

CITY COUNCIL MEETING
Tuesday, January 14, 2014
Grimes City Hall 5:30 P.M.

The regular meeting of the Grimes City Council was called to order by Mayor Armstrong on Tuesday, January 14, 2014 at 5:30 P.M. at the Grimes City Hall. Pledge of Allegiance was led by Mayor Armstrong

Roll Call: Present: Evans, Altringer, Patterson, Bickford, Blackford

GENERAL AGENDA ITEMS.

APPROVAL OF THE AGENDA

Mayor Armstrong asked for approval of the agenda. Council Member Blackford asked to have item J. under the Consent Agenda moved to Council Actions

Moved by Evans, Seconded by Patterson; the agenda with this change shall be approved.

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

Presentation Status Update on Community Development Contract – Scott Ourth

Scott Ourth was present to update the Council on the status of several projects he is working on for the City of Grimes. Ourth stated that he has been under contract with the City of Grimes since June 1, 2013 doing some Community Development work. He stated that one of the things he was working on was at the request of Council Member Altringer which was a facelift of the current website. Ourth stated that the website would include a tax pie chart along with all new photos. He added that this site also works with mobile devices so the website can be accessed anywhere. Ourth stated that he had written a BRAVO grant. He added that if approved this would provide a BRAVO designation and would help the economic development office market the Governors District. Ourth advised that he had also applied for the Iowa Connect designation which would provide for broadband access ability use. He added that later in the Council meeting he was asking for approval of a resolution that would allow him to apply for an Iowa Great Places designation. Ourth stated that if this designation was received it would give the City the possibility of acquiring land for the Governors District. He added that then the City would begin to make this area into a linear pedestrian promenade which would be referred to as the Governors District Promenade. He added that if the Great Places destination was approved it could be worth up to \$200,000 to the City of Grimes. Ourth thanked all the City Staff and Economic Development Director for their ease and assistance in working with him. Council Member Altringer asked about the timeline on this grant application. Ourth stated that in late February or early March an evaluation team would come to Grimes to visit the area and then we should hear back in early April on their decision. He added that once the designation is received we have 3 years to obtain the property and that part of the cost of the property would be reimbursed back to the City from the State of Iowa. Ourth stated that this designation would open up many doors for the City of Grimes and he thanked the Council for the opportunity.

Eagle Scout Presentation

The scout was unable to attend the meeting.

Approval of the Consent Agenda

A. Minutes from previous meeting December 10, 2013 and January 6, 2014 B. State Hygienic Laboratory Sample Testing -\$4,712 and \$3,008 (*ASR Well Testing*) C. Municipal Supply – MXU's and supplies - \$7,074.80 (*remote water meter readers*)E. ISWEP Dues - \$3,131(*Iowa Storm Water Education Program, mission is to provide education, outreach, technical resources and training programs to protect and improve water quality in Iowa.*) F. Hutchinson Salt Company - \$32,390.73 (*salt for roads*) G. Task Order No. 2454-14A by Fox Engineering For Contract Operations for Water and Wastewater Systems (*part of master agreement before doing work for City*) H. Refund Application for Alcohol License to Kickback Café (*required by the state in order receive prorated licensing fees returned*) I. Alcohol License Renewal for QuikTrip Class E Liquor License with Sunday Sales 3/1/14 (*alcohol licenses are renewed yearly with approval by City and State*) K. Grimes City Hall and Grimes Chamber of Commerce Interior Improvements Proposal with RDG Planning And Design (*approval of fees to continue the design renovation*) L. Pay Request #4 to Layne Christensen Company for the Jordan Well Project - \$299,330.18 (*payment for work completed on project must be approved by Council*) M. New Alcohol License for Mustang Grill at 213 SE Main Street, Class C with outdoor service and Sunday sales effective Jan 24 2014 N. Temple Display Ltd for Christmas lights - \$14,064.66 Claims dated Jan 14, 2014 in the amount of \$757,645.66

Moved by Evans, Seconded by Blackford; the Consent Agenda shall be approved.

