theft	50	45	-10%	428	249
Officers Assaulted	3	0	-300%	4	0
Clearances Adult Arrest	27	27	0%	353	196
Clearances Juvenile Arrest	3	5	+67%	53	41
Calls for Service	2,103	2198	+4%	23,521	15,782

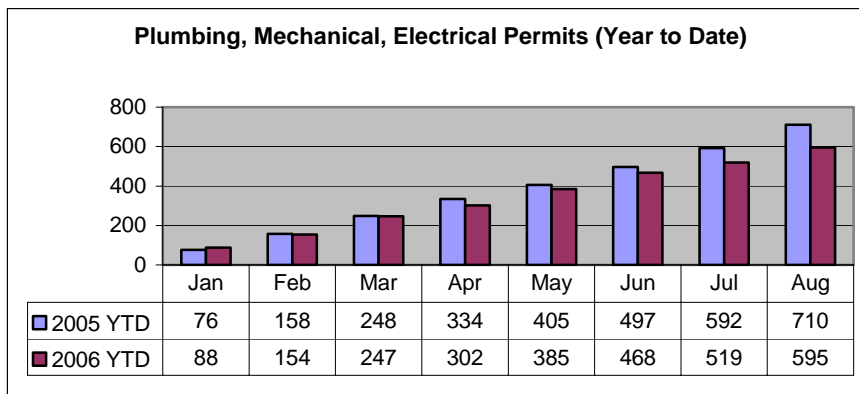
### Fraudulent Checks

There were two fraudulent checks that attempted to clear the City's court bank account in August. Due to daily monitoring of all banking transactions the fraudulent transactions were uncovered with no loss in public funds.

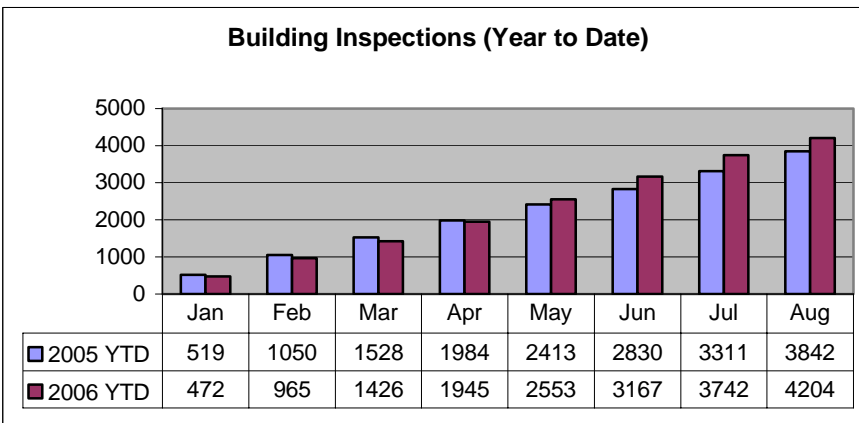
Building Division



Building permits are down 7.1% from 2005



Plumbing, mechanical & electrical permits are down 16.2% from 2005

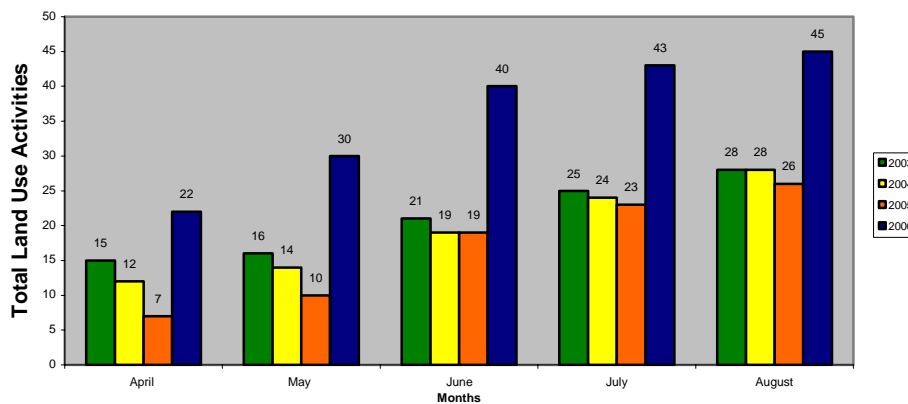


Building inspections are up 9.4% from 2005

**Mount Rainier High School continues to place footings, foundations, concrete masonry unit walls and structural steel. Work is requiring about 3 to 4 hours of inspection time each day.**

**Safeway** at Pacific Highway and 216<sup>th</sup> is making progress on the new gas station. Before they open, the gas station needs to complete a structural retaining wall and post a property protection bond to ensure the over-excavation that it is designed to support does not adversely affect Pacific Highway South. Their design has been reviewed and approved by the City.

