

Des Moines City Council Municipal Facilities Committee Minutes – 03/28/2013

Meeting called to order: 5:09 PM on March 28, 2013, in North Conference Room @ 21630 11th Avenue S, Des Moines WA 98198.

Council Members

Melissa Musser - Chair
Carmen Scott
Dan Caldwell - absent

Other City Staff

Tony Piasecki – City Manager
Patrice Thorell – Parks, Rec & Sr Serv Director
Joe Dusenbury – Harbormaster
Dan Brewer – Acting Public Works Director
Denise Lathrop – Acting Community Dev Director
Grant Fredricks – Special Projects Consultant
Marion Yoshino – Economic Dev Manager
Peggy Volin – Admin Asst II

Guests:

Kevin Brown, Division Director King County

AGENDA:

1. Approve minutes of 1/24/2013 meeting
2. King County Parks Levy
3. Marina Development RFQ
4. City Hall/Courthouse Planning

MEETING:

1. Minutes from January 24, 2013, were unanimously approved.
2. King County Parks Levy: Patrice Thorell introduced Kevin Brown, Division Director with King County, who updated the Committee members on the upcoming King County Parks Levy. Kevin outlined King County's Parks vision which is to provide regional and rural recreational facilities; to partner with business and the community; and to connect the county with the regional trails system and open space corridors. He explained the regional levy and local benefits and went through the current 2008-2013 Operations and Maintenance Levy. He showed how the 2012 adopted revenues were split and also the projections for the KC Parks business revenues. He then talked about planning for the future and explained that the proposed 2014-2019 Parks Levy has four goals – 1) Take care of what they have; 2) Grow/connect regional open space and natural lands; 3) Improve regional trails system and regional mobility; and 4) Make parks more accessible. A Levy amount of 18.91 cents is proposed by King County Executive Dow Constantine. 14.89 cents (80%) of the Levy would replace the existing 2008-2013 Levies at the same level of work which would provide approximately \$300,000 pass-through funds to Des Moines for Park projects. 4.02 cents (20%) would fund enhancements such as the continuation of the Lake to Sound Trail System that connects to the Des Moines Creek Trail. He wrapped up the discussion by outlining the proposed trail investments, the regional open space and the parks infrastructure repair.

3. Marina Development RFQ: Denise Lathrop informed the Committee of the Draft Request for Developer Qualifications for the Des Moines Marina and Beach Park Development – Part I. She outlined the content of the RFQ which consists of the Executive Summary, Introduction, Development Context, Development Standards & Entitlement Process, Terms and Conditions, Selection Process and Criteria, Submission Requirements, Submission Instructions and Exhibits. She said the selection criteria for the RFQ will be broken down into three categories with percentages assigned to each category – 1) Relevant Developer Team Experience & Qualifications – 40%; 2) Initial Development Concept – 40% and 3) Financial Capacity – 20%.

Tony commented to the Committee that he felt it was important for them to review the selection criteria and the relative weight given to each one; the length of response to the Initial Development Concept; and who should be on the committee to score the responses.

It was decided that the selection committee should consist of five people - the three Municipal Facility Committee members; Tony Hettler, Chair of the former Citizens Advisory Committee for the Marina & Beach Park Development Plan; and a City staff member to be determined.

4. City Hall/Courthouse Planning: Grant Fredricks, Special Projects Consultant handed out a guideline he had prepared that related to the 2013 City Council-Adopted Strategic Objective: Develop a plan to build a new Court House and City Hall in Des Moines. He outlined the general approach by saying don't reinvent the wheel, be comprehensive and be resolute but flexible. The planning phases should include:

- Plan Development
- Stakeholders
- Task Organize
- Potential Sites
- Functional and Space Programming
- Design Standards
- Cost Estimating
- Conceptual Schematic Design Concepts
- SEPA Review

He said the next steps would be to continue research on other agencies projects; to brief this Committee monthly to incorporate policy direction in planning the work and brief the Council in July or August in order to obtain policy direction on how to bring an MCI Capital Budget proposal forward for Council approval in November to continue Planning in 2014.

Comments were to include the KC Library as part of this new facility.

Adjourned 5:58 PM

Minutes submitted by:

Peggy Volin

Administrative Assistant II