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

Fire Chief Report

Chief Krohse provided an overview of 2013 calls. He stated that the department finished out the year 23 calls above 2012 for a total of 767 calls. Krohse stated that of those calls 63% were EMS calls. He added that the highest number of calls was in September at 81 and the fewest number of calls were in March at 44 calls. Krohse stated the joint station between Grimes and Johnston, referred to as Station 40, went on line in March of 2013. He stated that Station 40 supported 472 of the total calls in Grimes. He added that on 100 of those calls Station 40 was the first to arrive. Chief Krohse stated that the City of Grimes ISO Insurance rating had improved from a 5/10 rating to a 3/8b rating. He advised that this rating will become effective February 1, 2014 and should aide homeowners in reducing their homeowner's or business insurance rates. He added that this rating was improved due to the additional station and their ability to have better response times as well as improvements to the water system. Chief Krohse encourages homeowners and business owners to contact their insurance companies after Feb 1, 2014 to see if they would have a reduction in their insurance rates.

Patrol Report

Deputy Ballinger and Chief Schneider of the Polk County Sheriff's Department were present to update the Council. He advised there were 361 calls for service with 153 traffic stops for a total of 514 contacts and 65 cases. Deputy Ballinger stated that he had met with Ann Bass, the Principal at South Prairie Elementary School, to discuss traffic flows around the school. He added that he has invited her to come to the next Public Health and Safety meeting to represent the school to discuss some possible short and long term solutions to the traffic concerns at the school. Council Member Evans asked if there was any more discussion regarding a SRO (school resource officer) Chief Schneider advised that Polk County has a SRO trained officer at this time but that the school had not been interested in having an SRO in the schools. Chief Schneider stated that this person actually becomes more of a uniformed counselor. Council Member Evans stated that she is in favor of a SRO and that the City has offered money in the past to help fund this officer. She added that it may be good to have a joint meeting with School Board during an open meeting to discuss this issue. Council Member Blackford asked if there was an SRO would they stay out on shift during the summer in Grimes. Chief Schneider stated that would be true. Deputy Ballinger stated that it would be a benefit to have them out patrolling during the summer as they would be familiar with the students. Council Member Patterson stated that the Council is concerned about the traffic at South Prairie School and would like to look at it further.

PUBLIC AGENDA ITEMS

A. Public Hearing and Action on SE 19th Street Project and ROW Acquisition.

City Engineer Gade stated this project would extend SE 19th Street from Hwy 141 ½ mile east to Johnston city limits. He advised that the City had received funding in the amount of \$650,000 toward the 2.7 million dollar project. Gade stated that this would include a trail on the north side that would cross over to the Johnston trail at 106th Street. He stated that an easement was already obtained on the north side but an easement would be needed on the south side from the property owners; Hunter Farms.

Mayor Armstrong opened the Public Hearing at 6:00 p.m. There being no oral or written comments; the Public Hearing was closed at 6:01 p.m. Council Member Patterson stated that we were very excited about this project. Council Member Altringer asked if there would be any impact to Kum & Go with this improvement. Gade stated that this project would take the entire construction season but the staging plan has been put in place to keep Kum and Go open to the public. Gade added that conversations had been held with Kum & Go regarding the project.

Moved by Patterson, Seconded by Bickford; the SE 19th Street Project and ROW acquisition shall be approved.

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

B. Public Hearing and Action on the Prairie Business Park Sanitary Sewer and Easement Acquisition

City Engineer Gade advised that the property owner of the parcel located in the SE corner of SE James Street and SE 37th street wished to develop this land but no sanitary sewer crosses or abuts the property. He stated that the City of Grimes has agreed to extend a sanitary sewer from an existing nearby sanitary sewer. Gade stated that there were two options: Option 1 is to extend sewer from the west end of SE 41st Street across the Baer property. Option 2 is to extend sewer from 1320 ft north of SE 37th Street along the east right-of-way line of SE James Street.

