REGULAR MEETING DES MOINES CITY COUNCIL

MINUTES July 7, 2005

The regular study session of the Des Moines City Council was called to order by Mayor Sheckler at 7:36 p.m. in the City Council Chambers, 21630 11th Avenue South, #B.

PLEDGE OF ALLEGIANCE to the flag was led by Councilmember Petersen.

ROLL CALL - Present: Mayor Bob Sheckler, Mayor Pro Tem Scott Thomasson, Councilmembers Richard Benjamin (arrived at 7:50 p.m.), Gary Petersen, Dan Sherman, Maggie Steenrod and Susan White. Also in attendance were City Manager Tony Piasecki, City Attorney Linda Marousek, Commander Kevin Tucker, Finance Director Paula Henderson and Deputy City Clerk Angela Chaufty.

AGENDA REVISION

Mayor Sheckler announced that the consent item had been removed from the agenda.

DISCUSSION ITEMS

Police Department Substation at Redondo Square

Commander Tucker informed Council that the Police Department had been approached by Joshua Green Corporation with a no-cost five-year lease for office space to establish a Police substation in the Redondo Square Shopping Center. $67,405 Of one-time funds would be required for the building infrastructure, computers, and phone system and the yearly operation costs were estimated to be $12,500. Commander Tucker said that the Police Department could absorb the yearly expenses into their budget.

City Manager Piasecki suggested that real estate excise tax dollars and $15,000 of MCI un-programmed funds be used to cover the substation's one-time expenses.

At 7:50 p.m., Councilmember Benjamin arrived.

Commander Tucker described potential staffing and operational schedule options. He noted that specific plans had not yet been finalized. Officers would have access to the site at all times.

Councilmember Steenrod stated that presence was the key to the success of the facility. A store-front was not adequate if no one was present. Councilmember Steenrod stressed the importance of staffing the facility during key periods of key days. She questioned what duties could be done in the substation that could not currently be done with technology.

Commander Tucker explained that an officer assigned to the area would be able to remain in the area during his entire shift.

Mayor Pro Tem Thomasson voiced support for the project but said that he had concerns with the process and budget impacts. As the City had laid off employees and cut expenses to balance the 2005 budget, he did not want to see the budget increased this year. He said that the project could have been presented to the Public Safety and Transportation Committee for review before being presented to Council.

In response to Councilmember Benjamin's questioning, Commander Tucker said that the Police Department intended to provide the access code to the facility to the surrounding jurisdictions.

Councilmember Benjamin questioned how the success of the substation could be measured. He said that he hoped the facility would increase collaboration between the various jurisdictions.

Councilmember Sherman suggested that the subject be remanded to the Public Safety and Transportation Committee for refinement. He noted that Kent had a substation also.

City Attorney Marousek said that the details of the lease agreement had not yet been fully negotiated.

Councilmember Steenrod agreed with Councilmember Sherman. She also suggested that the police consider using the mobile unit rather than developing a substation.

Mayor Pro Tem Thomasson asked staff to be prepared to address the following issues:

- Access to the facility as some of the information at the sub-station would be sensitive,
- Program evaluation criteria, and
- Formation of an exit strategy.

City Attorney Marousek confirmed that the lease agreement would contain a termination clause.

MOTION was made by Mayor Sheckler, seconded by Councilmember White and passed unanimously to remand the issue to the Public Safety and Transportation Committee with the understanding that it would come back to Council no later than July 28, 2005.

CONSENT CALENDAR

MOTION was made by Councilmember Sherman, seconded by Councilmember Steenrod, and passed unanimously to move the consent calendar to the next agenda.

DISCUSSION ITEMS, CONTINUED

Economic Development Strategy

Councilmember Steenrod presented the following information regarding Ireland's economic development gathered during her Greater Seattle International Trade mission to Ireland:

- Development success based upon dissatisfaction, vision, planning, and perseverance.
- Corporate tax structure reduced to 12.5%, lower than most countries in the European Union.
- Free college education to anyone desiring it.
- Government collaboration with labor, education, and business.
- Successful recruitment of world class firms to locate in Ireland.
- Infusion of European Union money into Ireland's economy.
- Welcoming attitude toward globalization, economic development, and immigration.
- Willingness to change.
- Technology infrastructure installed.

Implementation of these factors has resulted in no unemployment, a highly educated, motivated workforce, an industrial and tax policy supportive of businesses, and an offensive action. Councilmember Steenrod presented a gift from the Mayor of Newry, Ireland to Mayor Sheckler. She distributed a synopsis of the trade mission to Council.

At 8:48 p.m., Mayor Sheckler declared a ten-minute break.

City Manager Piasecki introduced Darrell Vange from Ravenhurst Development, Inc.

Mr. Vange presented an overview of the following core objectives developed through the strategic planning process:

1. Improve the livability and image of the City of Des Moines by creating a vibrant "main street" on Marine View Drive and a pleasant and viable community waterfront through the marina and in the Beach Park.
2. Encourage commercial development and industrial job creation as a means to provide municipal revenues to support the livability projects.
3. Encourage residential development to stimulate single-family home ownership and support a vibrant downtown community.

