

CITY COUNCIL MEETING
Tuesday, February 26, 2013
Grimes City Hall 5:30 P.M.

The regular meeting of the Grimes City Council was called to order by Mayor Armstrong on Tuesday, February 26, 2013 at 5:30 P.M. at the Grimes City Hall.

Mayor Armstrong led the Pledge of Allegiance

Roll Call: Present: Tapper, Patterson, Evans, Shatava Absent Altringer

GENERAL AGENDA ITEMS.
APPROVAL OF THE AGENDA

Mayor Armstrong asked to remove Item A under Public Agenda Items: presentation by Greg Edwards, President and CEO of the Greater Des Moines Convention and Visitors Bureau. Mayor Armstrong added that Edwards would present at another meeting.

Moved by Patterson, Seconded by Evans; the agenda shall be approved.

Roll Call: Ayes: All. Nays: None. Motion passes: 4 to 0.

Approval of the Consent Agenda

A.Minutes from the February 12, 2013 Meetings (*the City Council is required to approve the minutes from previous meetings*) B, Gortz Haus Gallery Special Class C Liquor License with outdoor services and Sunday Sales (*liquor licenses must be renewed annually, approval by City Council prior to the state issuing the renewal of the license*) C. Set Public Hearing and Action for the Amendment of Current City Budget for March 12, 2013 (*when revenue and expenditure appropriation are changed during a budget Year the Council must approve the amendment through and public hearing and action*) D. Set Public Hearing and Action on the Proposed Budget for fiscal year July 1, 2013-June 30, 2014 for March 12, 2013(*a Public Hearing and action is required to show the proposed receipts and expenditures that are being budgeted for in the new fiscal year*) E. Resolution #02-0613 To Fix A Date For A Public Hearing On A Loan Agreement and Borrow Money In A Principal Amount Not To Exceed \$1,100,000 for March 12, 2013 and Authorize the Use of a Preliminary Official Statement. (*the City wished to issue General Obligation Refunding Bonds. The City has selected Piper Jaffray & Co to serve as Underwriter*)

1. Approve Engagement Letter with Piper Jaffray 2. Approve Amendment to Dissemination Agent Agreement with Piper Jaffray 3. Acknowledge Disclosure Required for Issuing Bonds F.Purchase of (2) new F-250 for Public Works Dept - state bid price for 2013 F-250 from Stivers \$30,230 each (*approval must be received to place on order trucks that will not be paid for until fiscal year 2013-14*) G.

Resolution #02-0413 Amending its \$7,200,000 Education Revenue Note, Series 2004 -Des Moines Christian School Project (*education facility revenue note previously issued is amended and restated in order to lower the overall financing costs for the borrower.* H. Approve bid for Glenstone Park Master Plan and Design to Civil Design Advantage in the amount of \$6,000 (*the Council had provided up to \$6,000 towards design of park at Glenstone*) I.Purchase of Plow Truck from O'Halloran International

state bid price- \$143,217 to be paid in Fiscal year 2013-14 (*approval must be received to place on order equipment that will not be paid until fiscal year 2013-14*) J. Claims - \$286,077.14

Moved by Evans, Seconded by Patterson; the consent agenda shall be approved.

Roll Call: Ayes: All. Nays: None. Motion passes: 4 to 0.

Nov-12

	Beg Balance	Receipts	Expenses	Ending Balance
General Fund	4,325,708.59	393,893.17	343,797.68	4,375,590.91
Special Revenue Fund	1,478,250.27	319,446.87	11,970.67	1,785,726.47
Debt Service Capital Improvements	2,599,790.53	218,371.14	234,793.01	2,583,368.66
Enterprise Fund	-568,092.54	11,685.22	567,020.24	-1,123,427.56
Total	3,980,562.81	342,028.30	181,703.46	4,140,887.65
	11,816,219.66	1,285,424.70	1,339,285.06	11,762,146.13

Dec-12

	Beg Balance	Receipts	Expenses	Ending Balance
General Fund	4,375,590.91	138,684.05	436,095.03	4,078,229.93
Special Revenue Fund	1,785,726.47	93,884.18	464,410.18	1,415,200.47
Debt Service Capital Improvements	2,583,368.66	26,435.77	314,256.04	2,295,548.39
Enterprise Fund	-1,123,427.56	6,514,825.52	128,765.21	5,262,632.75
Total	4,140,887.65	1,022,561.79	1,162,327.21	4,001,122.23
	11,762,146.13	7,796,391.31	2,505,853.67	17,052,733.77

