

CITY COUNCIL MEETING

Tuesday, June 11, 2013

Grimes City Hall 5:30 P.M.

The regular meeting of the Grimes City Council was called to order by Mayor Armstrong on Tuesday, June 11, 2013 at 5:30 P.M. at the Grimes City Hall.

Pledge of Allegiance was led by Mayor Armstrong

Roll Call: Present: Tapper, Evans, Shatava Absent: Altringer, Patterson

GENERAL AGENDA ITEMS.

APPROVAL OF THE AGENDA

Moved by Evans, Seconded by Tapper; the agenda with the following change: Public Agenda Item B. from Second to Third Reading.

Roll Call: Ayes: All. Nays: None. Motion passes: 3 to 0.

Approval of the Consent Agenda

A. Minutes from previous Meetings B. Pay Request #1 Absolute Concrete Construction for SE Main Street Improvements - \$205,588.16 C. Iowa DOT Agreement – City Funding Agreement for PCC Pavement Grade and Replace, Lighting, and Right-of-Way purchase on SE 19th Street in Grimes from IA 141 to 2600 ft east of IA 141 (agreement for street work) D. Pay Request #1 to Layne Christensen Company for the Jordan Well - \$176,556.55 (1st payment for new Jordan Well) E. Change Order #1 Layne Christensen Company for Jordan Well decrease contract \$6,337 F. Well Water Pollution Prevention Plan G. Request for Fireworks Permit from J&M Displays for fireworks on July 6, 2013 at Cutty's Des Moines Camping Club Inc. 2500 SE 37th Street (the City must approve permits for Works) H. Autumn Park Plat 3 Storm Water Management Facility Maintenance Covenant and Permanent Easement Agreement I. Resolution 06-0113 Reaffirm Support as StormReady Community (support of guidelines set by National Weather Service and Central Iowa StormReady Advisory Board) J. New Mixer and Slaker Drive with motor for solids contact units \$6,613 for FY2014 Budget Wes Tech Engineering K. Repair of High Service Pump and Motor for Old Water Treatment Plant – Iowa Pump \$8,921 L. 25 Tons of Sale for Old Water Plant – Cargill Salt \$3,400 M. Request for Assistance with EMS Bill N. Task Order #63 Professional Services for Jordan ASR Well (approval for engineering services on the Jordan ASR Well) O. Resolution 06-0213 to Set a Public Hearing to Propose to Approve a Development Agreement With Premier Concrete Pumping, LLC including tax increment payments in an amount not to Exceed \$130,000 – June 25, 2013 P. Claims – dated June 11, 2013 \$736,483.31.

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

Roll Call: Ayes: All. Nays: None. Motion passes: 3 to 0.

METRO WASTE AUTHORITY UPDATE – Tom Hadden – Executive Director

Tom Hadden the Executive Director of Metro Waste Authority updates the Council on new and existing programs. Hadden invited the Council to take a tour of their facility.

PATROL REPORT

Deputy Ballinger of the Polk County Sheriff's office was present to update the Council on current activity. He advised that Governors Days had gone well with no incidents.

PUBLIC AGENDA ITEMS Council may consider and potentially act on the following Public Agenda Items.

A. Alcohol License Renewal for Stevie C's Class C Liquor License with outdoor service and Sunday Sales.

The Council had reviewed a letter from the owner, Brandon Cavanaugh who was responding to a concern of noise from their business from a neighboring resident. Council Member Evans asked for clarification from Public Works Director McAreavy that Stevie C's was operating within the confines of the law and his permit and McAreavy responded that he was.

Moved by Shatava, Seconded by Evans; the alcohol license renewal for Stevie C's – Class C Liquor License with outdoor services and Sunday sales shall be approved.

Roll Call: Ayes: All. Nays: None. Motion passes: 3 to 0.

B. Third Reading of Ordinance # 616 Peddlers, Solicitors and Transient Merchants.

Moved by Evans, Seconded by Tapper; the Third Reading of Ordinance #616 Peddlers, Solicitors and Transient Merchants; shall be approved.

Roll Call: Ayes: All. Nays: None. Motion passes: 3 to 0.

Moved by Evans, Seconded by Shatava; Ordinance #615 Peddlers, Solicitors and Transient Merchants shall be adopted.

Roll Call: Ayes: All. Nays: None. Motion passes: 3 to 0.

C. Public Hearing on Rezoning Request from Caymus Park Holdings, LLC for Caymus Park zoned from R-3 High Multiple Family District to R-4 Planned Residential Development District

Mayor Armstrong opened the Public Hearing at 5:55 pm.

Erin Ollendike, Civil Design Advantage, 3405 SE Crossroads Drive, Suite G, Grimes, addressed the Council on behalf of the owner and developer Caymus Park Holdings, LLC. She advised that this property is west of NE Edgewood Drive and east of Hwy 141 and north of 1st Street. Ollendike stated that they were requesting that this property be rezoned from R-3 High Multiple Family District to R-4 Planned Residential Development District. She advised that this would allow for single family townhomes with 10 ft spacing between. Ollendike stated that Planning and Zoning had reviewed this request and approved the 10 ft spacing between the single family townhomes but wished to have 14 ft between the bi-attached townhomes. She provided the Council with a revision to accommodate this request. She added that the walking paths had been removed to be able to maintain the current density. Ollendike stated that currently the property allows for 16 units on the south side and 10 units on the north side. She added that with this request from Planning and Zoning this would reduce it to just over 6 units per acre. Council Member asked if there would be sidewalks and Ollendike responded that there would be sidewalks on both sides of the street.