Mayor Armstrong opened the Public Hearing at 6:05 pm. Lyle Pietzman address the Council on behalf of the Baer property stating that the owner opposed having the extension through this property as they felt there were other options. Pietzman asked if this line could be run along SE 37th Street.

There being no further oral or written comments; the Public Hearing was closed at 6:07 pm. Gade advised that the line could run along SE 37th Street but would need to be reviewed for the costs involved.

Moved by Evans, Seconded by Blackford; Fox Engineering shall be directed to move forward with looking at the options to extend the sanitary sewer and come back to Council with a recommendation.

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

C. Approval of Appraisals for Easements for Sanitary Sewer Project

City Engineer stated that this is the appraisal for the Prairie Business Park easements.

Moved by Bickford Seconded by Evans; the sanitary sewer easement appraisal for the Grossman and Baer properties shall be approved.

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

D. Request from Beaverbrooke Development Company for Development referred to as Heritage at Grimes to rezone approximately 398.62 acres including 1.54 acres for public roadway easement from A-1 Agricultural, R-3 Multi Family Dwelling District, R-2 70 Single and 2 Family Dwelling District and C-2 General and Highway Service Commercial District to PUD- Planned Unit Development District to refer on to Planning and Zoning for Public Hearing and Action on February 4, 2014 and City Council for Public Hearing and Action on February 11, 2014.

Moved by Patterson, Seconded by Altringer; the rezoning request from Beaverbrook Development Company for property referred to as Heritage at Grimes for a Public Hearing and Action by Planning and

Zoning on February 4, 2014 and the City Council for a Public Hearing and Action on February 11, 2014 shall be approved.

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

E. Public Hearing Urban Renewal Amendment.

City Administrator Brown advised that under the code we are required to hold a meeting with the school and the county as they can be affected by an Urban Renewal Amendment. Brown stated that the school did not attend the meeting and the County talked with Brown by phone and had no objections. Brown clarified that this is a request for the undertaking of new urban renewal projects in the existing Urban Renewal area.

Mayor Armstrong opened the Public Hearing at 6:14 pm. There being no further oral or written comment the Hearing was closed at 6:14 pm.

F. Resolution 01-0414 To Approve the Urban Renewal Plan Amendment for the Grime Urban Renewal Area

Moved by Evans Seconded by Patterson; Resolution 01-0414 to approve the Urban Renewal Plan Amendment for the Grimes Urban Renewal Area shall be approved.

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

G. Resolution 01-0313 To Set A Public Hearing and Action for a Meeting at Which it is Proposed to Approve a Development Agreement with, and Approve Guaranties on Behalf of Friends of the IOOF Building, Inc., Including Annual Appropriation Tax Increment Payments set for January 28, 2014

Moved by Patterson, Seconded by Altringer; Resolution 01-0313 to set a Public Hearing and action for a meeting at which it is proposed to approve a development agreement with, and approve guaranties on behalf of Friends of the IOOF Building, Inc. including annual appropriation tax increment payments set for January 28, 2014 shall be approved.

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

H. Resolution 01-0514 to Set a Public Hearing and Action for a Meeting at Which it is Proposed to Approve a Development Agreement with Hubbell Realty Company, Including Annual Appropriation Tax Increment Payments in an Amount Not To Exceed \$422,000 set for January 28, 2014

Moved by Evans, Seconded by Blackford; Resolution 01-0514 to set a Public Hearing and action for a meeting at which it is proposed to approve a development agreement with Hubbell Realty Company, including annual appropriation tax increment payments in an amount not to exceed \$422,000 set for January 28, 2014 shall be approved.

