

CITY COUNCIL MEETING
Tuesday, October 9, 2012
Grimes City Hall 5:30 P.M.

The regular meeting of the Grimes City Council was called to order by Mayor Armstrong on Tuesday, October 9, 2012 at 5:30 P.M. at the Grimes City Hall.

Pledge of Allegiance was lead by Mayor Armstrong

Mayor Armstrong presented a plaque for years of service to the City of Grimes to retired public works department employee DeWayne Lewis. The Mayor thanked Lewis for his 15 years of service to the City of Grimes.

Roll Call: Present: Tapper, Patterson, Altringer, Shatava, Evans. Absent: None

GENERAL AGENDA ITEMS.

APPROVAL OF THE AGENDA

Moved by Shatava, Seconded by Altringer; the agenda shall be approved.

Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

Approval of the Consent Agenda

Minutes from the September 25, 2012 Meetings B. Alcohol License Renewal for McCoy's Bar and Grill Class C Liquor License C. Replace Broken Emergency Siren on NE Main Street in the amount of \$18,890 D. Professional Services for Survey Hwy 44 by Bishop Engineering - \$8,307.50 E. Approve Engagement Letter with Piper Jaffray F. Approve Amendment to Dissemination Agent Agreement with Piper Jaffray G. Acknowledge Disclosure Required for Issuing Bonds H. Claims – dated October 9, 2012 in the amount of \$307,402.84.

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

Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

Fire Chief Report

Chief Krohse advised that the month of September the department went on 56 calls for a year to date total of 559 runs He stated that this put them 7 runs over last years run total.

Patrol Report

Deputy Ballinger of the Polk County Sheriff Department advised the Council that the month of September they had 260 calls for service and 162 traffic stops for a total of 422, of which there were 55 cases. He advised that this number was down from previous months. Deputy Ballinger stated that as part of the Public Health and Safety Board agenda they were reviewing signage in the City.

PUBLIC AGENDA ITEMS Council may consider and potentially act on the following

Public Agenda Items.

A. Associated Builders and Contractors Inc – Revised Site Plan

Jerry Oliver of Civil Engineering Consultants, Inc. 2400 86th Street #12 Des Moines IA 50322 and Greg Spinner, a CEO of Associated Builders & Contractors Inc. was present. Oliver stated that this was a revised site plan from the one that was brought previously to the Council by Eco Tec. He stated that the intent is to use the building as it currently is but then to add a learning center that would be 70 x 120 on to the north of the existing building. He advised that this building would be connected to the existing facility by a fully enclosed pedestrian corridor. Oliver stated that the addition would be for use as a learning center for the building trades with classes offered in the evening hours. Oliver stated that the existing facility is designated for office and administrative use during the day. Oliver proposed that since there would not be an overlay of times between the day and night usage, the current supply of 60 parking stalls would be adequate for the site. Oliver stated that the City had requested a plan showing where

additional parking could be located in the event that building use changed. He provided a drawing showing a location for an additional 48 parking spaces. He advised that the portion of the building that will face the parking lot will be faced with EIFS (Exterior Insulation Finishing System) with colors to match the existing building. Oliver stated that the north and west sides are metal ribbed siding but they are very well screened. He also advised that a deferment had been requested for the storm water detention and water quality since this addition only changes about 4% of the overall area. He added that the increase in storm water runoff would be negligible. Oliver stated that Planning and Zoning had approved the revised site plan.

City Engineer, John Gade recommended a waiver from the City of Grimes for the storm water requirement for this site plan amendment, as well as the dual purpose of the current parking spaces. Gade added that he did ask that they detain anything additional from the hard surface.

Moved by Shatava, Seconded by Altringer; the Associated Builders and Contractors Inc. revised site plan subject to Fox Engineering letter dated September 27, 2012 shall be approved.

Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

B. Third Reading of Ordinance # 605 Bicycle Regulations.

Moved by Evans Seconded by Altringer; the Third Reading of Ordinance #605 Bicycle Regulations shall be approved. Roll Call: Ayes: Evans, Altringer, Tapper. Nays: Shatava. Abstained: Patterson.

Motion passes: 3 to 1.

Moved by Evans Seconded by Altringer; Ordinance #605 Bicycle Regulations shall be adopted.

Roll Call: Ayes: Evans, Altringer, Tapper. Nays: Shatava. Abstained: Patterson.

Motion passes: 3 to 1.

C. Public Hearing for consideration to extend existing lease purchase agreement with the Metro Waste Authority for the Regional Salt Storage Facility through June 30, 2028

Mayor Armstrong opened the Public Hearing at 5:45 pm. There being no oral nor written communication, the Public Hearing closed at 5:45 pm.

D. Resolution #10-0112 Extension of Existing Agreement for the Lease Purchase of Metropolitan Salt Storage Facility through June 30, 2028.

Mayor Armstrong stated that this arrangement with Metro Waste Authority for salt storage had worked very well for the public works department.

Moved by Patterson, Seconded by Evans; Resolution #10-0112 extension of existing agreement for the lease purchase of the Metropolitan Salt Storage Facility through June 30, 2028 shall be approved.

Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

E. Public Hearing on Development Agreement with Hubbell Realty Company, including tax increment payments in an amount not to exceed \$420,000

Mayor Armstrong opened the Public Hearing at 5:47 pm. Steve Niebuhr of Hubbell Realty Company 6900 Westtown Parkway, Des Moines was present to speak to the Council. He stated this is the formal agreement for the next industrial building. There being no further oral nor written comments; the Public Hearing was closed at 5:48 pm.