There being no further oral or written comments the Public Hearing was closed at 6:00 p.m.

Mayor Armstrong asked for any further comment from City Engineer Gade. Gade reviewed the request and advised that the again this was to allow single family units in a multi-family setting. He added that this is a request only for the zoning so the details of the site will come later. Gade advised that the Planning and Zoning Board was concerned about the setbacks in this area as the R-3 was written for condos, apartment buildings and larger buildings so there were 16 ft setbacks. He stated that discussion during the meeting stated that if an ordinance was going to be written for single and two family homes that the setbacks would be 10 or 14 ft respectively versus the 16 ft. Gade stated that there would also be a requirement that all units have a two car garages. He added that during the site plan there would be discussion if there would be a tot

park. Gade also wanted to point out that there is a requirement that each unit must be a minimum of 500 sq ft which he assumed they would be larger than that. Mayor Armstrong asked if as part of the PUD that each building would be a minimum of 500 sq ft. and Ollendike advised that she did not see that as an issue. Council Member Evans asked about the park area. Gade stated that according to the City's land use plan the park for this area is existing at North Point so if they choose to pay the fee instead of a park, the requirement has been met. He stated that they would be required to do a trail along the east edge of the development that would tie in with some other trails. Gade advised that discussion could still be held on this issue. Ollendike stated that the developer is not planning on putting in a toddler park but there would be trails and sidewalks. Gade added that all streets in the development will be private, but will be built to City of Grimes public street standards of 26 ft wide.

D. First Reading of Ordinance # 618 Caymus Park zoned from R-3 High Multiple Family District to R-4 Planned Residential Development District.

Moved by Shatava, Seconded by Tapper; the First Reading of Ordinance #618 Caymus Park zoned from R-3 High Multiple Family District to R-4 Planned Residential Development District according to the recommendation letter from Planning and Zoning on June 4, 2013; shall be approved.

Roll Call: Ayes: All. Nays: None. Motion passes: 3 to 0.

E. Autumn Park Plat 2 – Final Plat

Dean Roghair, Civil Design Advantage, 3405 SE Crossroads Drive, Suite G, Grimes IA addressed the Board on behalf of Grimes Lots LLC. Roghair stated that this development consists of 12.20 acres and 30 lots just west of Parkview North. Roghair stated that at the City's request, the driveways and hydrants on lots 18 & 31 are to be located on the south side of those lots to provide turn-around access and snow storage for that part of the development. Roghair addressed emergency vehicle access at the request of City Council Member Evans. Gade noted that Outlot Z will be transferred to the City.

Moved by Evans, Seconded by Shatava; Autumn Park Plat 2- Final Plat subject letter dated May 30, 2013 shall be approved.

Roll Call: Ayes: All. Nays: None. Motion passes: 3 to 0.

F. Second Reading of Ordinance 617 Curb It Fees, effective July 1, 2013 will increase from \$2.59 per month to \$2.61 per household per month.

Moved by Evans, Seconded by Tapper; the Second Reading of Ordinance 617 Curb It Fees, effective July 1, 2013 will increase from \$2.59 per month to \$2.61 per household shall be approved.

Roll Call: Ayes: All. Nays: None. Motion passes: 3 to 0.

PUBLIC FORUM No one was present to address the Council.

COUNCIL ACTIONS

A. Chapter 28E Agreement for Homeland Security Services Within the Metropolitan Area - \$11,676.69 Annual Fee

Mayor Armstrong advised that last year the Council had decided to sign a one year contract with it expiring on June 30, 2013 instead of the remaining contract ending in 2015.

Moved by Shatava, Seconded by Evans; the 28E Agreement for Homeland Security Services shall be approved for one year instead of two years.

Roll Call: Ayes: All. Nays: None. Motion passes: 3 to 0.

COUNCIL DISCUSSIONS

1. Mayor's Report

Mayor Armstrong thanked everyone for their condolences to his family. He advised that due to the weather conditions during Governors Days the fireworks were postponed to July 5, 2013 at 10 p.m. Brian Buethe of Grimes Chamber and Economic Development stated that even with the weather, Governors Days was a great success. He thanked the City of Grimes for all their support of the event along with other sponsors.

2. City Attorney's Report

Nothing new to report

3. City Engineer's Report

Gade stated that Phase I on the Main Street Project is completed. He stated that the contractor worked with the City and agreed to not start Phase II until after Governors Days.

4. City Staff Report

City Administrator Brown stated that drilling for the new well had begun. She stated they will drill 24 hours a day for 6 to 8 weeks. Council Member Shatava stated that he understood the new well would be 2500 ft deep but wondered the depth of the existing wells. Brown stated they were around 140 ft.

5. Old Business

No Old Business

6. New Business

No new Business.

ADOURNMENT

Moved by Shatava, Seconded by Tapper; there being no further business, the meeting shall be adjourned at 6:25 pm.

Roll Call: Ayes: All. Nays: None. Motion passes: 3 to 0.

ATTEST:

Rochelle Williams, City Clerk

Thomas M. Armstrong, Mayor