## Development Services



Land use activities continue at record high levels

## Subdivisions and Related Activity

- Massey Creek Estates 7 Lot Subdivision, 23406 S 14<sup>th</sup> Avenue. The applicant submitted materials on June 23, 2006 requesting to divide a 2.35 acre property into seven lots. Letter of complete application was sent on July 14th. Planning is compiling staff comments to send to the applicant.
- Highline View Estates 21 PUD, 22xx South 240<sup>th</sup> Street. Development Services has determined that all necessary documents were submitted to begin the review of the preliminary PUD and routed the materials to all staff members on July 24, 2006.
- Nichols 3 Lot Short Plat, 23246 Marine View Drive (MVD). Staff provided written comments to the applicant on August 10, 2006. The key issues are the access layout of the subdivision. The applicant proposes access via MVD; however, staff supports access via the existing private street located behind the short plat in order to limit direct access to MVD. Staff met with the applicant's engineer to discuss the City's comments. The engineers are waiting for the owner to return from vacation in order to discuss the revised plan layout prior to re-submittal of the short plat.
- Nhut 4 lot Short Plat, 2004 S. 253<sup>rd</sup> St. Staff provided written comments to the applicant on August 21, 2006. The key issues are the design of the proposed ROW layout, buffer reductions due to a ravine sidewall, location/size of the detention pond, and the fire access for the subdivision. Staff is waiting on the re-submittal of the revised site plans, revised geotechnical report, and a development exception application.
- Mulvanny Lot Line Adjustment. The application has been reviewed by staff. The application proposes to consolidate 6 lots into one; however, City Code limits the number of lot lines that can be erased to 4. Therefore, staff is waiting on the outcome of the permit streamlining ordinance which would authorize the use of a LLA to consolidate more than 4 lots. Staff has approved the tenant improvements associated with this project on the condition that the LLA be completed prior to the Certificate of Occupancy.

- ADKP 4 lot Short Plat, 22752 10<sup>th</sup> Avenue South. Staff is waiting on the re-submittal of the preliminary plans addressing changes to street frontage improvements, the tract for the private street, hydrants, and the setbacks for the oddly shaped lots. City comments were provided to the developer on July 28, 2006.
- Landmarque 75 lot Townhouse Subdivision, 260<sup>th</sup> and Pacific Highway South. The plans are currently under review by staff; all comments related to the subdivision should be provided to Development Services by September 8, 2006. Kent has reviewed and approved the plans.
- Maslow 5 lot Subdivision, 18xx South 222<sup>nd</sup> Street. The developer is still waiting for the Prasad Sewer Extension to be completed prior to submitting the necessary materials for civil plan review.
- Blueberry Lane 66 unit PUD, 199xx Des Moines Memorial Drive. Issues related to the design of the street system have been conceptually worked out with the City's Transportation Division. The applicant plans to resubmit the revised PUD on September 6, 2006, and staff has scheduled the PUD for the Planning Agency's October 2, 2006 and City Council on October 26<sup>th</sup>.
- Pacific Heights (formerly Grandville Southern) 77 lot PUD, 15xx South 279<sup>th</sup> Place. Staff is still waiting on the re-submittal of missing application items (Landscaping Plan, Current Title Certificate, Boundary Survey, Project Narrative, Certificate of Water Availability and Certificate of Sewer Availability).
- Dovey 4 lot Short Plat 1655 S. 225<sup>th</sup> Street. The applicant must still submit the required bond and pay the application fee for the ROW permit before proceeding with construction of road, storm and utility improvements. The applicant recently informed staff that the project is on hold until after the first quarter of 2007. Project reporting will discontinue until project is reactivated.
- Graceview 27 unit PUD, South 234<sup>th</sup> & Kent-Des Moines Road. Work on the installation of the sewer main and water main is complete. The contractors have finished the majority of the work on the geo-grids. However, substantial earth work must still be completed by the developer in order to finish the work on the storm water improvements, road improvements, retaining walls, and balancing the remaining area for the single family home development. The developer has completed about 30% of the required work necessary to install the required infrastructure improvements.
- Mediterranean Heights 12-lot subdivision, 1211 S 272<sup>nd</sup> St. A new application has been filed to revise the preliminary plat from 11 to 12 lots. All plan review comments have been shared with the applicant in a meeting in July. A significant number of comments on the preliminary plat were provided, but most involve minor formatting, labeling, and information organization issues. Staff talked to the applicant's engineer to review corrections and believes that a resubmittal should be filed within the first 2 weeks of September.

