

CITY COUNCIL MEETING
Tuesday, April 22, 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, April 22, 2014 at 5:30 P.M. at the Grimes City Hall. Mayor Armstrong led the Pledge of Allegiance. Roll Call: Present: Patterson, Altringer, Bickford, Evans, Blackford

GENERAL AGENDA ITEMS.

APPROVAL OF THE AGENDA

Mayor Armstrong asked for approval of the agenda.

Moved by Evans, Seconded by Blackford; the agenda shall be approved. Council Member Altringer asked that Item E under the Consent Agenda, the 28E Agreement for the Lease Purchase of the Metropolitan Salt Storage Facility be moved to Council Actions C.

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

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

Presentation by General Manger of DART – Elizabeth Presutti

Elizabeth Presutti the General Manger of DART was present to give an overview of the services provided by DART. Presutti advised that DART currently has 261 employees, with 151 buses including 8 hybrids, 93 RideShare vanpools and 1,642 bus stops. She added that in FY13 they provided 4.45 million rides with 4 million of them coming as fixed rides, 140,180 paratransit and 260,756 as RideShare. Presutti stated that year to date they had seen a 6% increase in ridership. Presutti also provided information regarding the new hub call DART Central Station and new fare policies. Presutti reviewed the levy increases for the next several years. Council Member Altringer asked Presutti about some of the ride locations. Council Member Altringer also asked how much of the property levy is coming out of Grimes. Presutti stated it was \$.45. Council Member Altringer stated that she understood that each year there were going to be increases in the levy and she wanted to know where that ended. Presutti stated that money is needed for increase services and that federal dollars that are to be used for Capital have been used for operating and they are working at returning those funds to their Capital fund. Board Chairman Steve Van Oort was present and addressed Council Member Altringer's question. Van Oort stated that State legislation capped the levy at .95. He stated that when they put the DART Forward Plan together they put the first five years together in scheduling. Van Oort stated that as part of that they put the tax implications together. He stated that at the end of five years increases they will stop and evaluate. He added that at the .60 mark in five years they will evaluate things. He added that they are increasing services and those will also be reviewed. Mayor Armstrong thanked the DART representative for coming to the meeting.

Approval of the Consent Agenda

A. Minutes from meeting on April 8, 2014 B. Spirits and More Alcohol Renewal Class E Liquor License with Sunday Sales C. AECOM for Northwest Transportation Corridor Feasibility Study - \$2,867.18 D. Public Utility Line Easement for Bridge Creek Plat 5 (*for access to public utilities*) E. moved to Council Actions F. Central Pump & Motor –repairs at wastewater plant - \$4,535 (*southeast lift station pump repairs and maintenance*) G. Request for Street Closure for Block Park at NW Prairie Creek on May 2, 2014 (*neighborhood block party*) H. Development Agreement Brooke Ridge West Plat 3 (*development consisting of 15.90 acres to Subdivide property into 30 single family residential lots, agreement is to*

comply with and modify the subdivision ordinance) I. Record of Lot Tie for Lot 44 Chevalia Valley (to create parcel "A" and parcel "B" for the purposes of development to create separate parcels for tax assessment and state owners)J. Sanitary Sewer Easement for Lot 44 Chevalia Valley (easement for City to have access) K. Payment to TKG Storage Mart Partners and to 11154 54 LLC for temporary construction easement for SE 19th Street Project - \$3,200 (to grade and construct a bike trail) L. Payment to Wayne Fowler, 11154 54 LLC for temporary easement as part of the SE 19th Street Project - \$4,350 (to grade and construct a bike trail) M. Set Date to Receive Bids for May 8, 2014 and Set A Public Hearing and Approval of Plans and Specifications and Award of Contract for the Grimes Public Library Interior Renovation for May 13, 2014. (renovations to library) N. Set Date to Receive Bids for May 8, 2014 and Set a Public Hearing and Award of Contract for the Furniture Bid Package for the Grimes Public Library for May 13, 2014. (purchase of new furniture for interior of library) Added to the consent agenda: Prairie Business Park Storm Water Management Facility Maintenance Covenant and Permanent Easement Agreement.

Moved by Bickford, Seconded by Altringer; the Consent Agenda shall be approved.

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

Presentation Polk County 911 – Samantha Brear

Polk County Supervisor Brownell was present. Brownell stated that on behalf of Polk County they couldn't be happier about what is going on in Grimes. He added that the amount of residential and commercial growth has been terrific. Supervisor Brownell stated that Polk County had good growth last year. He added that he was happy to report that for the first time since he has been in office they are riding on no deficient. Supervisor Brownell stated they are working on a pilot program right now with Urbandale and are going to also work with the Grimes Volunteer Services on a minor home repair program. He added that this program will be started in Urbandale and then will be rolled out to Grimes and Johnston when things are up and running smoothly. Supervisor Brownell stated that he liked to bring things to the Council on services that are provided by county government. He advised that he thought it would be interesting to have Samantha Brear of the Polk County E911 present. Samantha Brear provided information on the many services provided by E 911. She advised that each land line and each cell phone is charged \$1 each month which goes to provide 911 services. She advised that in 2013 they received 250,000 calls. Brear reviewed the budget along with some new services that will be offer. Mayor Armstrong thanked Supervisor Brownell and Samantha Brear for coming to the meeting.

