



August 2014

West Des Moines *ENewsletter*

West Des Moines Reaffirms Aaa Credit Rating



I am pleased to announce that the City of West Des Moines will maintain its Aaa credit rating from Moody's Investors Services. Moody's Investor Services released the Aaa rating on July 22, 2014 and the rationale for presenting the City with the top rating available. These factors included the City's sizeable tax base at \$6.2 billion with ongoing growth, solid financial management practices and healthy General Fund Reserve at 49%, and a prosperous business climate evidenced by recent announcements from Microsoft and Wells Fargo of future expansions within the City of West Des Moines.

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The City establishes a credit rating from both Moody's and Standard & Poor's Rating Services; rotating between services for credit ratings each year. The City is currently planning to issue an estimated \$14.5 million dollars in General Obligation bonds for upcoming projects that will include proposed improvements to right-of-way for streets and utilities, park improvements including construction of trails, portions of the new regional animal shelter, and refunding of a previous general obligation bonds.

As City Manager, I was very pleased with the maintenance of the Aaa rating, especially in light of revised rating system metrics which make it more difficult to achieve the top level bond rating. Maintaining the top credit rating shows our commitment to sound fiscal management and fostering an environment for business expansion and growth. The City processed a total of 1,105 building permits in FY 2014 with added valuation of over \$404 million dollars.

The top rating will be highly beneficial for the City as it moves forward with the upcoming general obligation bond sale in August. The rating will allow the City to compete in the marketplace and garner lower interest rates for the repayment of debt. The City has maintained a Aaa bond rating from Moody's since July of 2010 and a rating of AAA from Standard & Poor's Rating since February of 2005. The cities of West Des Moines and Iowa City are the only two cities in Iowa with the Aaa rating from Moody's. The full report regarding the City of West Des Moines credit rating can be found at: <https://www.moody.com/credit-ratings/West-Des-Moines-City-of-IA-credit-rating-812180>.

Economic Indicators	City of West Des Moines	National Comparison
Socioeconomic Indices: Median Family Income	\$85,194	\$64,585
Unemployment Rate (May 2014)	3.9%	6.3%
Fund Balance	49%	25% (standard)
FY 2014		
Valuation per Capita	\$109,962	
Debt per Capita	\$3,571. 25	
Total Building Permits	1,105	
Building Permit Valuation	\$404,077,574	

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Jordan Creek Town Center Celebrates 10-Year Milestone

Jordan Creek Town Center celebrate a major milestone on August 4th as the regional lifestyle center celebrated its 10 year anniversary of opening. The area has grown by leaps and bounds with new restaurants and community draws like the lighting of the Christmas Tree, special events to kick off Drake Relays, and other entertainment throughout the year.

The Des Moines Register articles on the milestone can be found [here](#). As the article points out, there will be change in the stores in the near future with some of the 10-year leases

Coming Soon: Nordstrom's Rack

Set to open in late October, Nordstrom's Rack will join the area north of Dick's Sporting Goods called the Plaza at Jordan Creek. Read more, [here](#). The retail store will offer discounted merchandise for men, women, juniors, and children. Missed this update? [Follow](#) PositionedPerfectly on twitter or facebook for updates on new businesses and developments as they progress. 

Des Moines-West Des Moines Metropolitan: Top Metro Area for Millennial Homebuyers!

The Des Moines-West Des Moines Metropolitan area was named the #4 metro area for homeownership by Millennials by the National Association of Realtors. Read more, [here](#).

50266: Named one of Hottest Zip Codes!

One of the major zip codes for West Des Moines, 50266, has been named by SML, the 4th hottest zip codes for new homeowners. [Read more](#) about how the ranking was developed and how to choose the right neighborhood for you.

Seeking School Supplies



West Des Moines Human Services will be holding its annual school supply distribution for qualifying low-income households the week of August 11th.

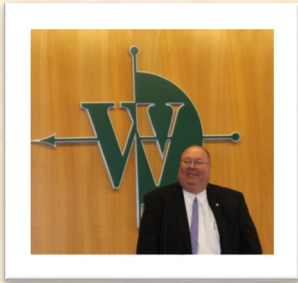
Last year, 440 children received backpacks and school supplies due to the generosity of the community. Please consider donating supplies or making a cash contribution which allows us to buy items in bulk. **Supplies needed include:** folders, notebooks, colored pencils, markers, crayons, calculators, supply boxes, glue, scissors, rulers, protractors, compasses, paper, pencils, erasers, pens, backpacks, etc. Please drop off your donation to the Human Services office at 318 5th Street by **August 8th**. The West Des Moines Public Library will also have a collection box for supply donations. Thank you for your support!



