

CITY COUNCIL MEETING

Tuesday, May 10, 2016

Grimes City Hall 5:30 P.M.

The regular meeting of the Grimes City Council was called to order by Mayor Pro Tem Altringer on Tuesday, May 10, 2016 at 5:30 P.M. at the Grimes City Hall. The Pledge of Allegiance was led by Mayor Pro Tem Altringer

Roll Call: Present: Altringer, Bickford, Hamp, Johansen. Absent: Blackford

GENERAL AGENDA ITEMS.

Approval of the Agenda

Mayor Pro Tem Altringer asked for approval of the agenda with a request to move item D to the beginning of Public Agenda

Moved by Hamp, Seconded by Bickford; the Agenda with the change to move item D under Public Agenda to the beginning shall be approved.

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

Approval of the Consent Agenda

A.Minutes from previous meeting B.Change Order #4 Jensen Construction Company for the Heritage at Grimes Plat 2 Phase 2 Little Beaver Creek Tributary Crossing increasing contract \$9,549.24 (increase in additional labor, materials, and equipment necessary to repair broken sewer line near the Heritage box structure) C.Resolution 05-0116 Waive Right to Review Stage Coach Estates Plat 1 and Plat 1 D. Proposal for Structural Tests and Special Inspections for Grimes Water Waste Water Improvements by Allender Butzke Engineers Inc. E. Mississippi Lime Company \$3,597 (lime for water plant) F.Harn R/) Pilot Lease \$3,000 4/20/15-5/19/16 G. McKinney Excavating \$5,851.23 (repair road due to high construction traffic to Heritage) H. Central Pump & Motor, LLC \$4,280 (installation of filter effluent flow meters damage in flood) I. Beaverbrooke Development Co. \$22,839.97 (reimbursement for NE Park Drive turn lane) J.Kum & Go #141 Alcohol License Renewal K.Kum & Go #237 Alcohol License Renewal L. O'Halloran \$6,948.16 (repairs to engine of Truck #39) M.Change Order #1 to McAninich Corporation for the Crossroads Business Park of Grimes Plat 6 SE Destination Drive Extension increasing contract \$6,813.72 (stabilization of flared end section outfall at south end of development) N. Change Order #3 Covenant Construction Services for the 2015 Grimes Parkland Improvements Project increasing contract \$24,715.04 (addition of sidewalks, grading for swing area, 10ft gates for servicing the batting cages, dugout modifications, overhead door stop) O. Changer Order #4 Covenant Construction Services for the 2015 Grimes Parkland Improvements Project increasing contract \$24,276.78 (addition of trail to connect North Sports Complex Trail to James Pointe and James Pointe Plat 2 sidewalk/trail network) P. Pay Application #4 Covenant Construction Services for the 2015 Grimes Parkland Improvements Project \$141,329.04 Q. Pay Application #1 to Concrete Technologies, Inc. for Heritage at Grimes Plat 2, Phase 4 Division I and Division II \$18,984.56 R.Pay Application #8 Jensen Construction Company for Heritage at Grimes Plat 2 Phase 2 – Little Beaver Creek Tributary Crossing \$308,910.55 S.Replacement Fence at NE Jacob – Affordable Fencing - \$11,295 T.Claims Report in the amount of \$910,764.04.

Moved by Bickford, Seconded by Hamp; the Consent Agenda shall be approved.

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

Fire Department Report

Deputy Fire Chief Schipper updated the Council on the department. He advised that year-to-date they have gone on 308 calls which is 40 ahead of this time last year. He stated that for the month of April there were 76 calls for service with 58% being EMS and 42% for other. Deputy Schipper thanked the citizens and business who supported them with another outstanding fund raiser for the Fireman's Association annual pancake feed. He stated that 1581 people were served. Schipper thanked Mercy One for bringing in the helicopter, the Shriners for the clowns and balloons, Dan's Locker for cooking and providing sausage, donations of tractors and hay for the shuttles and all the business who contributed. Mayor Pro Tem Altringer thanked the Fire Department for a great event.

Mayor Armstrong arrives at 5:36 pm and assumes the gavel.

Patrol Report

Deputy Ballinger from Polk County Sheriff's department was present to update the Council. He advised that for the month of April they had 386 calls for service with 206 traffic stops, 4 disturbances and 31 accidents. He added they were putting out extra patrol in high traffic areas.

PUBLIC AGENDA

D. Autumn Park Plat 5 Final Plat

Emily Harding with Civil Design Advantage, 3405 SE Crossroads Drive Suite G, Grimes addresses the Council on behalf of Grimes Lots LLC. Harding stated that this plat will have 50 single family lots and is located north of 1st Street and west of Brookside Drive. She added this has a series of outlots along Brookside Drive that contain detention basins which will be deeded to the City. City Engineer Gade stated that they had no issues but asked that it be approved subject to their letter dated April 28, 2016. City Administrator Brown asked that it be clear that the Plat approval is subject to the receipt of the outstanding creek improvement fees.

