

Minutes Des Moines City Council Municipal Facilities Committee – 4-28-2016

Meeting called to order: 5:30 pm on April 28, 2016 in North Conference Room @ 21630 11th Ave S. Des Moines, WA 98198

Council Members

Melissa Musser – Chair
Luisa Bangs – Council Member (absent)
Jeremy Nutting – Council Member

City Staff

Tony Piasecki, City Manager
Joe Dusenbury, Harbormaster
Scott Romano, CIP Manager
Patrice Thorell, Parks, Recreation and Senior Services Director
Dan Brewer, Planning Building & Public Works Director
Scott Wilkins, Asst. Harbormaster
Janet Best, Administrative Assistant

Guests

Bill Linscott

Minutes of the 3-8-2016 meeting were unanimously approved.

AGENDA:

1. Park Impact Fees (Residential and Commercial)
2. Facility Repair and Replacement Needs (Fund 506)
3. Disposition of the Wasson House
4. Marina/Beach Park Pay Parking

MEETING:

1. Parks, Recreation & Senior Services Director Patrice Thorell, gave an update regarding Residential and Commercial Park Impact Fees. Park Impact Fees are authorized by law under the Growth Management Act where the City assesses a Fee in Lieu for Parks from sub-division developments and multi-family residences under certain circumstances. These fees can include capacity building park enhancements but cannot be used for renovations of existing facilities. There has to be nexus between the fee and the park improvements. Community Parks and trails qualify for the use of the funds because they serve all of Des Moines. Examples of projects that would qualify are Beach Park promenade to connect the park with the Marina, Steven J Underwood Park play equipment and Barnes Creek Trail. A Park Rate Study would cost approximately \$30k. The Committee was not ready to support the study at this time and suggested bringing back the subject in the future after they had more time to review the information.
2. CIP Manager Scott Romano and Planning, Building & Public Works Director Dan Brewer, spoke about Fund 506. The intent of the fund is make annual assessments to cover the replacement costs of various facility components (roofs, carpets, painting etc). Not all facility related costs are included in Fund 506; regular and routine maintenance costs are included in the operating budget, and larger one-time facility projects are included in the MCI Capital Budget. For Fund 506, the City has been assessing themselves \$0.70 per square foot for at least the last decade although this has not been nearly enough as the 2015 and 2016 assessments were \$151,670 however, the expenditures were \$360,821 for a deficit of \$209,151. They provided a list of the 14 (soon to be 16) facilities being maintained, the 5 Beach Park facilities that are not maintained besides the 4 areas currently maintained by the Marina. They questioned if those facilities should be within the Fund 506 assessments. They discussed the uniqueness of some of the facilities and the typical facility tracking information which included: Roofing, HVAC Systems, Interior Flooring/Furnishings, Plumbing Systems, Fire Controls, Security Systems and more. They questioned if they were capturing the crucial components to track and assess.
3. There was discussion regarding the disposition of the Wasson house. While the disposition is unclear, there was real concern for keeping people safe and off the roadway on the south east side of the building including removal of trees and bushes. Once the house is accessible, it was suggested that the Council tour it for a better understanding of its capabilities.
4. Harbor Master Joe Dusenbury gave a brief update on Pay Parking at the Marina. With Pay Parking approved by Council, the timing is tight to implement this summer. Next week they will be pulling permits for SEPA and

shoreline and are determining the exact locations for pay stations. They hope to have the program running by August.

The meeting was adjourned at 6:49pm. Minutes submitted by: Janet Best, Administrative Assistant.