#### Commercial Scale Projects

- Beach Park Auditorium Renovation, 22030 Cliff Avenue. Staff issued a conditional approval decision for the CAO environmental development exception to allow for the renovation of the auditorium and the installation of the curtain drain. Staff is waiting on the submittal of the required stream buffer mitigation plan, formal disclosure of

and provisions for shared parking with the Marina, grading permit, and building permit.

- Patel Medical Arts Building 22613 Pacific Highway South. Transportation, Surface Water Management, and Development Services have approved the building permit, design review, and the civil plans with red-lined comments. The building permit application is being reviewed by the Building Division..
- Zenith Viewpointe, 239xx Marine View Drive South. The existing site improvements have been removed. The applicant has opted to redesign the development to shift the mixed use building away from Marine View Drive 10-12 additional feet and combine the two stand alone dwellings into a single duplex type structure. Waiting for revised building plans to be resubmitted.
- Seascape at Des Moines (formerly referred to as Stegin), 22607 Marine View Drive. The applicant, Mark Stegin, is now partnering with another builder/developer (James Paul Jones) to move the project forward. Staff contacted Mr. Jones and the architect and suggested double-checking fire flow with Water District 54 and the “building type of construction” design to make sure there are no fatal flaws when plans are submitted for building permit. The architect was contacted on September 5<sup>th</sup> and stated that he would be submitting corrections to plans along with some owner requested design changes in a few weeks. The developers have started marketing the property.
- Bayside Place (formerly referred to as Sunway Services), 22325 7th Avenue South. Revised plans were submitted for building permit review on September 1, 2006 in response to a litany of review comments by the Building Division and design changes to address fire flow issues. Planning has not completed its review fully, but issues still remain regarding lot consolidation, recreation areas, landscaping, incorporating proper building baseline height data to elevations, and definition of exterior materials.
- Landmark on the Sound (Masonic Home), 23660 Marine View Drive South. No activity in over 90 days except that a new model unit was recently completed in the 1926 building. Project reporting will cease until applicant reactivates project by resubmitting for SEPA and/or Design Review.
- Judson Park, 236xx Marine View Drive South. Mitigation agreement has been signed. Building permit is pending review.
- Andrews Brother’s Building (Butler Garage), 22341 Marine View Drive South. Tenant improvements for the restaurant, commercial space, and residential unit are being reviewed by Building Division.

#### Shorelines/ESA’S

- Redondo Waste Water Treatment Plant Outfall Repair and Replacement. The plans to stabilize the sea wall adjacent to Redondo Shores Drive are currently under review by the Transportation Division. Development Services should receive all comments by September 22, 2006. Once the plans are approved by Transportation, Development Services will issue the grading permit authorizing the excavation necessary to replace the sewer outfall.
- HCC Marine Science Center, 28203 Redondo Beach Dr. S. The permit has been approved by the Department of Ecology’s shoreline division for review and approval

on July 28, 2006. Staff also provided the design review comments to the applicant on June 28, 2006 and met with the architect and a representative from the college to discuss the frontage improvement requirements. In order to install the frontage improvements, the college will have to relocate catch basins and underground the electrical utility lines. Additionally, as part of the under grounding of the utilities, a City traffic light will have to be relocated. Staff is currently waiting on the re-submittal of the design review materials.

- Streamlining the Permit Process. This first legislative action to streamline the permit process is to adjust the SEPA flexible thresholds, add grading exemptions, change the definition of a short plat, and provide clarity on the use of Lot Line Adjustments for extinguishing internal property lines. Development Services discussed the first draft of the ordinance with the Finance and Economic Development Committee on July 28, 2006. Staff issued a Mitigated DNS on August 25, 2006. The public comment period for the SEPA threshold determination ended on September 8, 2006 and the appeal period will concluded on September 18, 2006. The ordinances are scheduled for Planning Agency review on September 11<sup>th</sup> and Council action on September 28<sup>th</sup>.
- Redondo Rezone. Development Services has tentatively identified the geographical area of the rezone. Staff will begin gathering maps, property owner identification, mailing labels required for the rezone. Once the draft map is completed staff will meet with the Finance and Economic Development Committee to ensure the extent of the rezone prior to preparing the rezone ordinance, drafting findings of fact, and preparing the SEPA checklist.
- Shoreline Master Program (SMP) Update. City staff forwarded the Council-endorsed SMP update to the Department of Ecology (DOE) in early March 2006. Despite several inquiries by both City staff and the City's consultant, DOE did not inform us of the status of its review for several months. City staff indicated to City Council that it was its intention to submit a draft SMP to DOE early in 2006, give DOE 8-10 weeks to review it and then respond to DOE comments and prepare changes by the end of our grant contract period which concluded in June 2006. The Department of Ecology partially reviewed and responded to the City's draft SMP. These "partial" comments were received by staff in early July 2006—after our grant contract period with DOE expired. The DOE comments were extensive. DOE remarked in its comment letter that they were willing to extend the grant period, but they did not indicate a willingness to augment funding to complete this work. Meanwhile, our consultant has reviewed the comments and has preliminarily indicated that they believe the scope of work to address DOE's comments is totally unanticipated and beyond the scope of work they are contracted to complete. Staff will need to prepare a response to Ecology's "partial" review comments and discuss the realities of how to proceed for this point.

