

CITY COUNCIL MEETING

Tuesday, August 13, 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, August 13, 2013 at 5:30 P.M. at the Grimes City Hall. Pledge of Allegiance was led by Mayor

Armstrong

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

GENERAL AGENDA ITEMS.

APPROVAL OF THE AGENDA

Mayor Armstrong asked the Council to remove from Council Actions Item L. Agreement with Waste Connections as further revisions needed to be made, to move Item H. Brook Ridge Development Agreement from the Consent Agenda to Council Actions and to add to the Consent Agenda a Commission Agreement.

Moved by Patterson, Seconded by Evans; the agenda with the changes and additions as requested by Mayor Armstrong 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. Casey's General Store – Class C Beer Permit (BC) with Sunday Sales renewal 10/1/13-9/30/14 C. Fareway Stores, Inc – Class E Liquor License (LE) D. Replacement Sinks at GCC from Cook Plumbing \$5,588 E. Lime Removal by Melvin Marsh - \$45,000 F. Engineer's Statement of Completion for IA44 Improvements by Reilly Construction G. Pay Request #39 Final to Reilly Construction of the IA 44 Improvements - \$17,599.30 H. (moved to Council Actions) I. Resolution 08-0113 Support of Hwy 141 Flyover J. Street Sign Post Quote Approval K. Truck Accessories – Hawkeye Truck Equipment - \$3,147.34 L. Pay Request #3 to Layne Christensen Company for the New Jordan Well - \$174,030.69 M. Change Order #1 to Absolute Concrete Inc. for the SE Main Street Improvement increasing Contract \$261.50 N. Pay Request #3 to Absolute Concrete Construction for the SE Main Street Improvement in the amount of \$508,208.87 O. Change Order #1 to Iowa Signal, Inc. for the SE 37th & S James Temporary Signals increasing Contract \$1,400 (items were added to the original contract)P. Engineer's Statement of Completion for the SE 37th and S James Temporary Signals by Iowa Signal, Inc.Q. Payment #1 to Iowa Signal for the SE 37th and S James Temporary Signal in the amount of \$22,291.00 R. Pay Request #3 to Synergy Contracting for the 2012 Grimes Water Program - \$109,440.97 S. Claims in the amount of 1,300,378.57, addition of Commission Agreement

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

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

FIRE CHIEF REPORT

Chief Krohse advised that the month of June they received 74 calls for service of which 57% were EMS and in July they received 74 calls for service of which 60% were EMS. He added that their year to date calls were 454 which was 38 calls more than last year at this time.

PATROL REPORT

Deputy Ballinger of the Polk County Sheriff's Department was present to update the Council. He advised that from July 10, 2013 through today they had 415 calls and trips and 204 traffic stops for a total of 619 calls of which 69 cases were made. He added that the intersection of S James Street and 37th Street there had been no accidents since the traffic lights had been installed.

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

A. Library Remodeling Presentation

Aaron Chittenden of the Library Board presented to the Council several options for providing more space for the library along with cost estimates. City Administrator Brown stated that a firm has been hired to review space needs for the entire City and will be making recommendations back to the Council for review. Council Member Tapper asked to have further discussion regarding the library's needs at a workshop in two weeks. Discussion will continue to be held with the Library Board.

PUBLIC FORUM

No one was present to address the Council

COUNCIL ACTIONS

A. Kennybrook Townhome for a Rezone from R-3 Multiple Family District To R-4 Planned Residential Development District by referring on to the Planning and Zoning Board for a Public Hearing and Action on September 3, 2013 and to the City Council for a Public Hearing and Action on September 10, 2013

Bob Gibson of Civil Design Advantage LLC, 3405 SE Crossroads Drive, Suite G, Grimes, Iowa 50111 was present on behalf of Hubbell Homes with a request for Kennybrook Estates Townhomes. Gibson stated this is a 10.91 acres currently zoned R-3 Multiple Family District and the request is to change to a R-4 Planned Residential Development District. The Council requested since there are currently homes within this requested zoning area that additional information be supplied to property owners in the area to aide in any questions they may have.

Moved by Patterson, Seconded by Tapper; the rezoning request shall be referred to the Planning and Zoning Commission for a Public Hearing and action on September 3, 2013 and then to the City Council for a Public Hearing and Action on September 10, 2013.

Roll Call. Ayes: all. Nays: none. Motion passes 4 to 0.

