

## **Draft Minutes Des Moines City Council Municipal Facilities Committee – 9/25/2014**

Meeting called to order: 5:30pm on September 25, 2014 in North Conference Room @ 21630 11<sup>th</sup> Ave S. Des Moines, WA 98918

### **Council Members**

Melissa Musser – Chair  
Matt Pina – Mayor Pro Tem  
Jeremy Nutting – Council Member

### **City Staff**

Tony Piasecki, City Manager  
Joe Dusenbury, Harbormaster  
Patrice Thorell, Parks & Rec. Director  
Michael Matthias, Asst City Manager  
Dan Brewer, PW Director  
Scott Romano, CIP Manager  
Brandon Carver, Transportation Engineer  
Todd Powell, Visitor  
Bill Linscott, Visitor  
Janet Best, Admin Asst.

Minutes of the 7/24/2014 meeting were unanimously approved.

### **AGENDA:**

1. Marina Revenue Issue/Challenges
2. 2015-2020 MCI, Marina & Fund 506 CIP Budgets
3. Non-Profit Rental Rate Policy
4. Park, Recreation, & Senior Services Master Plan Ad Hoc Committee Update

### **MEETING:**

1. Marina Revenue Issue/Challenges: Joe Dusenbury reported that the Marina has posted losses the past 3 years and this year's projection is to be over \$200,000. Revenues have not been able to keep up with the increase in expenses or debt service. Revenues peaked in 2009 but now are hard to predict given weather, availability of salmon and fuel prices. The vision in the marina master plan was that it would rebuild itself using marina revenues. That plan is no longer viable and the Marina's Capital Improvement Plan is non-existent. Because of deterioration, the Marina staff is preparing to take the 7 slips on the end of E dock out of service fearing that they will not survive a winter storm.  
Joe suggested that options to drive revenues are to: Reduce transfers to the amount the general fund actually spends, turn the guest moorage into permanent slips which would bring about \$25k per year, resolve issues and implement paid parking at Redondo and the Marina because the data shows that 70% of the vehicles are not Des Moines residents.
2. 2015-2020 MCI, Marina & Fund 506 CIP Budgets: Patrice Thorell updated the committee on the bidding process for the Dining Hall and that the lowest bid will likely be honored. She also reported that the RCO Grant process looked favorable for the Picnic Shelter and Restrooms Improvements at the Beach Park. Further, the Parkside Park grant appears to be fully funded for \$395,000 creating ADA accessible parking, walking trails, benches, picnic tables and additional improvements to the park. Future improvements are planned for the tennis courts at the Field House which will become multi use and play equipment at Steven J, Wooten and Cecil Powell all need repair or replacement. The committee questioned the delayed purchase and installation of the generator for the Activity Center. CIP Project Manager Scott Romano responded that the generators are made on a "for need" basis and that a significant amount of electrical work within the building still needs to happen. Installation is planned for early next year and the project is currently out to bid.

3. Non-Profit Rental Rate Policy: Stating that there are costs involved in staffing and maintaining City facilities, Patrice Thorell gave the committee 3 recommendation regarding discounted facility rentals and provided data from other Cities. A brief outline of the recommendations were:
  - Continue to support the current City policy that provides 20% reduction of rentals to City residents and 501(3) non profits.
  - Implement a new policy that provides 50% reduction of City rentals when certain criteria is met and the organization returns 60% of the profits to support schools, charities and community events.
  - Implement a policy based on past practice that provides 50-100% reduction of City rentals when specified criteria is met including 100% reinvestment of profits back to the community event or community betterment project.The committee questioned what were the impacts and real costs. They recommended that Tony put them into a resolution format and advise local non for profits for input.
4. Park, Recreation, & Senior Services Master Plan Ad Hoc Committee Update: Patrice Thorell presented a roster of 19 applicants who have volunteered to participate in the 2016-2022 Master Plan process. The committee will meet throughout 2014 and 2015 for purposes of creating the 2016 – 2022 Master Plan.

The meeting was adjourned at 6:30pm.

Minutes submitted by:

Janet Best, Admin Assistant