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

I. Resolution 01-0614 to Set a Public Hearing and Action for a Meeting at Which it is Proposed to Approve a Development Agreement with TNC, L.L.C., Including Annual Appropriation Tax Increment Payments in an Amount Not To Exceed \$64,000 set for January 28, 2014

Moved by Blackford, Seconded by Evans; Resolution 01-0614 to set a Public Hearing and action for a meeting at which it is proposed to approve a development agreement with TNC, L.L.C., including annual appropriation tax increment payments in an amount not to exceed \$64,000 set for January 28, 2014 shall be approved.

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

J. Ordinance # 623 Second Reading on a Request from Metro Waste Authority to Rezone Approximately 8 Acres Currently Zoned A-1 Agricultural to M-3 Heavy Industrial and A Waiver of Requirement for the Hwy 141 Mixed Use Development Corridor District

Moved by Evans, Seconded by Patterson; The Second Reading for Ordinance #623 on a request from Metro Waste authority to rezone approximately 8 acres currently zoned A-1 Agricultural to M-3 Heavy Industrial and a waiver of requirement for the Hwy 141 Mixed Use Development Corridor District shall be approved.

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

Moved by Evans, Seconded by Blackford; the Third Reading of Ordinance #623 shall be waived.

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

Moved Evans Seconded by Patterson that Ordinance #623 shall receive the Final Passage.

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

K. Ordinance #624 Second Reading on a request from Brook Ridge West to Rezone approximately 15.90 acres from A-1 Agricultural to R2-70 Single Family and Two Family Dwelling District.

Moved by Evans seconded by Patterson; the Second Reading for Ordinance #624 on a request from Brook Ridge West to rezone approximately 15.90 acres from A-1 Agricultural to R2-70 Single-Family and Two- Family Dwelling District shall be approved.

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

Moved by Evans Seconded by Blackford; the Third Reading of Ordinance #624 shall be waived.

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

Moved by Evans, Seconded by Blackford; Ordinance #624 shall receive the Final Passage.

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

PUBLIC FORUM

No one was present to address the Council

COUNCIL ACTIONS

A. Amendment to Intergovernmental Agreement for the Promotion of Tourism and Convention Activities in the Greater Des Moines Area.

Mayor Armstrong stated that this amendment would be to allow the City of Polk City to join the intergovernmental agreement.

Moved by Patterson, Seconded by Bickford; the amendment to the Intergovernmental Agreement for the promotion of tourism and convention activities in the Greater Des Moines area shall be approved.

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

B. Resolution 01-0214 Approval of Motion to Apply for the 2014 Iowa Great Places Grant & Designation and requesting matching funds not to exceed \$200,000

Brian Buehe of Grimes Chamber and Economic Development was present to give some background on the Iowa Great Places Grant and Designation through the Iowa Department of Cultural Affairs. Buehe stated that this Resolution would give the approval to submit an application for the grant and designation. He added this would provide benefits to the development of the Governors District. Buehe provided some background on the property that was of interest for this designation. He stated that since the elevator downtown was purchase several years ago the use went away from agricultural. Buehe stated that this caused the railroad to have no more need to have a rail line that far north in the community. He advised that Norfolk Southern abandoned the rail line north of 19th Street. Buehe stated that this grant

would aid in purchasing of property by making it more affordable. Buethe stated that he was requesting that the City Council approve the grant application and up to \$200,000 in matching funds. He added that the cost of the property has not been negotiated at this time.

Moved by Blackford, Seconded by Patterson; Resolution 01-0214 approval of motion to apply for the 2014 Iowa Great Places Grand & Designation and requesting matching funds not to exceed \$200,000 shall be approved.

Council Member Patterson added that he felt this with aid in the marketing of the Governors District.

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

(moved from Consent Agenda)

J. Resolution 01-0114 to Approve a Joint Defense Agreement

Mayor Armstrong clarified that this joint defense agreement is related to the fire department. He added that since Council Member Blackford is a volunteer on the fire department Blackford had asked to have this taken off the consent agenda since it would be a conflict of interest.