Mr. Vange noted that a program goal, policy statement, initiatives and tasks had been developed for each core objective. The initiative and tasks were identified in a matrix.

Councilmember Steenrod suggested that the Economic Development Strategy Final Report be placed on the City's website.

Mr. Vange said that he had no objection to the material being placed on the website. He encouraged the City to create a zoning and permitting environment in which the developers knew what to expect and could plan accordingly, to be welcoming, flexible, and creative with projects, and to work with the Chamber of Commerce and Des Moines Boosters to develop goals, identify responsibilities, and build a climate of mutual trust and respect. Regarding the prioritization of the matrix, Mr. Vange urged Council to balance the tasks that will cost money with those tasks that will generate revenues.

Council discussed various methods to determine the prioritization of the matrix contents. Mayor Sheckler said that discussion of the matrix would be on the July 9, 2005 Council retreat agenda. He directed Council to provide the City Manager with a verbal or written list of matrix priorities or to be prepared to identify their priorities at the July 9, 2005 Council Retreat.

Councilmember Steenrod said that the Economic Development Committee could review certain items of the Plan in detail. As government leaders, she said Council needed to take some measure of risk and make changes.

MOTION was made by Councilmember White and seconded by Councilmember Petersen to accept the Economic Development Strategy by Ravenhurst Development.

For the sake of clarity, Mayor Pro Tem Thomasson suggested that the motion acknowledge completion of the consultant's work rather than "accept" the Economic Development Strategy.

The maker and seconder of the motion **accepted** Mayor Pro Tem Thomasson's suggestion **as a friendly amendment**.

VOTE ON MOTION: Motion passed unanimously.

In closing, Mr. Vange urged Council to also identify the no-cost, easy tasks during the matrix prioritization process. In response to Councilmember Steenrod's questioning, he encouraged Council to look closely at the $65,000 proposed for the substation. For instance, he questioned whether a second restroom was necessary.

Draft Ordinance No. 05-122 ***[Assigned Ordinance No. 1366]*** Budget Amendments

Finance Director Henderson requested Council's approval of Draft Ordinance No. 05-122 amending the 2005 adopted budget by authorizing a transfer of $525,000 from the Revenue Stabilization Fund to the General Fund to cure a fund balance deficit and an appropriation of $40,000 in the Arterial Street Fund for repairs to the North and South Twin Bridges. She hoped to use Highline School District building fees to repay the Revenue Stabilization Fund.

MOTION was made by Councilmember White and seconded by Councilmember Sherman to suspend Council Rule 26(b) to consider Draft Ordinance No. 05-122 on the first reading. **VOTE ON MOTION**: Motion passed, 6 – 1, with Mayor Pro Tem Thomasson opposed.

MOTION was made by Councilmember White and seconded by Councilmember Sherman to adopt Draft Ordinance No. 05-122 relating to municipal finance, amending the 2005 budget adopted in Ordinance No. 1356, as amended by Ordinances No. 1359 and No. 1365.

Mayor Pro Tem Thomasson said he would not support the motion as the draft ordinance did not include any commitment or intention to replenish the Revenue Stabilization Fund. He agreed that the structural problem needed to be fixed and understood the need and expediency of the issue but said that Council needed to identify a long-term fix. The City should not rely on one-time money to repay the fund.

In response to Councilmember Petersen's questioning, Finance Director Henderson estimated that the City would receive $800,000 this year from the Highline School District's building permits.

City Attorney recommended that a new Section 3 be inserted into Draft Ordinance No. 05-122. The new section would state that it was the intent of the Council that the fund transfer approved in this Ordinance be repaid to the Revenue Stabilization Fund with 2005 one-time revenues as available.

The maker and seconder of the motion **accepted** the recommendation as **a friendly amendment**.

Councilmember Steenrod said that she shared Mayor Pro Tem Thomasson's concerns. She suggested that Council not entertain other proposals until the budget's structural problem was fixed.

Councilmember Benjamin asked that the revenues resulting from the Landmark by the Sound project not be included in the 2006 budget until the funds were guaranteed.

VOTE ON MOTION: Motion passed unanimously.

Re-Subdivisions of Pre 1937 and 1969 Plats

MOTION was made by Mayor Pro Tem Thomasson, seconded by Councilmember Petersen, and passed unanimously to continue Discussion Item No. 3 to a date to be set by the Mayor.

NEXT MEETING DATES – Special Meeting, July 9, 2005 and Regular Meeting, July 14, 2005

ADJOURNMENT

At 10:28 p.m. **MOTION** was made by Councilmember Steenrod, seconded by Councilmember Petersen, and passed unanimously to adjourn the meeting.

Respectfully submitted,

Angela M. Chaufty
Deputy City Clerk

ACTION ITEMS FROM MEETING OF JULY 7, 2005

- Submit the Police Department Substation proposal to the Public, Safety, and Transportation Committee for review.
- Place a copy of the Economic Development Strategy Final Report on the City's website.