F. Resolution 10-0312 Approving Development Agreement with Hubbell Realty Company, Authorizing Annual Appropriation Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement

Mayor Armstrong clarified with City Administrator Brown that since this was TIF funding a meeting was required with the county and the school and Brown confirmed that the meeting had been held. Brown added that the county and school had no issues with this agreement.

Moved by Patterson, Seconded by Tapper; Resolution 10-0312 approving the development agreement with Hubbell Realty Company authorizing annual appropriation tax increment payments and pledging certain tax increment revenues to the payment of the agreement shall be approved.

Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

Mayor Armstrong thanked Steve Niebuhr of Hubbell for bringing the 110,000 sq ft building to Grimes.

G. Public Hearing on a General Obligation Corporate Purpose Loan Agreement in a principal amount not to exceed \$6,000,000

Mayor Armstrong opened the Public Hearing at 5:50 pm for the General Obligation Corporate Purpose Loan agreement in a principal amount not to exceed \$6,000,000. There being no oral nor written comments, Mayor Armstrong closed the Public Hearing at 5:50 pm.

H. Resolution #10-0212 taking additional action on General Obligation Corporate Purpose Loan Agreement, setting date for the sale of General Obligation Corporate Purpose Bonds, Series 2012 and authorizing the use of a preliminary official statement in connection therewith.

Mayor Armstrong stated that his money would be used for Capital Improvement Projects. Council Member Shatava asked what these projects were so that the public would be informed. City Administrator Brown stated that this funding would be used for SE Main Street, the Chevalia Valley Bridge, NE James and NE Main Street, alley improvements, NW 54 and 100th and SE 19th along with some work at the parks and the beginning of the waste water project.

Moved by Patterson Seconded by Tapper; Resolution #10-0212 taking additional action on General Obligation Corporate Purpose Loan Agreement, setting date for the sale of General Obligation Corporate Purpose Bonds, Series 2012 and authorizing the use of a preliminary official statement in connection therewith shall be approved.

Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

I. Public Hearing on Ordinance #609 to Amend the Grimes Code of Ordinances Chapter 91 Water Meters to Clarify the Cost of Hydrant Meters

Mayor Armstrong opened the Public Hearing at 5:52 pm. There being no oral nor written communication, the Public Hearing was closed at 5:52 pm.

J. First Reading of Ordinance #609 to Amend the Grimes Code of Ordinances Chapter 91 Water Meters to Clarify the Cost of Hydrant Meters

City Administrator Brown clarified that instead of changing the ordinance every time the meter cost changed, the ordinance will now reflect to read current cost of the meter which will be the required deposit. She added that we would no longer charge the \$20 per day for the meter. Brown stated that there would be a \$200 administration fee for the meter, the deposit which would be returned when the meter was returned, and then the cost of the actual water used. Council Member Patterson thanked City Staff for working through this ordinance as this was brought up by the Home Builders Association and he felt that it was important that we stay competitive with the metro and this was a good proposal.

Moved by Patterson, Seconded by Evans; the First Reading of Ordinance #609 to amend the Grimes Code of Ordinances Chapter 91 Water Meters to clarify the cost of hydrant meters shall be approved.

Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

K. Public Hearing on Ordinance #610 to Amend the Grimes code of Ordinance Chapter 92.02 (2) to clarify the language that is in conflict with Chapter 91.06 construction water permit

Mayor Armstrong opened the Public Hearing at 5:55 pm on Ordinance #610 to amend the Grimes Code of Ordinance Chapter 92.02 (2) to clarify the language that is in conflict with Chapter 91.06 construction water permit. There being no oral nor written comments, the Public Hearing was closed at 5:55 pm.

L. First Reading of Ordinance #610 to amend the Grimes Code of Ordinances Chapter 92.02 (2) to clarify the language that is in conflict with Chapter 91.06 construction water permit

Mayor Armstrong stated that this ordinance clarified that the water construction permit was \$100 and not \$60 as in the ordinance currently.

Moved by Evans Seconded by Patterson; the First Reading of Ordinance #610 to amend the Grimes Code of Ordinances Chapter 92.02 (2) to clarify the language that is in conflict with Chapter 91.06 construction water permit shall be approved.

Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

PUBLIC FORUM

No one addressed the Council

COUNCIL ACTIONS

1. Mayor's Report

Mayor Armstrong stated that he had recently attended several good sessions at the Iowa League Conference. He added that he attended meetings on open meetings, city finances, and social media and electronic communications. Mayor Armstrong brought back information from all of these sessions for further use by the City.

2. City Attorney's Report

City Attorney Henderson had nothing new to report.

3. City Engineer's Report

City Engineer Gade stated that the Hubbell development, Meadowlark South has started on Plat 2. He added that they have started grading and working on the sanitary sewer. He also stated that the Chevalia Bridge and trail is getting started. Council Member Shatava asked if there would be any screening out by the new sports park. Gade stated that conversations have been held regarding this issue.

4. City Staff Report

Staff had nothing new to report.

5. Old Business

Council Member Shatava stated that the Public Health and Safety Board wanted to know if the Council wanted to be continued conversations about having a curfew. Council Member Evans stated that she had received some feedback from residents that were interested in the curfew. Mayor Armstrong suggested that it be discussed further during a Council workshop. Council Member Altringer asked that Polk County Sheriff's Department be invited to be part of that workshop.

6. New Business

Mayor Armstrong stated that there is a joint candidate forum for the state representative being put on by Grimes and Johnston Economic Development at Stony Creek in Johnston at 7 pm tonight.

Adjournment

Moved by Altringer, Seconded by Tapper; there being no further business, this meeting shall be adjourned at 6:01 p.m.

ATTEST:

Rochelle Williams, City Clerk

Thomas M. Armstrong, Mayor