

CITY COUNCIL MEETING
 Tuesday, August 11, 2009
Grimes City Hall 5:30 P.M.

The regular meeting of the Grimes City Council was called to order by Mayor Tom Armstrong on Tuesday, August 11, 2009 at 5:30 P.M. at the Grimes City Hall.
 Roll Call: Present: Long, Grove, Altringer, Evans, Patterson

GENERAL AGENDA ITEMS.

APPROVAL OF THE AGENDA

Moved by Long, Seconded by Patterson; the Agenda shall be approved.
 Roll call: Ayes: All Nays: None. Motion passes: 5-0.

APPROVAL OF CONSENT AGENDA

A. Minutes from the July 28, 2009 and July 30, 2009 Council Meeting. B. Pay Request No. 1 to Eco-Tech for the SE Capitol Circle – PCC Paving – Grade & Replace in the amount of \$88,062.27 C. Resolution No. 08-0109 2009 Fiscal Year Street Finance Report D. Delinquent Accounts Write Off for EMS E. Resolution No. 08-0209 to Proclaim the Month of September 2009 as National Alcohol and Drug Addiction Recovery Month F. Casey’s General Store, 206 1st Street, Alcohol License Renewal Class C Beer Permit G. Fat Boyz, 200 Gateway Alcohol License Renewal Class C Liquor H. Quote from Melvin Marsh for lime removal - \$22,000 I. Pay Request No. 9 for East 1st Street Project to Concrete Technologies Inc. in the amount of \$73,720.59 J. Change Order No. 1 from Grimes Asphalt & Paving Corp for the 2009 HMA Overlay –S. James Street and S. 19th St decrease \$-2,146.71 K. Resolution 08-0609 accepting the 2009 S. James Street HMA Overlay Project, Engineering Statement of Final Completion and Final Payment No. 2 in the amount of \$6,397.07 (payable in 30 days) L. Finance Report for July 2009 M. Claims Dated August 11, 2009 in the amount of \$371,271.64.

Moved by Long, Seconded by Patterson; the Consent Agenda shall be approved.
 Roll call: Ayes: All Nays: None. Motion passes: 5-0.

Jul-09

Funds	Beg Balance	Receipts	Expenses	Ending Balance
General Fund	2,325,779.61	101,320.14	327,266.21	2,099,833.54
Special Revenue Fund	586,190.05	0.00	0.00	534,113.51
Debt Service	1,283,988.99	22,768.06	83,078.50	1,223,678.55
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Capital Improvements	-975,128.79	1,150.00	344,985.43	1,318,964.22
Enterprise Fund	2,246,631.32	244,311.63	88,633.35	2,402,309.60
Total	5,467,461.18	369,549.83	843,963.49	4,940,970.98

FIRE CHIEF REPORT

Fire Chief Krohse was unable to attend

POLICE REPORT

Officer Johns from Polk County Sheriff’s Department was present to address any concerns from the Council and none were made.

PUBLIC AGENDA ITEMS AND COUNCIL ACTIONS

A. Public Hearing on the proposed plans, specifications, form of contract and estimate of cost for the Grimes Community Complex 2009 HVAC Renovation

Mayor Armstrong opened the Public Hearing at 5:33 p.m. for the Grimes Community Complex 2009 HVAC Renovation Project. There being no oral or written communication, Mayor Armstrong closed the Public Hearing at 5:33 p.m.

B. Award Contract for the Grimes Community Complex 2009 HVAC Renovation to Central Iowa Mechanical in amount of \$377,500.00

Christopher Nelson the Mechanical Engineer, for Shive Hattery on this project, addressed the Council. Nelson stated that five bids were received for this project, with low bid being submitted by Central Iowa Mechanical, 204 SW 2nd Street, Des Moines, Iowa in the amount of \$377,500. Nelson stated that his firm reviewed the bid for informalities or irregularities and advised that none were found. He did advise the Council that extended warranties were part of the bid process as requested by Council. Nelson stated that the recommendation would be to accept the bid. Council Member Long asked Nelson why the bid came in so much lower than the engineering estimate and Nelson stated that they were seeing very aggressive bids but also aggressive change orders. Nelson stated that he recommended retaining a construction contingency of \$26,500 based on anticipated construction costs.