Moved by Patterson Seconded by Bickford; Resolution 01-0114 to approve a joint defense agreement shall be approved.

Roll Call: Ayes: All. Nays: None. Motion passes: 4 to 0. Council Member Blackford abstains due to conflict of interest.

COUNCIL DISCUSSIONS

2. Mayor's Report

Mayor Armstrong made the following 2 year appointments which were voted on by Council.

City Engineer – Fox Engineering – John Gade

Moved by Evans, Seconded by Blackford; Fox Engineering, John Gade and associates as City Engineer shall be approved.

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

City Attorney- Whitfield and Eddy – Tom Henderson

Moved by Evans, Seconded by Patterson; Whitfield and Eddy, Tom Henderson and associates as City Attorney shall be approved.

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

Fire Chief – Jim Krohse

Moved by Patterson Seconded by Bickford; Jim Krohse as Grimes Fire Chief shall be approved.

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

City Clerk – Rochelle Williams

Moved by Patterson, Seconded by Blackford; Rochelle Williams as City Clerk shall be approved.

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

Mayor Armstrong advised that as he reviewed the applications for the boards he looked for gender balance as he filled each board appointment.

Park and Recreation Board

Don Kellogg to fill vacancy on board of Doug Bickford – finish term – expires Jan 2015

Dennis Heiman – term expires Jan 2017

Moved by Evans Seconded by Bickford; Don Kellogg and Dennis Heiman shall be appointed to the Park and Recreation Board.

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

Library Board

Andrew Borcharding – term expires Jan 2020

Moved by Evans Seconded by Blackford; Andrew Borcharding shall be appointed to the Library Board.

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

Board of Adjustment

Mayor Armstrong stated that no female applications were received so this will continue to be an all-male board. Council Member Evans added gender balance is by law.

Thomas Letsch – term expires Jan 2019

Moved by Evans, Seconded by Bickford; Tom Letsch shall be appointed to the Board of Adjunct.

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

Public Health and Safety Board

Kathy Leinenkugel – term expires Jan 2017

Moved by Patterson, Seconded by Blackford; Kathy Leinenkugel shall be appointed to the Public Health and Safety Board.

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

Liaison to Boards

Council Member Evans – Mayor Pro Tem, Fire and Rescue, Alternate to BRAVO Board

Council Member Altringer – Economic Development Board, MAC Board, Water and Wastewater

Council Member Patterson – Economic Development Board, Planning and Zoning Commission

Council Member Bickford – Park and Recreation Board and Library Board

Council Member Blackford – Public Health and Safety Board and Polk County Sheriff's

Moved by Evans Seconded by Bickford; the appointments of liaisons to boards shall be approved.

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

Mayor Armstrong stated that this being his first meeting of his fourth term that he is humbled that the citizens of Grimes continue to put him in this role and looks forward to four more good years as Mayor.

3. City Attorney's Report

City Attorney Tom Henderson thanked the Council for his reappointment and stated it was one of the best jobs he had ever had. He added that enjoys working for the citizens of Grimes.

4. City Engineer's Report

City Engineer Gade thanked the Council for his reappointment.

5. City Staff Report

Public Works Director Joe McAreavy stated that he has taken several phone calls about urban chickens in the City of Grimes. He added that currently the code does not allow for chickens but wondered if the Council wanted him to look further into it. Council Member Evans stated that since there have been questions she felt it should be look at further.

Council Member Evans thanked City Administrator Brown for all the information that was received regarding the recent power outages in Grimes. Council Member Patterson stated that some people were voicing concerns through Facebook and this allows City Administrator Brown to get on top of the issue.

6. Old Business

7. New Business

None

ADJOURNMENT

Moved by Altringer, Seconded by Evans; there being no further business, the meeting shall be adjourned at 6:38 pm.

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

ATTEST:

Rochelle Williams, City Clerk

Thomas M. Armstrong, Mayor

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