FIRE CHIEF REPORT

Fire Chief Krohse was present to address the Council. He advised that the month of March they had 72 runs of which 35 were EMS.

PEOPLESERVICE REPORT

Steve Robinette of Grimes Water and Waste Water and PeopleService was present to update the Council. He advised that well levels have maintained but are still well below the average levels of two years ago. He advised that the ASR would be ready to have water recovery taken on May 2 and DNR has given the okay for this water to be cycled through the system if needed. Robinette added that on the collection and distribution side they did not do normal hydrant flushing due to the water levels but an abbreviated flushing. He stated that there has been a considerable amount of increase in the amount of rags that have been found in the south east lift station. Robinette added that an informational sheet was going out with the utility bills to education the public on what things should not be flushed down drains. Council Member Altringer asked about stepping up the information in the south east area of town. Robinette added that they were looking into going door to door with flyers in the south east part of Grimes where they are seeing most of the issues.

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

A. Public Hearing on the Special Assessment for SE 19th Street

Mayor Armstrong opened the Public Hearing at 6:11 pm. Wayne Fowler, 5512 Boulder Drive, West Des Moines addressed the Council. Fowler asked the Council why property owners would be assessed for bike trail in this area. Mayor Armstrong directed Fowler to contact John Gade of Fox Engineering with questions regarding the project. Mayor Armstrong advised that this would just be a time to receive comments. City Administrator Brown advised that two letters had been received with concerns about the project. She stated one was from property owner at 1681 SE Destination Drive, Glenn Keller and property owner at 1751 Destination Drive, Janet Minear. Mayor Armstrong added that the Council received these letters as a part of their packets. There being no further oral or written comments the Public Hearing was closed at 6:15 pm.

B. Resolution 03-2314 Resolution of Necessity for the SE 19th Street Paving Project.

City Engineer John Gade advised that back in 2011 a Development Agreement with Newark which is in the Princeton Development on the north side of SE 19th Street was signed. He stated that at the time of the development the City felt there were improvements that the developer was responsible for when future roadway improvement was needed.. He added that the agreement stated that that development should pay a maximum of \$350,000 and would be assessed for one lane of roadway improvements along the project and assessed for turn lanes and storm sewer. As part of the agreement it was a voluntary tax assessment. Gade stated that they also worked with Hunter Farms who own everything on the south side of the roadway improvement project and there is an agreement with them that they will not protest the assessment in an amount not to exceed \$350,000 to match the development agreement that was on record with Princeton Development. Gade stated that the project is a five lane improvement project with nine inches of pavement, center median, dual left turns at the Hwy 141 intersection. He added that the overhead power will go underground and street lights will be added. Gade stated that a 10 ft wide trail would be going in. He clarified that only 5 ft width would be assessed to the abutting property owners. This would represent a standard sidewalk width. Gade added that Kum & Go is paying for a right in and right out at this location. He stated that Hunter Farms asked for some water main extensions as part of this project under the roadway. Gade stated that about 30% of the project or \$804,000 is being assessed, 50% of the project will be paid by the City of Grimes, and then a STP Grant in the amount of \$600,000 will pay the remainder. He added that of the \$804,000 a large portion of that will be Ag-deferred. Gade stated that Ag-deferred amount came to \$600,000. He stated that at later date the length of the assessment and the interest rate will be determined by Council. Mayor Armstrong added that when each one of these lots were sold they were made aware of the development agreement attached to the property. Mayor Armstrong wanted to clarify this is the resolution of necessity is not the final assessment numbers just setting the maximum amount of the assessment.

Moved by Patterson, Seconded by Bickford: Resolution 03-2314 Resolution of Necessity for the SE 19th Street Paving Project shall be approved.

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

C. Adopt Plans and Specifications and Award of Contract for the SE 19th Street Project.

John Gate stated that since federal dollars were involved, this project was let through the Iowa Department of Transportation on April 15, 2014. He advised that four bids were received with high bid of \$2,187,468.97 and a low bid of \$2,037,877.63. He stated that the low bid of \$2,037,877.63 came from Concrete Technologies, Inc. and he recommended the award go to them. Gade stated that this an 80 working day project with a late start date of July set by the IDOT. He added that this project is being done in conjunction with the City of Johnston on the same stretch of roadway. Gade stated that access will be maintained to the business in this area during the project.

Moved by Blackford, Seconded by Patterson; the SE 19th Street Project award to Concrete Technologies, Inc. in the amount of \$2,037,877.63 shall be approved.

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

D. Set Bid Date of May 7, 2014 and Public Hearing and Award of Contract for May 13, 2014 for the Prairie Business Park Sanitary Sewer Project.

City Engineer Gade stated this is the extension of sanitary sewer along James Street to the Prairie Business Park and a small amount of water main.

Moved by Evans, Seconded by Blackford; a bid date of May 7, 2014 and Public Hearing and Award of Contract for May 13, 2014 for the Prairie Business Park Sanitary Sewer Project shall be approved.

