



101 North Hawkey, Grimes, Iowa 50111 515.986.3036 Fax 515.986.3846

CITY COUNCIL MEETING

City of Grimes

The regular meeting of the Grimes City Council was called to order by Mayor Tom Armstrong on Tuesday, January 27, 2009 at 5:30 P.M. at the Grimes City Hall.

Roll Call: Present: Long, Patterson Evans, Altringer Absent: Grove

Grove arrived at 5:45 p.m.

1. GENERAL AGENDA ITEMS.

APPROVAL OF THE AGENDA

Moved by Long seconded by Altringer, the Agenda shall be approved with the moving of item "E" Resolution 01-0509 approving an Alley Vacation, from the Consent Agenda to Council Actions.

Roll call: Ayes: All. Nays: None. Motion passes 4-0

APPROVAL OF THE CONSENT AGENDA

Minutes from the January 13, 2009 Council Meeting. Approve Renewal of Class C Beer Permit License with carry out wine privileges for Fareway Stores, Inc., Grimes, Iowa , Approve Renewal of Class B Native Wine Permit with outdoor and Sunday sales privileges for Gortz Haus Gallery, Grimes, Iowa , Approve purchase of 2009 Ford Explorer for Grimes Fire and Rescue from Stivers Ford in the amount of \$23,352.00, Approve Resolution No. 01-0609 to fix a date for a Public Hearing on a loan agreement in a principal amount not to exceed \$360,431.38 for the South 11th Street Paving Project for February 10, 2009, Approve Change Order No. 4 for the East 1st Street Grading and PCC for Concrete Technologies Inc. increasing the contract \$4,000., Approve Pay Request No. 5 to Concrete Technologies, Inc. for the East 1st Street Paving Project in the amount of \$3,800.00 Approve 2009 Trail Network Connection – FOX Task Order #35 \$ 14,600. Approve preliminary design option on N.W. 54th Street – FOX Task Order #36 \$47,000. Set Public Hearing for Address Conversion for Feb. 10, 2009, Approve S. James Paving Improvement – Fox Task Order #37 \$24,500. Approve Claims report dated 1/27/09 in the amount of \$214,025.02. Moved by Long, seconded by Altringer, the Consent Agenda shall be approved.

Roll call: Ayes: All. Nays: None. Motion passes 4-0.

FIRE CHIEF'S REPORT

Fire Chief Krohse reported to the Council that the month of January to this point, calls are ahead of last year. He reported that the department had responded to a structure fire. Council member Long asked if the weather was a factor in the increased call numbers. Chief Krohse stated that weather conditions did not seem to be as much of a factor as the amount of people using alternative heat sources. Krohse cautioned that people need to be careful when using space heaters.

PEOPLESERVICE REPORT

Mark Devine of PeopleService was present to report to the Council. He advised that meter reading had been much slower the past few months due to the weather conditions. Devine reported on the recent water main break at 203 N.W. 3rd Street Place. Employees continue routine maintenance on equipment. Council Member Long asked if the water main break was due to the weather. Devine reported that most of the water main breaks are due to the weather, as the shifting in the ground due to the freezing and thawing, puts pressure on the pipes causing them to break.

2. PUBLIC AGENDA ITEMS

Mayor Armstrong asked at his discretion to address item B first due to the amount of people present for this agenda item.



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B. Second Reading of Ordinance No. 570 amending the Grimes Official Zoning Map, changing the zoning on property owned by Stang Property, LLC, rezone approximately 23.9 acres from A-1 to M-1A Commercial and Limited Light Industrial with restrictions not allowing metal buildings or outdoor storage.

Patterson moved, Evans seconded that the second reading of Ordinance No. 570, amending the Grimes Official Zoning Map, changing the zoning on property owned by Stang Property, LLC, rezoning approximately 23.9 acres from A-1 to M1A Commercial and Limited Light Industrial, with restriction not allowing metal building or outdoor storage, shall be approved.

Roll call: Ayes: All. Nays: None. Motion passes 4-0.