Moved by Long Seconded by Grove; the Grimes Community Complex 2009 HVAC Renovation shall be awarded to Central Iowa Mechanical, Des Moines, Iowa in the amount of \$377,550.

Roll call: Ayes: All Nays: None. Motion passes: 5-0.

C. Public Hearing on the proposed plans, specifications, form of contract and estimate of cost for the Water System Standpipe Painting Grimes, Iowa

Mayor Armstrong opened the Public Hearing at 5:36 p.m. on the proposed plans, specifications, form of contract and estimate of cost for the Water System Standpipe Painting Project. There being no oral or written communication, Mayor Armstrong closed the Public Hearing at 5:36 p.m.

D. Award Contract for the Water System Standpipe Painting Grimes, Iowa to W.S. Bunch Company of Omaha, Nebraska - \$262,282.

City Engineer Gade advised that the bids had come in higher than the engineering estimate. Seven bids were received for the project with low bid of \$262,282 from W.S. Bunch Company of Omaha, Nebraska. Gade stated that some of the increase cost was related to the high quality paint and the protection needed during painting to avoid damage to nearby properties. Gade also advised that repair work needed to be done on the foundation which was not part of the original specifications. He stated that the painting would be completed by November 15, 2009. Gade advised that in addition to seeking approval of the contract he would like approval to move forward with one of three alternates on the painting scheme. The Council reviewed the three options.

Moved by Evans Seconded by Altringer; the contract for the Water System Standpipe Painting shall be awarded to W.S Bunch Company of Omaha, Nebraska in the amount of \$262,282 and use alternate paint scheme three (3).

Roll call: Ayes: All Nays: None. Motion passes: 5-0.

E. Resolution 08-0309 Approving Preliminary Resolution Pursuant to Section 384.42 of the Iowa Code covering the SE 37th Street Paving Improvement Project

City Engineer Gade gave an overview of the project on SE 37th stating that this would be a patch and overlay project with 4 foot shoulders and repair the railroad crossing. This project would have a bid date of September 2, 2009 with the Public Hearing and the bid award date of September 8, 2009. He also advised as instructed by Council, this project would use an assessment area of ¼ mile to the north and ½ mile to the South. A frontage factor of 15% of the project would be assessed to the first 150 feet to the properties that are offset from the centerline and the remainder portion of the total assessment is spread equally among the rest of the properties including the frontage areas in the assessment district. Gade continued that the total project cost estimate would be \$625,748 with 4% being assessed back to the City. This 4% would include City right of ways and frontages. Gade stated that according to the Iowa Code the cost for the repair to the railroad crossing can be assessed back to the railroad and this cost would be \$144,786. Gade stated that much of this work will be done at night, so that the roadway for the most part can be open during the day. With the City's and the railroads portion excluded, the remaining approximately 70% would be assessed to the remaining landowners.

Moved by Evans, Seconded by Long; Resolution 08-0309 shall now pass.

Roll call: Ayes: Evans, Patterson, Long, Altringer Nays: Grove. Motion passes 4-1.

F. Resolution 08-0409 Approving and Adopting Preliminary Plans and Specifications, estimate of Cost and Plat and Schedule for the SE 37th Street Paving Improvement Project

Moved by Long, Seconded by Patterson; Resolution 08-0409 shall now pass.

Roll call: Ayes: Evans, Patterson, Long, Altringer Nays: Grove. Motion passes 4-1.

G. Resolution 08-0509 Approving Preliminary Resolution of Necessity for SE 37th Street Paving Improvement Project Special Assessment

Moved by Patterson, Seconded by Evans; Resolution 08-0509 shall now pass.

Roll call: Ayes: Evans, Patterson, Long, Altringer Nays: Grove. Motion passes 4-1.

H. Set Bid Date of September 2, 2009 and Set a Public Hearing on the Resolution of Necessity, Proposed Plans, Specifications, Form of Contract and Estimate of Cost for the SE 37th Street Paving Improvement Assessment Project for September 8, 2009.