Jan-13

	Beg Balance	Receipts	Expenses	Ending Balance
General Fund	4,078,229.93	131,682.00	319,774.27	3,890,187.66
Special Revenue Fund	1,415,200.47	83,549.65	21,476.63	1,477,273.49
Debt Service Capital Improvements	2,295,548.39	41,727.64	0.00	2,337,276.03
Enterprise Fund	5,262,632.75	3,855.00	137,798.02	5,128,689.73
Total	4,001,122.23	244,747.89	173,113.77	4,072,756.35
	17,052,733.77	505,562.18	652,162.69	16,906,183.26

Council Member Altringer arrives at meeting at 5:32 pm.

FIRE CHIEF REPORT

No report

PEOPLESERVICE REPORT

Mark Devine of PeopleService and Grimes Water and Wastewater was present to give an update. He advised the Council that they have hired a new person by the name of David Guthrie who has taken Bob Sellner's position. Devine advised they did some repairs to a manhole at South 3rd and South Main Street. He stated that they have been working with Fox Engineering on the water main replacements. Devine added that they had provided their monthly report to the Council with further details of operations.

PUBLIC AGENDA ITEMS Council may consider and potentially act on the following Public Agenda Items.

A.Presentation by Greg Edwards, President and CEO of the Greater Des Moines Convention and Visitors Bureau (*highlights of activities and goals for the future of the bureau*)
(removed from agenda)

B.Public Hearing and First Reading of the Amended Storm Water Ordinance # 611 (*this ordinance is being amended to delete the provision that provides that all government owned properties are exempt from Storm Water fees and further defines ag-properties as those that are in row crop or animal production and have less than 500 S.F. of impervious surface*)

Mayor Armstrong opened the Public Hearing at 5:39 pm. There being no written or oral communication the hearing was closed at 5:40 pm.

Mayor Armstrong reminded the Council that when this ordinance was passed we were aware that some changes may need to be made as this was worked through. He stated that one of items in the current ordinance was that all government owned properties were exempt and that was not the intent. He also added that they were asking that ag-properties be redefined. City Administrator Brown added that this change was to include a structure on ag-property would be charged the \$5 fee and a cement pad less than 500 S.F. would be exempt. Mayor Armstrong went on to clarify that where the land is just all row crop and no buildings they would not be charged.

Moved by Shatava, Seconded by Patterson; the First Reading of the Amended Storm Water Ordinance #611 shall now pass. Roll Call: Ayes: Shatava, Patterson, Evans; Abstained: Altringer; Nays: Tapper. Motion passes 3 to 1.

PUBLIC FORUM

No one was present to address the Council.

COUNCIL ACTIONS

A. Des Moines Partnership Membership (membership in the DM Partnership Advancing

The Vision (*the partnership promotes economic development in the greater Des Moines area, donations for upcoming years -\$2,500 in 2013, \$3,000 in 2014, \$3,500 in 2015, \$4,000 in 2016 and \$4,000 in 2017*)

Mayor Armstrong stated that he thought that everyone would agree that the Partnership has done great things for Grimes in regards to economic development. Council Member Patterson stated that this was a big step forward for the City and he was excited and that he feels that we get a lot out of the partnership as far as supporting the business community and the economic development leads and the technical assistance the Economic Development Director Brian Buethe is able to have from them.

Moved by Evans, Seconded by Patterson; the City of Grimes shall contribute and be a member of the DM Partnership.

Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

B. Agreement Between the City of Grimes and BRAVO Greater Des Moines, Inc. (*this agreement states that the City of Grimes agrees to pay BRAVO for the promotion of arts and cultural activities in the Greater Des Moines Area for fiscal years 2014-2017 through Hotel/Motel Tax revenues as stated in agreement*) Mayor Armstrong explained that this was a buy in done in stair steps through the year 2017 at which point we would be paying in 2/7 of our hotel motel money to be a full member of BRAVO.

Moved by Patterson, Seconded by Evans; the agreement between the City of Grimes and BRAVO Greater Des Moines, Inc. shall be approved.

Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

C. Contract with Communities of Distinction (*production company that will produce a feature on the City of Grimes to be aired on various networks multiple times and then provided to the City for complete*

licensing rights for legal and marketing /promotional purposes) Mayor Armstrong explained that this was a production company who would produce a feature on the City of Grimes that would be aired on various networks 34 times and we would be given complete licensing rights to the production to be used for legal and marketing purposes. He added that the cost of the video was \$24,800.

Moved by Patterson, Seconded by Altringer; the contract with Communities of Distinction shall be approved. Mayor Armstrong added that another telephone conversation was set up for tomorrow with the company between himself and City Administrator Brown. He stated that they would find out more details on the timeframes but was hoping that they would be here to do videoing during the Governor's Day celebration. Council Member Evans asked that the City Attorney review this contract prior to signing the contract.

Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

D. Request from McClure Engineering on behalf of owner, Prairie Development & Building LLC for Rezone of Outlot "Y" North Pointe Plat 1 to refer to Planning and Zoning on March 5, 2013 by Council. Moved by Evans, Seconded by Patterson; the request from McClure Engineering on behalf of owner, Prairie Development and Building LLC for the rezone of Outlot "Y" North Pointe Plat 1 to the Planning and Zoning board on March 5, 2013 and City Council on March 12, 2013 shall be approved.

Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

1. Mayor's Report

Mayor Armstrong had nothing new to report

2. City Attorney's Report

No report was given

3. City Engineer's Report

No report was given

4. City Staff Report

No report was given

5. Old Business

A. Washington DC Trip Strategy

Mayor Armstrong stated that he felt with the Greater Des Moines Partnership going to Washington DC it was always good to have a strategy in place before going where there is relationship building or a project. He reminded the Council that the last project that they pitched was Hwy 44 and that ended up being very successful. Mayor Armstrong stated that a discussion was held on whether to limit the number of City Council members attending along with the Mayor and then possibly another trip in the fall or earlier in the spring. Council Member Evans stated that she did not feel that as many Council members needed to go at once and they should alternate. She added that as far as a second trip she didn't want to just automatically set it but if a good purpose surfaced then she would be in agreement with it. Council Member Shatava also stated that he wanted to have an objective for going out to Washington DC. Council Member Tapper stated that the City's Capital Improvement Plan is \$150 million and he would like to see taking a few projects from this and pitch them to our congressional delegation who might have an interest in them. He stated that possibly the library or the Governors District projects would be good ones to explore. Council Member Shatava stated that he would like to set a time to meet with our legislator out there. Mayor Armstrong stated that from what he understand from pushback from the Partnership and the Des Moines MPO that earmarks or congressional directed funding is very limited and almost a thing of the past. He went on to state that he thought that meetings with the partnership and legislators were good for the City.

City Council Altringer stated that sometimes the best time to lobby is when you are not lobbying for anything. She added that she would like to talk further about this during a workshop about strategies and not just for the federal level but also at the state and county level so we have plans moving forward. Brian Bueche of Grimes Chamber and Economic Development addressed the Council. He stated that the Chamber would be sending two people and that at the Des Moines Partnership meeting last week they advised that a charter had been secured that would fly into Baltimore and then they would drive into Washington. He added that this flight was already half full so thought it might be wise to get reservations made soon. Mayor Armstrong asked to have a workshop scheduled for this item in March.

6. New Business

City Council Member Altringer stated that the MAC was reviewing the peddler's permits and asked that the Council review this during a workshop.

