

CITY COUNCIL MEETING

Tuesday, March 11, 2014

Grimes City Hall 5:30 P.M.

The regular meeting of the Grimes City Council was called to order by Mayor Armstrong on Tuesday, March 11, 2014 at 5:30 P.M. at the Grimes City Hall. Mayor Armstrong led the Pledge of Allegiance. Roll Call: Present: Blackford, Patterson, Altringer, Bickford Absent: Evans

GENERAL AGENDA ITEMS.

APPROVAL OF THE AGENDA

Mayor Armstrong asked for approval of the agenda.

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

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

Approval of the Consent Agenda

A. Minutes from meeting on February 25, 2014 B. Mississippi Lime – bulk lime - \$3,690.25 (*lime is used at the water treatment plant*) C. Municipal Supply Inc –\$25,932 (*new housing and meters for irrigation*) D. Municipal Supply Inc. - \$3,198.20 (*meters for commercial buildings and new housing*) E. Change Order #2 Layne Christensen for the Jordan Well –(*deduct of \$31,885.50 for revised quantities, deduct of \$12,024.00 due to high capacity of new well depth change, add \$16,102 Change check valve and increase valves from two to three, add \$9,743 due to high capacity of well a need for a larger pump and motor adaptor overall reduction of \$18,064.50*) F. Fertilizer and Weed Control Contract with TruGreen for 2014-2015 Fiscal Year - \$43,413(*fertilizer and weed control for City*) G. Resolution 03-1414 Waiving The City of Grimes Right to Review the Plat of Beaver Crossing Plat 2 Within the Two Mile Unincorporated Area of Polk County (*the City has the right to review or waive the City's right to review on plats with two miles of the unincorporated area of Polk County*) H. Set a Public Hearing and Action for Planning and Zoning for April 1, 2014 and a Public Hearing and Action for the Grimes City Council for April 8, 2014 to Adopt of the Grimes Official Zoning Map (*hearing to amend the zoning map*) I. Pay Request #6 Layne Christensen Company for the Jordan Well - \$65,624 (*progress payment*) J. Claims dated March 11, 2014 date \$374,353.48.

Moved by Patterson, Seconded by Blackford; the Consent Agenda shall be approved.

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

FIRE CHIEF REPORT

Chief Krohse was present to update the Council on the department for the month of February. He advised the department went on 67 calls for the month of which 56% were EMS. Chief Krohse stated that Mayor Armstrong and City Administrator Brown were present last week to receive a formal grant presentation from Prairie Meadows for \$10,000 towards an automated defibrillator called LUCAS device. The fire department will pay the remaining cost of the device.

PATROL REPORT

Deputy Ballinger from the Polk County Sherriff's department was present to update the Council. He advised that from February 12, 2014 through March 11, 2014 they have received 297 calls for service and had 143 traffic stops for a total of 440 calls of which 51 cases were made.

PUBLIC AGENDA ITEMS

A. Public Hearing on a Request from R & R Realty Group on behalf of Stang Property LLC to rezone 15.71 acres from A-1 Agricultural District to M-1A Commercial and Limited Light Industrial
Mayor Armstrong opened the Public Hearing at 5:40 pm.

Greg Cabalka of Kirkham Michael, 11021 Aurora Avenue, Des Moines Iowa addressed the Council on behalf of R&R Realty Group. Cabalka stated that the western portion of this property is currently zoned A-1 and the eastern portion is zoned M-1A. He added that this property is located at the intersection of SE 37th Street and South James Street. He advised that due to changes in possible tenants they were requesting to change the zoning on the western portion to M-1A. Cabalka stated that at full build out these buildings would be 250,000 square feet. He added that they agreed to the last staff letter from Fox Engineering that would require some restrictions on the property and subject to approval from Council on some changes to the zoning map. There being no further oral or written comments the hearing was closed at 5:43 pm.