Save the Date !

Please join us on September 28th at Flemings Prime Steakhouse & Wine Bar for the 5th Annual "Sunday Supper In Our Town" fundraising event as we raise dollars to assist our low-income, elderly and disabled neighbors. Share a delicious meal, great conversation and a wonderful evening of giving back to the community. Tickets are \$125 each. Sponsorships are available.

Please call 222-3663 for more information or visit our website at www.wdmhumanservices.com
We hope to see you there!



Deputy City Manager/City Clerk Jody Smith, retired on July 31st, 2014 after more than 25 years of service to the City of West Des Moines. Over the course of

25 years, Jody has served as the City Clerk, Finance and Budget Director, Director of Administrative Services, several “interims” including interim City Manager, and lastly, the Deputy City Manager. Jody has provided invaluable expertise and leadership to boards including the regional Wastewater Reclamation Authority, Iowa Communities Assurance pool, Iowa Public Agency Investment Trust, and the Municipal Fire and Police Retirement System of Iowa. Jody is revered throughout the City and held in the highest regard. Jody and his wife, Tricia will remain citizens of West Des Moines.



[WDM Aquatic Centers: End of Summer Hours](#)

With school starting mid-August and life guards heading back to school, the City of West Des Moines will be setting close dates and new hours to make sure all pools are operated with the utmost safe conditions. See below the revised schedule.

[Valley View Aquatic Center](#)

Closes August 10th at 6 p.m.

[Holiday Aquatic Center](#)

Week of August 10-17th hours: 12-6 p.m.

Closes August 17th at 6 p.m.

[American Legion & Raccoon River Park Spraygrounds](#)

Closes September 1st at 7 p.m.

Household Hazardous Waste

West Des Moines offers a number of options for ridding your home of hazardous waste throughout the year.

On Saturday, June 28th, a Hazardous Waste Drop-Off event was held at Valley Stadium. 272 vehicles brought a total of 7,843 lbs. of items such as anti-freeze, fluorescent lights, batteries, oil based paint and aerosols.

Did you miss the event? There will be another drop-off opportunity at the Clive Aquatic Center on October 25th!

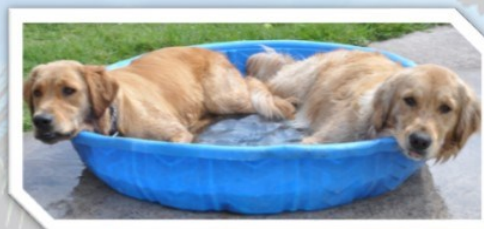
Don't want to wait until October? West Des Moines, in partnership with Metro Waste Authority (MWA), offers a House-Side Collection. For a \$25 per use fee, residents receive one or two 12-gallon bins, large plastic bags if requested for larger items, and instructions. Fill your bins, then call MWA for pick-up, and it will be collected from your door on the 2nd Friday of the month. This service is available to all residents receiving city-provided waste collection and townhome residents with private driveways. For full information, visit this link: [House-Side Collection for Hazardous Waste](#)

All residents may take advantage of taking their household hazardous waste to the Metro Hazardous Waste Drop-Off site at 1105 Prairie Drive SW, Bondurant, Iowa 50035. Here is a link to the information on Metro Waste Authority's website: [Metro Hazardous Waste Drop-Off Information](#)

Beat the Heat!

Beat the Heat

Extreme summer heat can be dangerous to anyone. Those with the highest risk include pregnant women, infants, young children, the elderly, persons with chronic illnesses or disabilities, and workers or athletes exposed to heat. Pets and livestock are also susceptible to extreme heat conditions.



Symptoms of Heat Exhaustion

Heat Index	Possible heat disorders for people in high risk groups
80°-90°	Fatigue possible with prolonged exposure and/or physical activity.
90°-105°	Heatstroke, heat cramps and heat exhaustion possible with prolonged exposure and/or physical activity.
105°-130°	Heatstroke, heat cramps and heat exhaustion possible with prolonged exposure and/or physical activity.
130° or higher	Heatstroke highly likely with continued exposure.