Long moved, Patterson seconded to waive the third reading of Ordinance No. 570.

Roll call: Ayes: All. Nays: None. Motion passes 4-0

Patterson moved, Evans seconded that Ordinance No. 570 shall be adopted.

Roll call: Ayes: All Nays: None. Motion passes 4-0.

Council Member Grove arrives at 5:45 p.m.

A. Presentation by Dale Watson, President of FOX Engineering on Drinking Water Disinfection Practices (including chloramination)

Dale Watson, President of FOX Engineering gave a presentation on drinking water disinfection practices in the City of Grimes. Watson advised that the City has a lime softening plant which currently is pumping raw water from 3 wells just west of town. Lime is added to the water along with carbon dioxide to lower the Ph levels, the water is then filtered for minerals, disinfected, stored and pumped out into the system. In 2006, monitoring indicated THM (trihalomethane) levels were near or over the allowable levels as set by the Iowa Department of Natural Resources (IDNR). THM is regulated by state and federal agencies as a suspected carcinogen. THM is a by-product of disinfecting with chlorine when naturally occurring organic matter is present. The IDNR directed the City of Grimes to correct this problem. In response to this directive, FOX Engineering provided a Plan of Action to the DNR for their approval in February of 2007. After approval of this plan by the IDNR, the City began implementation of this action. Four possible solutions for reducing the THM's were reviewed: 1. optimize chlorine application 2. develop a different raw water source 3. remove organic matter from the raw water 4. change disinfectants. Watson states that after reviewing these options, changing the disinfectant was the best option for the City. Watson advised that the Environmental Protections Agency (EPA) recognizes several alternative disinfectants. Among them are the following: ultraviolet light, ozone, chlorine dioxide, and chloramine. Watson stated that ultraviolet light works well, but has no residual. Regulatory agencies require that a disinfectant residual go out into the system in the case of water main break. This method would create the need for a disinfectant to still be added. Option two, ozone, is difficult to have a residual to carry out into the system, as well as it being very expensive. The third option, chlorine dioxide is expensive to implement and has by-products that are regulated and would need to be guarded against. The fourth option, chloramines is a compound which is formed when combining chlorine and ammonia. Watson stated that the City is using the mon-chloramine form. It is the most desirable for disinfection and has the least potential side effects for taste, odor, and irritant complaints. Watson stated that the advantage of chloramines are: greatly reduced THM formation, reduces taste and odor complaints, proven technology dating back to the early 1900's, it is the 2nd most widely used disinfectant in the U.S. and is accepted by the U.S. EPA and IDNR. Chloramine is more stable and longer lasting in the distribution system along with being simple to implement and least expensive. Watson then stated the disadvantages of chloramines are: not as strong as chlorine so in some surface and ground water, excess ammonia feeds must be



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avoided to avoid nitrite formation in the system which can effect the quality of the water in the distribution system, and requires special consideration by certain customers. Those would be customers or facilities that have do dialysis and aquarium owners. Chloramines would need to be removed in these instances. Watson advised that health care providers and residents in the area had been provided with this information. Chloramines may form other by-products of which none are regulated by EPA. Watson stated that research continues on this issue. Watson went on to address some frequently asked questions. He advised that some home water treatment units will remove chlorine and chloramines if they have an activated carbon filters. Putting a citrus wedge in drinking water for 30 minutes is also thought to remove chloramines. Scattered reports of lead and copper corrosion have been reported. This issue will be monitored. Some rubber seals (especially natural rubber) will deteriorate faster when exposed to high levels of chloramines. Watson advised that other thing to consider is to balance chemical verses microbial risks. The EPA continues to review these effects. Watson stated that the Grimes well water has always had some formation of chloramines because of the natural ammonia in the water when mixed with chlorine. Mayor Armstrong pointed out that the Grimes water first has chlorine added to destroy the natural ammonia and then adds back in the ammonia at a fix rate in order to get the proper formation of Chloramine. Council Member Long asked about any issues with nitrates getting into the water. Watson stated that he did not feel this was a problem in Grimes. Mayor Armstrong summarized the presentation stating that chloramine disinfection had started on January 13, 2009. The Mayor went on to state that everything possible is being done to eliminate any added risk to the public.

