

Minutes Des Moines City Council Municipal Facilities Committee – 3/8/2016

Meeting called to order: 5:30 pm on March 8, 2016 in North Conference Room @ 21630 11th Ave S. Des Moines, WA 98198

Council Members

Melissa Musser – Chair
Luisa Bangs – Council Member
Jeremy Nutting – Council Member

City Staff

Tony Piasecki, City Manager
Michael Matthias, Asst. City Manager
Joe Dusenbury, Harbormaster
Scott Romano, CIP Manager
Patrice Thorell, Parks, Recreation and Senior Services Director
Scott Wilkins, Asst. Harbormaster
Janet Best, Administrative Assistant

Guests

Carol DeVries
Bill Linscott
Ting Rice
Rikke Marohl
Wayne Corey
Todd Powell
Ken Rogers

Minutes of the 2/25/2016 meeting were unanimously approved.

AGENDA:

1. Pay Parking Revenue Analysis Discussion – Joe Dusenbury, Patrice Thorell, Guest Speaker
2. 2016 CIP Project Updates – Scott Romano
3. Park Irrigation and Maintenance and Custodial Services Reductions Discussion – Scott Romano

MEETING:

1. Harbormaster Joe Dusenbury introduced Brian Winningham of BSTAssociates who are well known in the Marina Industry. Brian gave a presentation on parking trends, rates, revenue estimates, results from the new parking program implemented in Mukilteo and comparative data from Redondo. Using Redondo's current rates, the number of stalls available at the Marina (less 100 reserved stalls), and based on the number of cars counted by staff over a long period of time, he estimated \$224,000 in parking revenue annually. Additional revenue could be realized during the Waterland Festival, July 4th celebration and during the Farmers Market. He stated initial results in the Mukilteo parking program were that the program worked although revenues came in lower than projected for several reasons. Other results from Mukilteo were that by hiring Rangers there were no fights over parking stalls, less illegal activity, a 77% decrease in 911 calls yet contested tickets increased police paperwork costs. The Committee suggested that a contingency plan be in place if parking on 6th and 7th became overwhelmed and that a comprehensive plan be prepared to include, capital costs, revenue projections and operating costs for review to the full Council April 14 or sooner.
2. CIP Manager Scott Romano updated the Committee on seven (7) 2016 CIP Projects. At Parkside Park a design consultant has been chosen, bidding will take place in May with project completion in October. The design for the Beach Park Picnic Shelter/Restroom Rehabilitation project is underway. Bidding is anticipated in April with completion in August. Resurfacing of the Field House Tennis Courts will be done later this year in better weather. For the Field House Roof, ½" CDX plywood will need to be installed for a proper roof deck and new attic louvers will need to be installed for adequate ventilation on both ends of the building. The attic louvers will need to be cleared with King County Historic Preservation. The LED Exterior Lighting was rescheduled to 2018 and the Activity Center Floor Repair Contingency was deleted in order to fund the Field House Roof replacement. Staff recommends keeping the Council Chambers Lighting project in the 2016 work program contingent upon the actual cost of the completed Field House Roof. Once the Beach Park bathrooms are available and the porta-potties removed, the Committee would like to see what the on-line cleaning cost offset is.
3. CIP Manager Scott Romano reviewed the cost saving measures related to Park Irrigation and Landscape Maintenance and Custodial Services. Annual savings for landscape maintenance are \$13,129.68 (achieved

primarily by reducing mowing frequency from 39 times to 26 times). Annual savings for custodial services are \$9,594.24 (achieved primarily by reducing cleaning frequency in five City buildings). Additional irrigation savings will be realized now that certain irrigation meters throughout the City have been locked.

The meeting was adjourned at 6:24pm. Minutes submitted by: Janet Best, Administrative Assistant.