Moved by Altringer, Seconded by Bickford; Autumn Park Plat 5 Final Plat shall be approved.

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

A. Gateway Industrial Park Final Plat

Brent Culp of Snyder & Associates, 2727 SW Snyder Blvd, Ankeny, Iowa addressed the Council on behalf of the OPUS Group along with Jeff Smith of the OPUS Group. Culp advised this is a plat containing two lots. Culp stated this plat includes the extension and improvements of SE Gateway Drive to M-KEDS property located to the south. He added that approximately 210 acres of undeveloped land drain onto this property from the west and to address the water flow anticipated with a 100 year rain event they would be establishing easements and detention basins on the north end of the lots. Culp stated they would also install twin 4 by 8 box culverts under SE Gateway Drive that will outlet to the Highway 141 storm drain culvert.

Moved by Bickford, Seconded by Altringer; Gateway Industrial Park Final Plat shall be approved subject to Fox Engineering letter dated April 28, 2016.

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

B. Gateway Industrial Park Plat 1 – Lot 1

Brent Culp of Snyder & Associates, 2727 SW Snyder Blvd, Ankeny, Iowa addressed the Council on behalf of the OPUS Group along with Jeff Smith of the OPUS Group. Culp stated they are proposing a 175,000 square foot industrial building on lot 1. Culp outlined the building to the Council. Council Member Johansen commented that the look of the building did not fit with the vision along Hwy 141 and the Highway 141 Overlay requirements. He added this is the main entrance into Grimes and this building did not fit with the look the residents would want. Council Member Altringer and Council Member Hamp supported Johansen. Council Member Bickford stated he was happy with the proposal from OPUS as presented and did not see a need for any changes. Eldon Schlenker of 301 NE 4th Street, Grimes addressed the Council. He stated he owned property close to this development and had no issues with the design of the building. Discussion continued between the Council and Culp and Smith as to the look of the building. After giving some direction to the OPUS Group as to what the Council would like to see with this building it was decided to postpone the approval of this building and ask the OPUS Group to work with City staff on the design of the building to come up with something that would meet the Council's request.

Moved by Johansen, Seconded by Altringer; action on the Gateway Industrial Park Plat 1 – Lot 1 be postponed until the May 24, 2016 meeting.

Roll Call: Ayes: Johansen, Altringer, Hamp. Nays: Bickford. Motion passes: 3 to 1.

C. Gateway Industrial Park Plat 1 – Lot 2

Brent Culp of Snyder & Associates, Inc. 2727 SW Snyder Blvd, Ankeny, Iowa addresses the Council on behalf of the OPUS Group along with Jeff Smith of the OPUS Group. Culp stated the proposed 350,000 square foot building would be on 18.5 acres on the west side of SE Gateway Drive. The Council address that this parcel is located in the transportation overlay district and again felt this building did not meet the design standards they were looking for in this area. Council asked the OPUS Group to work with staff on this building too and come back in two weeks to the Council meeting.

Moved by Johansen, Seconded by Altringer; action on Gateway Industrial Park Plat 1 Lot 2 be postponed until the May 24, 2016 meeting.

Roll Call: Ayes: Johansen, Altringer, Hamp. Nays: Bickford. Motion passes: 3 to 1.

E. Public Hearing on a request from Beaverbrook Development Company to rezone 3.85 acres currently zoned Planned Unit Development (PUD) Single Family to PUD-Planned Unit Development Multi-Family Medium Density

Mayor Armstrong opened the Public Hearing at 7:00 pm. There being no oral or written comments the Hearing was closed at 7:00 pm.

F. Ordinance #655 First Reading An Ordinance Amending the Grimes Official Zoning Map, Pursuant to the Code of Ordinance Section 165.05 By Changing the Zoning of 3.85 acres currently zoned Planned Unit Development (PUD) Single Family to PUD-Planned Unit Development Multi Family Medium Density known as Heritage At Grimes

Moved by Johansen, Seconded by Bickford; the First Reading of Ordinance #655 changing the zoning from PUD Single Family to PUD Multi Family Medium Density shall be approved.