B. Ordinance #626 First Reading on a request from R&R Realty Group on behalf of Stang Property LLC to rezone 15.71 acres from A-1 Agricultural District to M-1A Commercial and Limited light Industrial *(this is the first of three readings that need to be approved for the zoning to be changed)*

City Engineer Gade advised that the comprehensive land use plan for the City showed this area as business office or light industrial and this request meets those guidelines. Gade also advised that this property is in the Highway 44 Overlay Zone 2 District and so revisions would need to be made to the Zoning Map. He also stated that the Planning and Zoning Board had reviewed this request at length and had come up with the following recommendations to allow the rezone. Gade stated it would require 25% variation of the building façade of which 12.5 % of that variation is glass, modifying it to allow manufacturing as long as no storage or manufacturing would be allowed outside the building. He went on to add that as part of the zoning approval that ROW and utility easements will be dedicated to the City. Gade added that he recommended that landscaping shall be per the Hwy 141 Zone 2 requirements, all loading docks and dumpsters facing City ROW shall be screened. He also provided an overview of what type of businesses would not be allowed. Gade also advised that both buildings would have the same façade on front and back. Council Member Patterson added that Planning and Zoning spent a long time on making sure this design would meet the expectations of the area. He added that Planning and Zoning did request the elevation drawings. Tom Rupperecht of R & R Realty addressed the Council. He advised that they were in agreement with all staff comments and would have elevation drawings at the next meeting.

Moved by Patterson Seconded by Bickford; the First Reading of Ordinance #626 on a request from R&R Realty Group to rezone 15.71 acres from A-1 Agricultural District to M-1A Commercial and Limited Light Industrial subject to Fox Engineering letter dated March 6, 2014 and subject to the approval to the revised Zoning Map shall be approved.

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

C. Prairie Business Park Site Plan *(site is located at the SE corner of SE 37th and South James Street)*
Greg Cabalka of Kirkham Michael, 11021 Aurora Avenue Des Moines addressed the Council on behalf of R & R Realty Group. Cabalka stated that this site plan consists of two buildings that will contain 250,000 square feet. He added that the buildings would be constructed in phases as client demand dictated but the entire site would be graded. Cabalka stated that the first building will be started on the NW corner of the lot and will expand south as tenant demand requires. He added that an access point will be off of SE 37th Street and two access points off of James Street. Gade noted that additional landscaping would be provided along 37th Street to improve screening and would meet the Hwy 141 Zone 2 requirements. Gade City Engineer advised that at a later date the developer would be responsible for sidewalks along the front of these properties when desired by the City. He added that signage would be addressed later in the process. Gade stated that the grading was within the requirement of the Hwy 141

Zone 2. He added that Planning and Zoning approved this plan subject to seeing detailed elevation plans. Council Member Altringer asked about a timeframe on the buildings. Cabalka stated they were unsure at this point.

Moved by Patterson, Seconded by Bickford; the Prairie Business Park Site Plan subject to the elevation plans shall be approved.

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

D. Autumn Park Plat 4 Preliminary Plat (12.17 for 26 single family lots, NW of Autumn Park Plat 3)

Dean Roghair of Civil Design Advantage, 3405 SE Crossroads Drive, Suite G, Grimes was present. Roghair stated that his plat consists of 12.17 acres with 26 single family lots and is zoned R2-60. He added that this plat is located north west of Plat 3. City Engineer Gade did not have any further comments and advised that Planning and Zoning had approved the plat.

Moved by Bickford, Seconded by Altringer; Autumn Park Plat 4 Preliminary Plat shall be approved.

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

E. 3250 SE Gateway Drive Site Plan

Emily Harding of Civil Design Advantage, 3405 Crossroads Drive Suite G, Grimes was present on behalf of the developer, Clean Flooring. Harding advised that this property will be used for a wholesale landscaping and carpet cleaning business. She advised that the developer is seeking a waiver for the requirement of paving the storage area with concrete and proposed to use asphalt millings. Harding stated that the storage area would be holding large landscaping boulders and other materials that could potentially crack any concrete paving. She also advised that the developer would be providing berms, fencing and landscaping to screen the storage area from view. Council Member Altringer asked how the waiver for requirement for paving would work if there is a change of use. Public Works Director Joe McAreavy advised that this is something that is monitored by staff and would be a site violation if there was a change of use. Council Member Blackford asked if the bulk bins would be an issue and City Engineer Gade advised that they are being used in a nearby business with no problems as the screening was good. Gade stated that Planning and Zoning did recommend approval and approved the waiver. Moved by Altringer, Seconded by Blackford; the Site plan for 3250 SE Gateway Drive Site Plan shall be approved subject to Fox Engineering letter dated February 27, 2014 and the waiver to allow for asphalt millings on the storage area shall be approved.

