



Roll Call Number

Agenda Item Number

31

Date January 22, 2018

An Ordinance entitled, "AN ORDINANCE to amend the Municipal Code of the City of Des Moines, Iowa, 2000, adopted by Ordinance No. 13,827, passed June 5, 2000, as heretofore amended, by amending Section 2-201, relating to powers and duties of the city manager",

which was considered and voted upon under Roll Call No. 18- 0071 of January 8, 2018; again presented.

Moved by _____ that this ordinance be considered and given second vote for passage.

(Second of three required readings)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
COLEMAN				
GATTO				
GRAY				
MANDELBAUM				
WESTERGAARD				
TOTAL				

CERTIFICATE

I, DIANE RAUH, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.


MOTION CARRIED

APPROVED

Mayor

City Clerk

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 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date: January 8, 2018
	Agenda Item No. 46
	Roll Call No. [18-0071]
	Communication No. 18-023
Submitted by: Pamela S. Cooksey, P.E., City Engineer	

AGENDA HEADING:

An Ordinance to amend the Municipal Code of the City of Des Moines, Iowa, relating to the powers and duties of the City Manager.

SYNOPSIS:

Recommend approval to amend the Municipal Code of the City of Des Moines, Iowa, relating to the powers and duties of the City Manager. Section 2-201 of the Municipal Code of the City of Des Moines addresses the powers and duties of the City Manager, including the authority of the City Manager or his or her designee to execute various types of real estate documents required for public and private improvement projects. This amendment will increase the City Manager's approval limits from \$10,000 to \$25,000 for the approval such real estate documents.

FISCAL IMPACT: NONE

ADDITIONAL INFORMATION:

- Section 2-201 of the Municipal Code of the City of Des Moines addresses the powers and duties of the City Manager, including the authority of the City Manager or his or her designee to execute various types of real estate documents required for public and private improvement projects. This amendment will increase the City Manager's approval limits from \$10,000 to \$25,000 for the approval such real estate documents. This amendment will allow for greater efficiencies in processing various types of low value property interests for public and private improvement projects, resulting in improved service to the public and allowing developers to start work on their projects faster.

PREVIOUS COUNCIL ACTION(S):

Date: May 5, 2008

Roll Call Number: 08-805

Action: Amending Chapter 2 of the Municipal Code regarding powers and duties of the City Manager to execute real estate documents. Moved by Vlassis that this ordinance do now pass, #14,763. Motion Carried 6-1.

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ORDINANCE NO. _____

AN ORDINANCE to amend the Municipal Code of the City of Des Moines, Iowa, 2000, adopted by Ordinance No. 13,827, passed June 5, 2000, as heretofore amended, by amending Section 2-201, relating to powers and duties of the city manager.

Be It Ordained by the City Council of the City of Des Moines, Iowa:

Section 1. That the Municipal Code of the City of Des Moines, Iowa, 2000, adopted by Ordinance No. 13,827, passed June 5, 2000, as heretofore amended, is hereby amended by amending Section 2-201, relating to powers and duties of the city manager, as follows:

Sec. 2-201. Powers and duties.

- (a) The city manager shall be the administrative head of the municipal government and shall have and exercise all the powers and perform all the duties prescribed by I.C. § 372.1 et seq., except as otherwise provided by ordinance, resolution, or motion of the city council. Except as otherwise provided in this Code or by state law, the city manager shall have the power and duty to provide for the issuance and revocation of such licenses and permits as are authorized by law or ordinance. The manager shall supervise and administer the offices of economic development and public affairs.
- (b) The city manager or his or her designee may, in his or her discretion, execute right of entry and access agreements for and on behalf of the city, granting access to specified city property to persons for various purposes, including but not limited to property of conducting surveys, soil testing, or the like grading, filling, construction staging activities, and access to city property outside of street and alley right-of-way for purposes of conducting environmental assessment or remediation activities, all in support of public or private projects, provided that such agreements shall be subject to review and approval by the legal department. Access to city property within city street and alley right-of-way for purposes of conducting environmental assessment or remediation activities shall be granted pursuant to the requirements of division 2 of article XI of chapter 102 of this Code. The city manager shall develop a schedule of reasonable charges for the grant of access to city property, provided that such charges shall be waived when such access is sought by a governmental entity or by a contractor or consultant engaged in work on behalf of a governmental entity.
- (c) The city manager or his or her designee may, in his or her discretion, execute right of entry and access agreements for and on behalf of the city to secure access to private property or property owned by other governmental entities by city personnel or city contractors or consultants for the performance of required activities thereon in support of city projects or operations, provided that the compensation paid by the city for such access does not exceed \$2540,000.00 and provided that such agreements shall be subject to review and approval by the legal department.