B. North Ridge Elementary School Addition – Site Plan

Andrew Reich of FRK Architect and Engineers, 2600 Westown Parkway, Suite 340 Des Moines and David Bentz of Bishop Engineering, 3501 104th Street Des Moines were present to address the addition to North Ridge Elementary School. Reich advised that the plan was for approximately 1200 sq ft of additional classroom space on the east end of the site. He added that the addition would match the existing appearance of the building. Reich stated that this addition will include eight classrooms as well as restrooms, closet space and an office. City Engineer Gade reviewed the landscaping plan from the original building. He advised the Council that all the landscaping that was required for the original site had not been completed and that this site plan was submitting a new landscape plan. Gade went on to state that the original building was to have 71 trees of which 50 were put in. Superintendent of DC-G Schools Scott Grimes stated that they prefer that the money go towards facilities, students, educations, sports and the arts, not landscaping. City Council Member Altringer asked if it would be agreeable to amend the landscape plan by requiring that 71 trees total be in place when this addition is done and that the remaining 50 trees be put in over the next 5 years. Altringer clarified that this request would be asking the school to plant 21 more trees at this time as part of the project as 50 trees are in place now.

Moved by Altringer, Seconded by Tapper; the site plan for North Ridge Elementary School Addition along with the landscape amendment of planting a total of 71 trees upon the completion of the addition with the remaining 50 trees put in over the next 5 years, with the time frame starting after occupancy, as a school/community project shall be approved.

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

Mayor Armstrong turns the meeting over to Mayor Pro Tem Evans

C. Harris Trucking – Site Plan

Dough Mandernach, Civil Design Advantage, 3405 SE Crossroads Drive, Suite G, Grimes addressed the Council on behalf of Harris Trucking. Mandernach stated this is a revised site plan for the Lot 6 and Lot 7 Crossroads Business Park of Grimes Plat 4. He advised that Harris Trucking wants to build a pole building for minor maintenance and servicing of their trucks. City Engineer Gade stated that currently the building is slated to be 3600 sq ft which would require it to be sprinkled. Gade state that the Harris Trucking is looking at making this building slightly smaller to avoid sprinkling.

Moved by Tapper Seconded by Patterson; the Harris Trucking Site Plan shall be approved.

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

Mayor Pro Tem Evans turns the meeting back to Mayor Armstrong.

Council Member Tom Shatava arrives at 6:50 pm.

D. Caymus Park Plat 1 – Site Plan

Erin Ollendike, Civil Design Advantage, 3405 SE Crossroads Drive, Suite G, Grimes addressed the Council on behalf of Caymus Park Plat 1. Ollendike stated that this project consists of 143 townhome units both attached and detached located east of Hwy 141. She advised there will be approximately 48 on-street parking spaces. City Engineer Gade reminded the Council that these would be 26ft wide streets and sidewalks on each side of street. Gade stated that there will 10 ft between single occupancy units and 14 ft between two family units and that the streets in the area are private. He advised he had not further issues.

Moved by Patterson, Seconded by Tapper; Caymus Park Plat 1 – Site Plan shall be approved.

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

E. North Park Estates – Final Plat

Matt Heath of McClure Engineering, 1360 NW 121St Street, Clive was present. He advised this site consists of 10.65 acres comprised of 22 single family lots. City Engineer Gade stated the developer was providing park land dedication on the project along with a trail. He advised that Planning and Zoning Commission had approved the plat subject to a legal review and requested from Heath to have all the PUD requirements on the final plat and Heath agreed.

Moved by Patterson, Seconded by Evans; the North Park Estates final plat subject to Fox Engineering letter dated July 19, 2013 and legal review shall be approved.

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

F. Bridge Creek Plat 3 – Final Plat

Dan Rittle, Engineering Resource Group, 2413 Grand Avenue, Des Moines addressed the Council on behalf of the developer Bridge Creek LLC. Rittle stated that they are working on completing the punch list as required by Fox Engineering. City Engineer Gade noted that the park dedication was taken care of several years ago as part of the developer's agreement so they will just pay those fees.

Moved by Shatava, Seconded by Evans; Bridge Creek Plat 2 Final Plat subject to Fox Engineering letter dated July 3, 2013 shall be approved.

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

G. Silkwood Meadows – Final Plat

Dan Rittle, Engineering Resource Group, 2413 Grand Avenue, Des Moines addressed the Council on behalf of the developer. Rittle stated that most of the dirt work is complete and paving should begin soon. Gade advised that he believes that the park land dedication has already been taken care of on this plat. He advised that Lot 27 has a sidewalk that goes outside the development along with a trail.