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

F. Public Hearing and Action on Amendment of Current City Budget

Mayor Armstrong opened the Public Hearing at 6:11 pm. There being no oral or written comments, the Public Hearing was closed at 6:11 pm. City Administration Brown advised that the revenue increases were due to increases in water and sewer revenue, building development fees due to increases in housing and also an additional \$1Million in financing for the SRF loan for the new Jordan Well. Increases in spending are due to the new Jordan Well, building development fees, remodeling of the library, remodeling the old city hall and new city hall to increase efficiency of existing space. She added that one million dollars of reserved funds are being used for these projects.

Moved by Patterson, Seconded by Bickford; Resolution 03-0314 shall be approved approving the Amendment of the 2013-2014 Fiscal budget.

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

G. Public Hearing and Action on Budget Estimate for Fiscal Year July 1, 2014-June 30, 2015

Mayor Armstrong opened the Public Hearing at 6:15 pm. There being no oral or written comments the Public Hearing was closed at 6:15 pm.

Moved by Bickford, Seconded by Altringer; the Budget for Fiscal Year July 1, 2014 – June 30, 2015 shall be approved.

City Administrator Brown advised that the tax rate is staying the same. She advised that the rollback was increasing from 52.82 percent to 54.40 percent. Brown advised that comes out to an increase of a little over \$3.00 per month for a home valued at \$200,000. She added that all over the City valuation increased by \$29 million dollars. She stated that the \$1 million dollars from the amended budget and \$350,000 from the current budget are coming from reserves. Brown reviewed again that this would be used for parks, continued work on Glenstone Park, remodeling of the library, remodeling old city hall and new city hall. She added that along with a general fund difference of about \$200,000 she felt very confident that with the increases in valuations next year she anticipates running a balanced budget next year. Brown stated that we will be increasing two weekend shifts from 6 a.m. to 6 p.m. for the Fire Department along with an additional 40 hours a week from the Polk County Sheriff's Department and then another additional 40 hours a week the following year. She stated there has been a lot of emphasis on Public Safety this year. Council Member Patterson wanted to thank everyone at the table for having a good budget that left water rates and tax rates frozen. He added this has been true for over 10 years. He added that we are going to be able to offer more in the way of Public Safety and Economic Development which are all good things about this budget. Patterson stated that it has been a pleasure to work together. Roll Call: Ayes: All. Nays: None. Motion passes: 4 to 0.

PUBLIC FORUM

No one addressed the Council

COUNCIL ACTIONS

No Action

COUNCIL DISCUSSIONS

1. Mayor's Report

Mayor Armstrong advised that two members on the Park and Recreation Board are not going to be able to fill their terms on the board due to conflicts. He stated that they were Bill Breed and Don Kellogg. Mayor Armstrong advised that we have two applicants for this board and if anyone knows of someone who is interested please have them get their applications in right away. Mayor Armstrong advised that there are two open seats on the Board of Adjustment. He advised that he recommended appointing Cynthia Letch to the open position. He advised that there would still be one open position. Moved by Altringer, Seconded by Blackford; Cynthia Letsch shall be appointed to the Board of Adjustment for an open term to expire on Jan 1, 2017.

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

2. City Attorney's Report

Attorney Fisk had no report.

3. City Engineer's Report

City Engineer Gade had no report.

4. City Staff Report

City Administrator Brown advised that she had a questionnaire in the water bills at the Council's request regarding chickens in the City limits. Brown advised she received about 50 "yes" votes but the majority were no. She advised that the survey was also going to be coming out in the Grimes Living Magazine so she will update the Council as more surveys are received. Brown added that an idea had come up that maybe a particular piece of ground be used for this or work with the school. She stated that this could be in an agricultural area and out of residential areas.

5. Old Business

None

6. New Business

None

ADOURNMENT

Moved by Altringer, Seconded by Blackford; there being no further business, the meeting shall be adjourned at 6:23 pm.

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

ATTEST:

Rochelle Williams, City Clerk

Thomas M. Armstrong, Mayor

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