


COUNCIL COMMUNICATION

 CITY OF DES MOINES OFFICE OF THE CITY MANAGER	Number:	23-560	Meeting:	December 18, 2023
	Agenda Item:	42	Roll Call:	23-1775
	Submitted by:	Benjamin R. Page, Park and Recreation Director		

AGENDA HEADING:

Approving and authorizing execution of the Iowa Department of Natural Resources (IDNR) Resource Enhancement and Protection (REAP) grant agreement for the Gray's Lake Parking Lot, Trail, and Dock Improvements project.

SYNOPSIS:

Recommend approval of the IDNR Agreement Number 24-R4-LL for \$300,000 in REAP funding for the Gray's Lake Parking Lot, Trail, and Dock Improvements project.

FISCAL IMPACT:

Amount: \$300,000 REAP grant program funding revenue towards an overall construction estimate of \$2,110,000

Funding Source: Anticipated \$300,000 in REAP funding from IDNR and remaining funding from:

- \$980,000 - 2023-2024 Capital Improvement Program (CIP), Page 76, Gray's Lake Park Improvements, PK140, General Obligation (GO) Bonds
- \$800,000 - 2023-2024 CIP, Page 76, Gray's Lake Park Improvements, PK140, American Rescue Plan Act (ARPA)
- \$ 30,000 - Private Donation

ADDITIONAL INFORMATION:

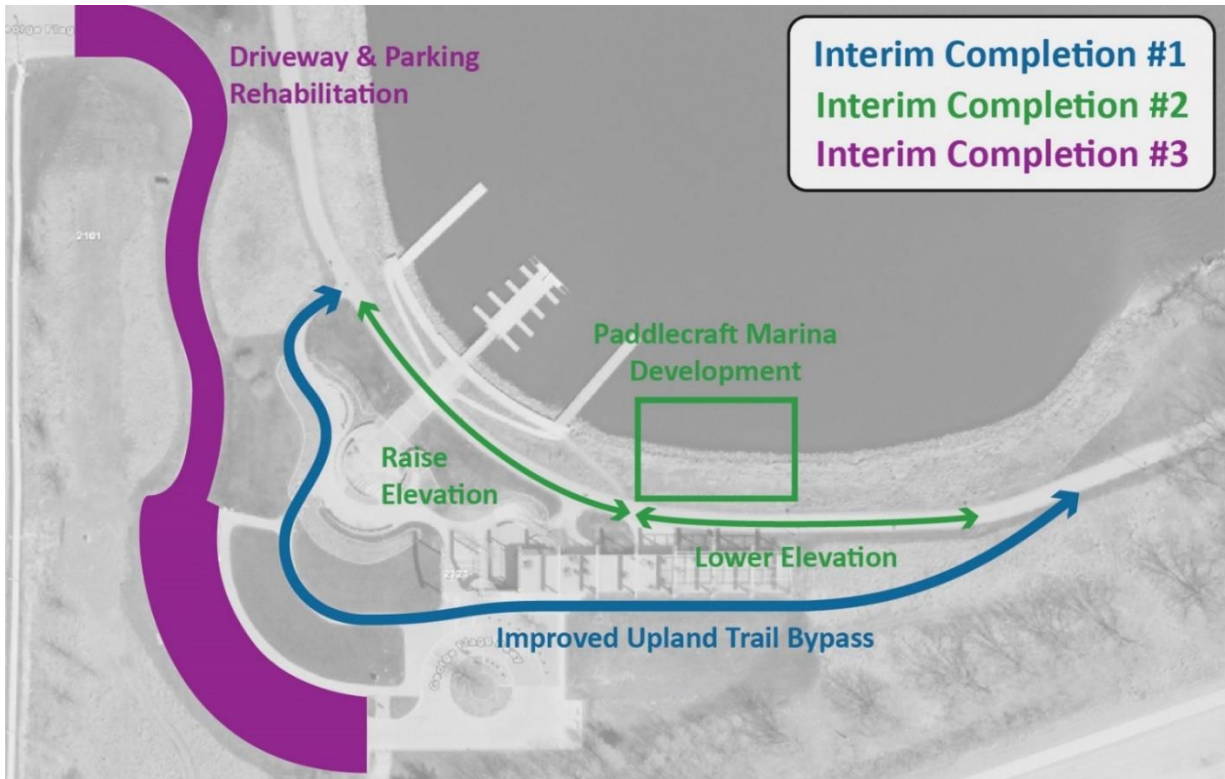
- In August 2023, the Parks and Recreation Department applied for a \$300,000 grant for paddling facility improvements to be included in the Gray's Lake Parking Lot, Trail, and Dock Improvements project. Late November 2023, the IDNR informed the Parks and Recreation Department that the proposed project was selected to receive the full funding request of \$300,000 under REAP Grant Agreement # 24-R4-LL.
- The existing paddling facilities located at the southwest corner of Gray's Lake Park did not withstand a mid-winter 2022 severe temperature increase that dislodged large masses of ice which stressed and severely damaged the dockage, gangways, and upper deck. Multiple gangways were crumpled, fixed hinges were torqued, and foundations were deeply undermined. Two (2) gangways