### Midway Visioning Project with the City of Kent

Staff coordinated with the City of Kent to strategize and prepare a joint application, scope of work and budget for the Washington Department of Community Trade and Economic Development Growth Management Services, *2007 GMA Regional Collaboration Competitive Grant*. The project as defined is a visioning process with stakeholders and community members that will help to guide future land use and regulatory planning for the Pacific Ridge and Midway areas in anticipation of the expansion of Pacific Highway South as a regional transit corridor by both King County METRO and Sound Transit. This joint planning effort is intended to result in work programs for both the City of Kent and Des Moines that may include a Subarea Plan, Transit Oriented Development (TOD) Overlay, Economic Development Strategies, Planned Action Ordinance and the designation of an Urban Activity Center, depending on the needs of our individual jurisdictions. Solicited stakeholder support letters from Highline Community College, King County Metro, Sound Transit, Puget Sound Regional Council and Washington State Department of Transportation. Presented project and approach at two City Council Finance and Economic Development Committee meetings.

### Marine View Drive Bridge

Work in August consisted of paving Marine View Drive and forming the structural struts beneath the bridge. Once all of the struts are installed, the lower half of the fill may be removed. Due to the County-wide concrete plant worker strike, installation of the concrete struts was delayed. The project was delayed by about four weeks making it more difficult to complete the needed in-water work within Des Moines Creek before the end of the "fish window", which is October 1<sup>st</sup>. Staff and the contractor are evaluating how the project schedule may be changed to complete the stream work before the October 1<sup>st</sup> deadline.

Restoration work of the flag triangle is awaiting the installation of the pedestrian barrier and sidewalk on the east side of the road. When the barrier and sidewalk work begins, it will be necessary for traffic to once again use the triangle cut-through lane. Once the flag triangle is reconstructed, the left turn from south bound Marine View drive to Des Moines Memorial Drive will no longer be restricted. Completion of the entire project is anticipated in summer of 2007 when the next fish window will allow the abandonment of the existing culvert and any remaining stream work.

### Des Moines Creek Basin Projects

The final draft of the user agreement with the Midway Sewer District for use of the existing sewer outfall and trunk line as the stream bypass pipeline has been reviewed by legal staff. Approval for the agreement by all of the parties is expected in October. The Des Moines Creek Basin Committee is also circulating 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 from at least three other jurisdictions. In order to proceed to construction of the Bypass Project, both the user agreement with Midway Sewer District and all of the easements will need to be completed.

The Committee is also working on an amendment to the construction Interlocal Agreement (ILA#4). To prepare the amendment, the Committee is re-evaluating the

costs of the operation and maintenance plan and the repair and replacement plan. These costs need to be adjusted to include inflation as well as costs associated with long term monitoring requirements by Ecology due to arsenic cleanup/management. The ILA amendment will also address funding to complete the full suite of projects, which includes the three big projects as well as several habitat projects and the flow augmentation facility. To help fill the funding gap for the habitat projects, the Committee was awarded a \$150,000 habitat grant from the Port, and a \$160,000 contribution from King County. The ILA amendment is expected be ready in October or November.

#### NPDES Permit

The final draft permit public comment period is now closed and staff is waiting for the Department of Ecology to issue the permit, whereupon 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). Once the permit has been reviewed, staff will be seeking consulting services over the next 2-3 years to develop a NPDES program for the City and provide services as needed to help meet the requirements of the permit. Once the program has been defined, additional staff may be needed to continue the activities of the program.

#### 2006 Landslides

Staff finally received confirmation that the landslide projects will receive FHWA emergency relief funding. In September, Local Agency Agreements will be made with WSDOT obligating the needed funds. Once the funds are obligated, the City will be reimbursed 100% for the temporary/emergency work made thus far (\$229,000). Staff advertised for engineering services for the design and permitting for the two major landslides (Marine View Drive (MVD), north of the bridge project, and Des Moines Memorial Drive (DMMD), 500 feet north of the flag pole). The design contract is anticipated to be presented to Council for approval September 28.