Moved by Long Seconded by Evans; to approve setting a Bid Date of September 2, 1009 and a Public Hearing on the Resolution of Necessity, Proposed Plans, Specifications, Form of Contract and Estimate of Cost for the SE 37th Street Paving Improvement Assessment Project on September 8, 2009.

Roll call: Ayes: Evans, Patterson, Long, Altringer Nays: Grove. Motion passes 4-1.

I. Set Bid Date of August 19, 2009 and Set Public Hearing on the Proposed Plans, Specifications, Form of Contract and Estimate of Cost for the Grimes Trail Projects 2009 on August 25, 2009.

City Engineer Gade stated that the total estimated cost for the Grimes Trail Project was \$220,000. Gade stated that there are two portions to this project, one being the Cemetery Trail and the other is the Kennybrook Trail Project. The Cemetery Trail will be construction of an 8 foot wide trail from South 6th Street south to South 11th Street and then will connect into the existing trail system. Also a 4 foot walk would be added to connect up to Meadow Lark Park. Gade stated that also in these plans would include a landscape buffer along the cemetery as concerns were raised that shortcuts might be used

through the cemetery and this buffer could alleviate this problem. The second portion would be a 10 foot wide limestone trail that would connect Kennybrook Development to SW 7th Street. Council Member Patterson asked for a timeline on this project. Gade stated that the contract stated that the project would be completed by November 15, 2009. Council Member Patterson stated as a member of the Park and Recreation Board that the neighbors in the area of Kennybrook will be very pleased that this trail is going to be constructed. Council Member Patterson also stated that this project will complete the southern trail loop through the City. Council Member Grove asked about the landscaping material that would be used as he had concerns over the safety and security of this area if a dense landscaping were used. Gade stated that that type of landscaping would not be used. Gade asked if the Council was in favor of landscaping or would they rather have a fence. Council Member Evans stated that she was in favor of the landscape idea.

Moved by Grove, Seconded by Patterson; to approve setting the bid date of August 19, 2009 and setting a Public Hearing on the Proposed Plans, Specifications, Form of Contract and Estimate of Cost for the Grimes Trail Projects 2009 on August 25, 2009. Roll call: Ayes: Evans, Patterson, Grove, Long, Altringer Nays: None Motion passes 5-0.

J. PUBLIC FORUM

No one signed up to address the Council.

COUNCIL DISCUSSIONS.

1. Mayor's Report

Mayor Armstrong advised that he would be working with City Engineer John Gade and City Administrator Kelley Brown on submittal due on August 14, 2009 for STP funds for 2014 through the Des Moines Metropolitan Planning Organization for letters of intent. Mayor Armstrong stated that there were several streets in Grimes that would be reviewed for submittal.

2. City Attorney's Report

City Attorney Tom Henderson advised that at the request of the Council he had requested some financial information from DART, but have not heard back from them. He stated that after obtaining that information he will put together some advice on things that the Council has requested.

3. City Engineer's Report

City Engineer John Gade stated that a pre construction meeting would be held regarding the South James Street Project. Gade advised that staging and construction time frames would be discussed.

4. City Staff Report

City Administrator Kelley Brown had nothing new to report.

5. Old Business

Council Member Grove asked City Administrator Brown to provide some information regarding the tax information on the property that was annexed into the City from Dallas

County. Brown stated that there were five residential properties that were annexed into the City and even though they were in an agricultural classification they were taxed as a residential classification. Brown continued that she had thought that City zoning would override County zoning and that was not correct. Brown stated that she was working through the bonding attorney to see if there would be a way to do a phase in over a ten year period for taxes to these residents as there is a substantial difference between the County tax rate which is lower and the City rate. Brown stated that this could be discussed further during a workshop meeting with the Council.

6. New Business

Council Member Long stated that he, his wife, Brian Bueth of the Chamber and Keith Snow volunteered with the check in for the World War II Veterans that were chosen to go on the Honor Flight to Washington D.C. Long stated that it was honor to volunteer and wanted to thank the veterans who served.

ADJOURNMENT

Moved by Long, Seconded by Grove; there being no further business, the meeting is adjourned at 6:20 p.m.

ATTEST:

Rochelle Williams, City Clerk

Tom Armstrong, Mayor