Council Actions

1. Approve Resolution No. 01-0509 – Resolution proposing to vacate public lands and convey to adjoining property owners.

Council Member Grove opened the discussion by asking whether the City wants to continue to vacate property in the City for minimal cost. He stated that these properties have value, which belongs not only to the City, but also to the tax payers. To vacate this property to adjacent property owners he is not sure is the right thing to do. Council Member Grove felt more inclined to sell the property to adjacent property owners for fair market value. Council Member Grove did advise that in the past there had been extenuating circumstance where the City sold property. He stated that if the City continues to look at individual instances and not look at the entire City, it might not be in the City's best interest. Council Member Grove stated if in the future, the City needed to buy any of these properties back, the City would pay dearly. Council Member Evans stated that the Council in the past had discussed getting a map of all these properties. Council Member Long asked if we were mowing any of these properties. City Engineer John Gade advised that some alleys are serviced with gravel or pavement. John Gade went on to say that normally when these alleys are vacated a utility easement is given. Council Member Long stated that some of the value of the alley would be off set by the maintenance of the alley. Mayor Armstrong stated that the Transportation Committee had met several months ago and looked at some of these issues. John Gade advised that during these discussions different alleys were looked at as to whether they would be of further use to the City. He stated that this alley in question did not fall into any of those categories. Council Member Evans stated that this alley did not go anywhere on either side. Council Member Grove stated that his particular request had come as one property owner wanted to add onto an existing garage that sits on the alley and it would not be in compliance. According to the City code this garage can not be added on due to this location. Council Member Grove stated that at some point the City may want this property. Council Member Patterson advised that a group of people are working on a corridor in the downtown area and he didn't feel confident about selling property that might be advantageous to this area. Council Member Altringer asked about the possibility of a waiver. Council Member Evans did not want to see this structure be taken down due to the location in the alley, as it has been there a long time and must have been given a building permit at some time. Council Member Patterson



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stated that he would like the downtown group to look at the downtown alleys and make suggestions back to the Council. Council Member Evans stated that she would like to see procedure in place to work through these requests. Mayor Armstrong stated that this could be reviewed further at a future workshop. Mayor Armstrong asked whether there was a motion to approve Resolution No. 01-0509. Council member Evans asked whether there were any legal fees with vacations. Mayor Armstrong advised that these fees were paid for by the people acquiring the property.

No motion was made on Resolution No. 01-0509.

2. PUBLIC FORUM

No report

IV. COUNCIL DISCUSSIONS.

1. Mayor's Report

Mayor Armstrong advised that Task Order #37 that had been approved tonight for the South James Improvements would be one of the eight or ten projects brought to economic stimulus package for the Des Moines MPO. He stated that he felt it had the best option for being approved by the MPO if the economic stimulus package is approved. This project had a very quick turn around time and could have the preliminary and final design work being done a little quicker. This project would add five feet on each side of James Street. Council member Evans questioned the two options. Mayor Armstrong clarified that only one option would be on the project presented to the Des Moines MPO. The STP Committee, of which Mayor Armstrong is part of, will be meeting tomorrow to go through the list of projects submitted and pair those down.

2. City Attorney's Report

City Attorney Sara Sinnard had nothing new to report.

3. City Engineer's Report

City Engineer John Gade advised that he had been working on the economic stimulus package project and working with City Administrator Kelley Brown on the Capital Improvement Projects.

4. City Staff Report

City Administrator Kelley Brown had nothing new to report.

5. Old Business

6. New Business

V. ADJOURNMENT

Moved by Long, seconded by Altringer: there being no further business, this meeting shall be adjourned at 6:30 p.m.

ATTEST:

Tom Armstrong, Mayor

Rochelle Williams, City Clerk