City Administrator Brown advised that the City is looking at some different options to help mitigate the effects of the potential drought this summer. She stated that there are four options on the table; 1. put in a new Jordan Well at the existing water plant site and the Jordan Well would give water needed to continue our current water productions but also in the long term give us additional water source which combined with our current water source can greatly increase the capacity of water going into our plant. Brown added that another thing that has to happen is the existing plant would have to be expanded to take in the additional water source. She added that putting in the deep well is not wasted money but an investment into the future. 2. Put in a connection with Des Moines Water Works 3. Work with Xenia to purchase water or wheel water through their lines; meaning that Des Moines Water would actually come through Xenia lines (Xenia lines are right next to the City's lines) Brown advised that this would make for an easy connection. 4. Get the old water plant into production which is proceeding at this time. Brown stated that she wanted to make it clear that this option alone would only give 800 gallons of water per minute and we need 1200 gallons per minute. She stated that if this came down to our only option, the City would need to put in some type of water conservation into effect. She added that this water conservation would need to be done in order to make sure that basis services could still be provided such a drinking water, showering, toilet flushing and laundry. She stated that if it came to that, some very conservative water conservation measures would need to be instituted. Brown stated that the direction that they are going is towards putting in the new Jordan Well. She added that even if we get through this year the well would not be wasted but put in for redundancy for future years. She stated that with inflation costs the sooner the better with these costs. Brown stated that they had met with the DNR yesterday and that they are reviewing all the other well permits to make sure that this new well would not affect other well sources. Brown advised that the DNR stated that at this point they would not have a problem with approving this permit for a new well. She stated that if we wait longer other City's may use the same well source and we might not able to tap into the Jordan Well in the future. Brown stated that the DNR originally didn't think we would be able to drop the well until October as the domestic drillers are very busy with individuals and farmsteads that are going dry and trying to go to deeper wells. They advised us that the commercial drillers have more flexibility. Brown stated that they had talked with the engineer on the project and only if everything went perfect could they drop the well by the end of July. Brown stated there still is a potential that water conservation would be needed until the well is ready to go. She stated that they were still waiting for numbers from Des Moines Water Works and Xenia and should receive those by mid-March. Brown stated that since Xenia purchases their water from Des Moines Water Works it may make more sense to work through Des Moines. Brown stated that they were going to get numbers for a short term interim connection or perhaps buy a certain capacity of so many gallons a day which would make up the incremental difference between the Jordan Well and what we use. She added that purchasing water is still something that we could consider as we are still trying to get our ASR (Aquifer Storage Recovery) well into production and we need extra water to put into it and at this point we do not have extra water. Brown stated that we need the ASR in production to extend the time until we have to spend a lot of money to improve the water plant. Brown advised the Council that at this

point they are pursuing all options but that she needed them to give her some direction on this issue. She stated that this type of project qualifies for SRF funding from the state which is very low financing but the down side is that it takes about 6 months to get the environmental clearances, which is too long. Brown stated that she provided a report that showed a cash report and balances which gave a well only scenario which engineers estimate would be 2.4 million. She stated that the spread sheet forwarded to the Council had the current balances and where money could be taken from in order to fund this and not have to go through any type of SRF funding or passing of any revenue bonds. She added that any additional funding or bonds could affect our rates going forward. Brown also asked the Council to also consider the following. She stated that she had a meeting with Moody's on the bond rating and refinancing our 2003 bonds. She added that we carry higher than normal debt but we also carry higher fund balances. Brown stated that we carry a higher fund balances so that in situations like this we don't have to go out and pass a bond but also keeping the bond balance at a reasonable level. Brown stated the Piper advised her that one time expenditure like the well and the Council and setting a policy that they will not drop the reserves below a certain level would continue to allow Moody's to be able to give us a good bond rating. Brown stated that they would still go ahead and apply for the SRF loans since we would be using a large amount of our reserves and would still need money to complete the ASR well as it was to come out of existing balances. Council Member Evans asked if it was possible that Des Moines Water Works or Xenia could have some of the same problems at some point and Brown stated that they could. She stated that during conversation with Des Moines Water Works that if we bought water from them we would be considered an interruptible user and we would be the first to go if they needed water. Council Member Evan asked if with all the new construction the 1200 gallons of water per minute will be enough. Brown stated that is why we need to get the ASR well in operation to make up the additional that will be needed. Council Member Altringer asked where the levels are at this time. Mayor Armstrong advised that the wells have gained about 3-4% in static water levels. Brown stated that even if we get average moisture this spring we are not sure what the impact will be since we don't know what the recovery is going to be of our shallow wells. She added that Steve Robinette of PeopleService is concerned and that is why they are moving forward. City staff will continue move forward and come back to Council with numbers when they are available.

Moved by Altringer, Seconded by Patterson; there being no further business, this meeting shall be adjourned at 6:30 p.m.

ATTEST:

Rochelle Williams, City Clerk

Thomas M. Armstrong, Mayor