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- (d) The city manager or his or her designee may, in his or her discretion, execute temporary easements for construction and demolition and temporary backslope and property adjustment easements, for and on behalf of the city, to secure access to private property or property owned by other governmental entities by city personnel or city contractors as needed in support of the construction, repair, or replacement of public improvements, provided that the compensation paid by the city for each such temporary easement does not exceed \$2510,000.00 and provided that such temporary easements shall be subject to review and approval by the legal department.
- (e) The city manager or his or her designee may, in his or her discretion, execute the following types of real estate documents for and on behalf of the city, provided that such documents have been reviewed and approved by the legal department:
- (1) Documents releasing tenant's interests, or involving other temporary property interests, including maintain vacancy agreements and rental agreements, in support of the construction, demolition, repair or replacement of public improvements, provided that the compensation paid by the city under such real estate documents does not exceed \$2510,000.00;
 - (2) Documents involving initial and renewal lease agreements for terms of less than three (3) years for the lease of city-owned property that is not needed for municipal purposes during the lease term;
 - (3) Acceptance of any deed, easement, covenant, or other interest in real estate conveyed to the city, provided that the compensation paid by the city under such real estate document does not exceed \$25,000-at no cost, as a condition of receiving city approval of any plat of survey, site plan or other development proposal; and
 - (4) Documents releasing the city's interest in promissory notes and loan agreements for loans given by the city and administered by the city's office of economic development or the neighborhood conservation services division of the community development department, and in mortgages, deeds of trust, and similar liens given as security for such loans, in the event that the underlying loan has been paid in full in accordance with the terms thereof. Notwithstanding the foregoing, execution of documents releasing the city's interest that involve partial or full loan forgiveness or amended loan or collateral terms require prior city council approval by resolution.
 - (5) Documents subordinating the city's interest under subordinate mortgages and liens on private property and amendments thereto, to allow the refinancing of the senior mortgages and liens on such property when the city manager determines it to be in the city's interest and without material impact on the city's security interest in the property for proper and timely performance of the property owner's obligations to the city.
 - (6) Documents consenting to the assignment of all or some portion of the owner's interest in a contract with the city for economic assistance for the development or redevelopment of the owner's property, and to the assignment of all or some portion of the owner's interest in such property, when the city manager determines it to be in the city's interest and without material impact on the city's security

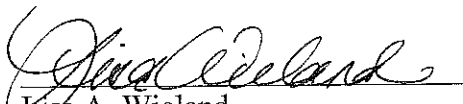
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interest in such property for proper and timely performance of the owner's obligations to the city.

- (7) Documents representing or certifying to a third party that, except as specifically noted in the document, the city has no knowledge or record that another party to a contract, lease or other agreement with the city is in default or noncompliant with such contract, lease or agreement, when the city manager determines it to be in the city's interest to make such representation or certification.
- (8) Documents consenting to the lessee's assignment of its interest in a lease for city property.
- (9) Documents releasing the city's easement interest in a property, provided city staff has determined said easement interest is no longer needed and the fair market value paid to the city for the release of said easement interest does not exceed \$25,000.
- (f) The city manager or his or her designee may, in his or her discretion, make application and/or execute licenses, easements or agreements for the grant to the city of crossing rights for municipal utilities or facilities in railroad rights-of-way, as provided in section 476.27(2)(b) of the 2001 Code of Iowa and in the rules promulgated pursuant thereto, provided that the compensation paid by the city for such rights does not exceed \$2540,000 and provided that such documents shall be subject to review and approval by the legal department.
- ~~(g) The city manager or his or her designee shall prepare a report to the city council of the documents signed and property interests acquired and amounts paid for those interests under authority of this section on a quarterly basis.~~

Section 2. This ordinance shall be in full force and effect from and after its passage and publication as provided by law.

FORM APPROVED:


Lisa A. Wieland
Assistant City Attorney