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

G. Public Hearing and Resolution 05-0116 Amendment and Certification of City Budget for the Fiscal Year Ending June 30, 2016

Mayor Armstrong opened the Public Hearing at 7:01 pm. There being no oral or written comments the hearing was closed at 7:01 pm. Mayor Armstrong stated that the major revenue adjustments come from an increase in building permit fees received; RUT received an increase due to the increase in population from our Special Census and the loan proceeds for the new fire truck. He stated the changes in expenditure are due to an increase in RUT expenditures, park capital due to the North Sports Complex project and water capital due to the Reverse Osmosis System, Water Enterprise fund also increased due to the lime removal and plant maintenance costs. He added that Sewer Enterprise also increased due to equipment maintenance and line maintenance. Mayor Armstrong stated there will be no increase in tax levies to be paid in the current fiscal year related to the proposed budget amendment and any increase in expenditures just stated will be met from the increased non-property tax revenue and cash balances not budgeted or considered in this current budget.

Moved by Altringer, Seconded by Bickford; Resolution 05-0116 Amendment and Certification of the City Budget for the Fiscal Year Ending June 30, 2016 shall be approved.

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

H. Public Hearing on Amendment to the Urban Renewal Plan for the Grimes Urban Renewal Area

Mayor Armstrong opened the Public Hearing at 7:03 pm. There being no oral or written comments the Hearing was closed.

I. Resolution 05-0316 To Approve the Urban Renewal Plan Amendment for the Grimes Urban Renewal Area

Moved by Altringer, Second by Hamp; Resolution 05-0316 to approve the Urban Renewal Plan Amendment for the Grimes Urban Renewal Area shall be approved.

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

J. Resolution 05-0216 Approval of Intergovernmental 28E Agreement With Government Entities Represented On The Metropolitan Advisory Council (MAC) For The Funding Of Homeland Security Services Within The Metropolitan Area Renewal through June 2018

Moved by Altringer, Seconded by Hamp; Resolution 05-0216 approval of Intergovernmental 28E with government entities represented on the Metropolitan Advisory Council (MAC) for the funding of Homeland Security Services with the metropolitan area renewal through June 2018 shall be approved.

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

K. Resolution 05-0416 Authorizing and Approving a Loan Agreement, Providing for the Issuance of \$5,545,000 General Obligation Water Improvement and Refunding Bonds, Series 2015, Providing for the Levy of Taxes to Pay the Same and Approving an Escrow Agreement for the Investment of Bond Proceeds.

Moved by Altringer, Seconded by Bickford; Resolution 05-0416 authorizing and approving a loan agreement providing for the issuance of \$5,545,000 General Obligation Water Improvement and Refunding Bonds, Series 2015, providing for the levy of taxes to pay the same and approving an escrow Agreement for the investment of bond proceeds shall be approved.

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

L. Resolution # 05-0616 Accepting Work covering the South East 19th Street Paving Project from IA 141 to East Corporate Limits

Moved by Johansen, Seconded by Bickford; Resolution #05-0616 accepting work covering the South East 19th Street Paving Project from IA 141 to east corporate limits shall be approved.

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

M. Resolution No. 05-0716 Adopting Final Assessment Schedule for the South East 19th Street Paving Project from IA 141 to East corporate Limits and Amending, Confirming and Levying the Assessments

Moved by Bickford, Seconded by Hamp; Resolution #05-0716 adopting final assessment schedule for the South East 19th Street and to the terms of the repayment of 3.5 % interest and 5 years for the length of the term shall be approved.

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

PUBLIC FORUM

Brian Buethe of Grimes Chamber and Economic Development provided an update to the Council on some of the activities that are planned for the upcoming Governors Days celebration.

Victoria Archer, P O box 142 St Charles, Iowa addressed the Council on behalf of Parental Alienation Awareness of Iowa. Archer stated her mission is to be a voice and advocate for children and parents that are being forcibly separated from each other by the family court system.

COUNCIL ACTIONS

No actions

COUNCIL DISCUSSIONS

Mayors Report

Mayor Armstrong advised that he along with several Council Members and people from the Chamber would be attending the Greater Des Moines Partnership in Washington DC this week.

Mayor Armstrong made the following appointments: Sally Worley to the Tree Board, reappointment of Bill Bohan to the Planning and Zoning Commission and Matthew Moran to the Board of Adjustment

Moved by Bickford; Seconded by Hamp, these appointments shall be approved.

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

City Attorney Report

No Report

City Engineer Report

City Engineer Gade advised that work was continuing on the repairs to the trunk sewer in Heritage.

City Staff Report

Dave Sigler the Public Works Administrator stated that the company that provided the street signs several years ago have agreed to replace them at no charge due to the fading issue.

Old Business

New Business

Moved by Hamp; Seconded by Altringer; there being no further business, the meeting shall be adjourned at 7:25 p.m.

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

ATTEST:

Rochelle Williams, City Clerk

Thomas M. Armstrong, Mayor

postponed

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