- * Headaches, dizziness or lightheadedness
- * Weakness
- * Upset stomach or vomiting
- * Confusion
- * Fainting
- * Pale, clammy skin

Helpful Tips for Dealing with the Heat

- * Drink lots of water
- * Avoid alcoholic and caffeinated beverages
- * Stay in an air conditioned location if possible; West Des Moines Library is a local cooling center
- * Wear light, loose-fitting clothing; avoid heavy, dark clothing
- * Avoid going out in the hottest part of the day
- * Sit with feet in cool water
- * Eat light, easy-to-digest foods such as fruit or salads; avoid eating heavy foods that are hard to digest
- * Avoid physical exertion
- * If outdoors, take frequent, short breaks in shaded areas

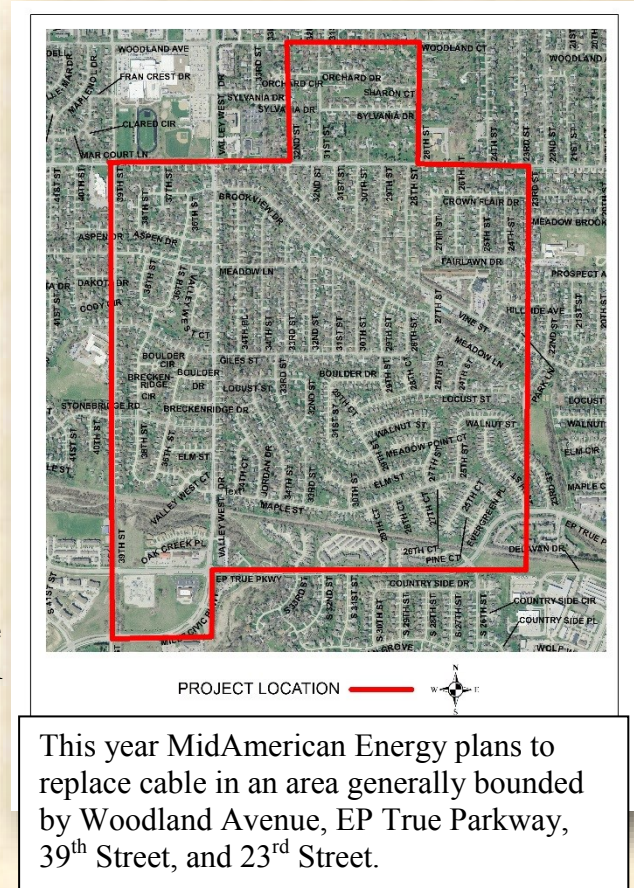
Underground Electric Cable Replacement

Currently there are areas in West Des Moines with underground electric cable which was installed 30-40 years ago. In mid-July, MidAmerican Energy notified residents that work was beginning on a project to replace several miles of the primary underground cable that provides electricity to their area. MidAmerican Energy contractors Communication Technologies and Par Electric are working together on the project, which is scheduled for completion in October.

Properties which may be affected by this project have easements in front and/or back yards for the purpose of maintaining utilities. Crews will need access to these easements during the cable replacement work. If it is found that a transformer needs to be replaced, there could be holes dug which will be open for a period of time while protected by flexible fencing. If the work results in alteration to a resident's landscaping, MidAmerican Energy repairs the landscape work and restores the property once the cable replacement project is completed.

Through the duration of the project, when necessary to temporarily interrupt electric service, MidAmerican Energy or its contractors plan to notify residents three to five days in advance of the interruption.

Terry Ousley, Vice President, Customer Satisfaction for MidAmerican Energy said, "We appreciate our customers' patience and understanding as we work to improve their electric service." He added that residents with questions or concerns about the project may contact MidAmerican Energy's Customer Service department at 888-427-5632.



This year MidAmerican Energy plans to replace cable in an area generally bounded by Woodland Avenue, EP True Parkway, 39th Street, and 23rd Street.

A tip to more quickly get through MidAmerican Energy's automated phone system:

- A) Dial: 888-427-5632
- B) After the automated message that the call may be recorded, press
- C) 4
- D) You'll be asked for your 10 digit account number. Say "I don't have it". Then press
- E) 0
- F) 1

Project Updates

A View from Above...

Our Traffic Engineer is very diligent about monitoring traffic flow and adjusting traffic signals within the City using the traffic cameras mounted at intersections. On occasion he's treated to a special event occurring on the streets such as the Independence Day Parade in West Des Moines!



Construction Update

2014 Intake Program: Ten (10) of Eighteen (18) intake structures have been rebuilt.

2014 Sewer Cleaning & Televising Program: 25% Completion

Woodland Park Sewer Rehabilitation: Clearing/grubbing has been completed, and sewer installation has started.

Sheraton & North Slope Lift Station Improvements: Improvements to the Sheraton Lift Station will near completion in the next week or two.

2014 Sewer Lining Program: This project of repairing sewer mains at various locations has just recently started and is anticipated to be complete in the fall.

2013 Sidewalk Program: Construction is expected to begin in September.

2014 HMA Program – This project of resurfacing various streets with asphalt will begin in August.