Moved by Patterson, Seconded by Tapper; Bridge Creek Plat 3 – Final Plat subject to Fox Engineering letter dated July 30th shall be approved.

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

H. Meadowlark South Plat 3 – Final Plat

Dan Rittle, Engineering Resource Group, 2413 Grand Avenue, Des Moines addressed the Council on behalf of the developer. Rittle advised that paving would begin in this area in a few days. City Engineer Gade advised they were installing a trail which will create a loop. He stated that Planning and Zoning had approved the Final Plat subject to Fox's letter of July 30, 2013.

Moved by Patterson, Seconded by Shatava; Meadowlark South Plat 3 – Final Plat subject to Fox Engineering letter dated July 30, 2013 shall be approved.

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

I. Meadowlark South Plat 4 –Final Plat

Dan Rittle, Engineering Resource Group, 2413 Grand Avenue, Des Moines addressed the Council on behalf of the developer. He stated this would be 33 more lots. Rittle stated they had addressed the comments from Fox Engineering and were beginning to pave. City Engineer Gade had no additional comments.

Moved, by Tapper, Seconded by Patterson; Meadowlark South Plat 4 – Final Plat subject to Fox Engineering letter date July 3, 2013 shall be approved.

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

J. Skilled Iowa – Iowa Workforce Development

Sherri Marion of Iowa Workforce Development provided a presentation to the Council on Skilled Iowa. Marion asked the Council if the City would agree to endorse the Skilled Iowa program. City Council Member Altringer asked Marion for a list of who in the state of Iowa was currently using the program. Mayor Armstrong asked Marion to provide a Resolution to the City that could be acted upon at a later meeting.

K. Agreement with the YMCA

The Council reviewed a facility use agreement between the YMCA of Greater Des Moines and the City of Grimes along with an employee wellness program with the YMCA.

Moved by Evans, Seconded by Patterson; that the Agreement with the YMCA shall be approved.

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

L. Agreement with Waste Connections (moved to the Council agenda on August 27, 2013)

M. 28E Agreement Between the City of Johnston and the City of Grimes for Sharing of Administrative Resources for Fire and Rescue Services

Chief Krohse reviewed the 28E Agreement between the City of Johnston and Grimes which included the sharing of administrative resources supporting fire and rescue services.

Moved by Altringer, Seconded by Shatava; the 28 E Agreement between the City of Johnston and the City of Grimes for sharing of Administrative resources for fire and rescue services shall be approved.

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

N. Brook Ridge Development Agreement (moved from consent agenda)

Mayor Armstrong reminded the Council that Brook Ridge is located west of North Ridge School. City Attorney Henderson advised there have been some revisions to the development agreement and recommended the approval of the agreement. Henderson reviewed some of the changes. Moved by Evans, Seconded by Patterson; Brook Ridge Development Agreement shall be approved. Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

COUNCIL DISCUSSIONS

1. Mayor's Report

Mayor Armstrong wanted to clarify that the City is initiating the rezone for Kennybrook Townhomes. City Engineer Gade advised that City Attorney Fisk advised that since there are existing homes in the area he advised the City to rezone the entire area to R-4 and not do spot rezoning. Gade stated that they have asked Hubbell to go door to door and advise property owners of the rezoning. Council Member Evans asked if there would be any harm to existing homeowners. Gade advised there would be no harm and actually a benefit as there would be more people in the area to share the cost of the development such as upkeep of streets and sidewalk and snow removal as an example.

2. City Attorney's Report

Nothing new to report

3. City Engineer's Report

City Engineer Gade stated that work will begin in the 200 block of the Main Street Project which will affect businesses in this area. Council Member Altringer asks Gade to review an area for weeds.

4. City Staff Report

5. Old Business

6. New Business

Council Member Evans asked about a of resident who had concerns during the Hwy 141 garage sales of parking in residents driveways and causing traffic concerns. Mayor Armstrong advised that he had called the resident back and discussed the issue with her. Council Member Patterson stated that he had received positive comments regarding the lights at the intersections of SE37th Street and South James Street.

ADOURNMENT

Moved by Altringer, Seconded by Evans; there being no further business, the meeting shall be adjourned at 8:10 pm.

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

ATTEST:

Rochelle Williams, City Clerk

Thomas M. Armstrong, Mayor