Due to the delay in obligating the funds and the need to complete the work in dry weather conditions, staff now anticipates that work on the slide repairs will not occur until spring. Instead, the sites will be readied for the rainy season. On Des Moines Memorial Drive, the ditch on the west side of the road will be piped and a temporary pavement patch will be made where the pavement has severely deformed. Staff will need to monitor the slide areas over the winter.

#### 16<sup>th</sup> Avenue South Improvement Project (Phase I): S. 272<sup>nd</sup> St. to S. 260<sup>th</sup> St.

This project is partially funded through the State Transportation Improvement Board (TIB). In August, staff and KPG, the City's design consultant, and Universal Field Services, the City's right of way (ROW) consultant performed the following tasks:

- Negotiations are complete on 14 properties leaving 2 properties where easements or acquisitions are still required. The TIB requires that the City have possession and use of required properties to release construction funds for the project.
- Staff continued to work with KPG in refining design plans responding to issues raised during negotiations.

- Staff commented on plans and specifications for Highline Water District and issued a permit to perform work in City right of way. Comments were also provided to KPG and Midway Sewer District on design elements. 95 % design drawings were distributed with a comment period ending September 12. Comments will be consolidated and plans finalized in preparation for bid advertising in mid October.
- An agreement was negotiated at the staff level between the Midway Sewer District and the City to incorporate the sewer plans and specifications in the City's project. The agreement was approved as to form by each jurisdiction's legal staff and will be presented to the respective legislative bodies in September.
- Staff followed up on 2nd requests for 68 temporary construction licenses from property owners located adjacent to the corridor. This is the third contact since January, 2006 when the City sponsored an open house. Approximately 7 licenses are still outstanding and will need to be secured in advance of construction.
- Staff coordinated final plans with utilities to advance relocation of power, gas, water, phone and cable ahead of the City's contract. Permits have been issued to PSE & Qwest for relocation of power, communication and underground gas lines. Relocation of power poles began in July and this work is expected to be complete by September 15. Staff worked with the City's engineer to resolve potential conflicts with the City's project. Gas line replacement has slipped from the originally scheduled start date, but staff has been advised by PSE's contractor that work will begin the week of September 11. Other overhead utility relocations (cable and phone) are scheduled to follow.
- Highline Water District (HWD) agreed to advance their project ahead of the City. City staff prepared conditions of Right of Way approval for HWD right-of-way permit. The District advertised for bids in August and the bid opening is scheduled for September 12. Early construction will cause more disruption to the motoring public and adjoining neighborhood, but it is anticipated that risks to the City's schedule and budget will be reduced.
- Communications: Staff mailed out a newsletter to the immediate neighborhood (approximately 320 notices) the beginning of August to apprise the community of pending utility construction. Copies of the notices were given to Woodmont Elementary School for distribution to students to take home to their parents the first week of school. An article was prepared for the next edition of City Currents. The Web site will continue to be regularly updated. PSE's gas contractor will be trenching along 16<sup>th</sup> Avenue South in September/October. PSE's representative advised City staff that they will be providing advance notification to customers of temporary disruptions and coordinating directly with Woodmont Elementary school to mitigate construction impacts during school hours.

#### 2006 Arterial Maintenance Overlay Project

On July 27<sup>th</sup>, Council authorized the contract award to Western Asphalt. A significant amount of the work has already been completed. It appears sufficient funds will be available allowing the City to add an additional roadway section to the contract by change order. KPG is providing construction management services.

#### Neighborhood Traffic Calming Program

Staff began to evaluate locations and areas for neighborhood traffic control enhancements, and is currently reviewing the possibility of purchasing educational

materials for neighborhood traffic calming and safety. Some requests for traffic calming have come in for speed humps on Redondo Beach Drive. Staff is currently scheduling speed studies for this roadway segment.

Contracts signed in the current month (August)

- A contract with Fire systems West, Inc. for the installation of the fire standpipes on K and L Docks was signed in August
- Steven J. Underwood Memorial Park Restroom Building Project

Bids, RFP's and RFQ's issued in the current month (August)

- An advertisement for bids for the Marina CCTV Security System was issued in August.
- Steven J. Underwood Memorial Park Restroom Building Project

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

- The staff intends to sign a contract with the low bidder, (to be determined), for the Marina CCTV Security system project.
- Beach Park Historic Auditorium Building Rehabilitation Drainage Project