and their associated dockage had to be completely removed as they were unreparable. The central gangway and dockage have received multiple short-term repairs to keep them in operation until the facility is developed, but their ongoing serviceability is declining.

- The degraded condition and reduced availability of the existing paddling facilities due to ongoing repairs resulted in significantly reduced paddlecraft rental revenue. In 2021, 9,195 rentals resulted in \$85,926 in revenue. In 2022, 6,318 rentals resulted in \$54,339, a year-to-year reduction of 2,877 rentals and \$31,587 in revenue.
- The Gray's Lake Parking Lot, Trail, and Dock Improvements project includes but is not limited to the removal of the existing damaged and degraded paddling facility and the construction of multiple new features including an upland bypass trail, elevation adjustments to the Kruidenier Trail, entry drive and parking pavement repairs, an upland viewing deck and floodable storage for additional paddlecraft, Americans with Disabilities Act (ADA)-compliant ingress and egress pathways, paddlecraft dockage and the associated gangway and mooring system, and shoreline improvements to include reshaping, field stone armoring, and native vegetation.
- The proposed improvements will leverage modern design practices for water-adjacent development and as a result are expected to greatly improve flood resiliency, working conditions for dock attendant staff, and the efficiency of the paddling facility operations overall.
- The City will make a concerted effort to procure goods and services from Targeted Small Businesses (TSBs) during the performance of the grant agreement.
- The engineering design of the project has progressed to 95% and is expected to be bid in early 2024. The project sequence has been planned so that no paddling rental seasons are impacted and the Kruidenier Trail loop can remain open for the duration of the project via the upland bypass trail detour. The full project is anticipated to be completed by fall 2025 pending City Council approvals.



Series of Photos Showing Damage from 2021-2022 Winter Season



3D Model Rendering of Proposed Paddlecraft Marina Development

PREVIOUS COUNCIL ACTION(S):

Date: August 21, 2023

Roll Call Number: [23-1180](#)

Action: [Ratification](#) of IDNR REAP grant funding application seeking \$300,000 for Gray's Lake Paddlecraft Marina Development. ([Council Communication No. 23-393](#)) Moved by Gatto to adopt. Second by Voss. Motion Carried 6-1. Absent: Sheumaker.

BOARD/COMMISSION ACTION(S):

Board: Access Advisory Board

Date: November 15, 2023

Action: Motion to Approve, with Comments in Consideration, by Jones. Seconded by Gibson. Motion Carried 8-0. Noted comments included reviewing ramp slopes for constructability tolerances and affirming that handrail extensions do not extend into the navigable pedestrian space.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Anticipated actions include ordering construction, public hearing, receive and file bids, designate lowest bidder, and approve contract and bond; also partial payments to the contractor, final acceptance of work, and grant administration reporting.

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