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

E. Public Hearing and Approval of Plan Specification and Award of Contract for the Old and Current City Hall Interior Improvements.

Mayor Armstrong opened the Public Hearing at 6:31 pm. There being no oral or written comment the hearing was closed at 6:31 pm.

Collin Barnes of RDG Planning and Design was present. Barnes stated that the bid opening was held on April 17, 2014 and received some very competitive bids on the project. She added that low bid was from Koester Construction at a bid price of \$250,230. Barnes recommend award to Koester Construction.

Moved by Evans, Seconded by Bickford; the award of contract for the old and current City Hall Interior Improvements be awarded to Koester Construction in the amount of \$250,230 shall be approved.

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

F. Award Contract for the Basketball Side Hoop Replacement at Grimes Community Complex.

Public Works Director Joe McAreavy advised that these are hoops that need to be replaced. Mayor Armstrong added that in the interest of full disclosure Rainbow Play Systems did bid on this item. He added that since he as Mayor is associated with Rainbow Play Systems it was publicly bid and advertised in the newspaper. McAreavy advised the low bid from Rainbow Play Systems came in at \$1,490. Brown advised that normally this size of project would not be required to go through the normal bidding process but because there was a public official involved, it needed to.

Moved by Evans, Seconded by Blackford; the award for the basketball side hoop replacement at the Grimes Community Complex to Rainbow Play Systems at a cost of \$1,490 shall be approved.

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

G. Second Reading on Ordinance 627 Amending The Grimes Zoning Ordinance Chapter 165B.01, 165B.02 and 165B.19 Under The Hwy 44 Mixed Use Development Corridor Overlay District.

Moved by Patterson, Seconded by Bickford; that the Second reading of Ordinance 627 amending the Grimes Zoning Ordinance Chapter 165B.01, 165B.02 and 165B.19 under the Hwy 44 Mixed Use Development Corridor Overlay District shall be approved.

Moved by Patterson, Seconded Bickford; the second reading of Ordinance 627 amending the Grimes Zoning Ordinance 627 amending the Grimes Zoning Ordinance Chapter 165B.01, 165B.02 and 165B.19 under the Hwy 44 Mixed Use Development Corridor Overlay District shall be approved.

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

H. Second Reading on Ordinance 628 Amending The Grimes Zoning Ordinance Chapter 165A.27 Under The Highway 141 Mixed Use Development Corridor District

Moved by Patterson, Seconded by Bickford; that the Second Reading of Ordinance 628 amending the Grimes Zoning Ordinance Chapter 165A.27 under the Highway 141 Mixed Use development Corridor District shall be approved.

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

PUBLIC FORUM

Polk County Division Chief Kevin Schneider was present. Chief Schneider wanted to advise the Council that the speed trailer would be in Grimes. He added that he wanted to inform the Council that this would be used to remind drivers to reduce their speed and not used for ticketing. Chief Schneider asked about getting information out to the public on the use of the speed trailer before it is put into use.

COUNCIL ACTIONS

A. Set a Public Hearing and Action for Planning and Zoning for April 29, 2014 and a Public Hearing For Grimes City Council for May 13, 2014 for request for rezone from Beaverbrook Development Company – Heritage Development from A-1 Agricultural, R-3 Multi Family Dwelling District, R-2 Single and 2 Family Dwelling District and C-2 General & Highway Service Commercial District to R-4 Planned Unit Development

Moved by Evans, Seconded by Blackford; set a Public Hearing and Action for Planning and Zoning for April 29, 2014 and Grimes City Council for May 13, 2014 for the request for rezone from Beaverbrook shall be approved.

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

B. Set a Public Hearing and Action for Planning and Zoning on April 29, 2014 and a Public Hearing and Action for Grimes City Council for May 13, 2014 to Amended the Official Zoning Map

Moved by Patterson, Seconded by Bickford; set a Public Hearing and Action for Planning and Zoning and the Grimes City Council for May 13, 2014 to Amend the Official Zoning Map shall be approved.

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

C. (moved from consent agenda) 28E Agreement for the Lease Purchase of a Metropolitan Salt Storage Facilities Between the Cities of West Des Moines, Urbandale, Johnston, Clive, Windsor Heights, Waukee, Grimes and Pleasant Hill.

Council Member Altringer asked Public Works Director Joe McAreavy if this agreement has worked well in the past. McAreavy stated that it was worked very well in the past.

Moved by Altringer, Seconded by Blackford; the 28E Agreement for the Lease Purchase of the Metropolitan Salt Storage Facilities shall be approved.

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

COUNCIL DISCUSSIONS

1. Mayor's Report

Mayor Armstrong thanked Public Works Director Joe McAreavy for his 11 years of service to the City of Grimes.

2. City Attorney's Report

Attorney Fisk had no report.

3. City Engineer's Report

City Engineer Gade stated that the contractors were working on the Main Street punch list.

4. City Staff Report

Kelley Brown spoke, "It was over 12 years ago that this man came into my office at the Old City Hall and asked me to keep him in mind in case any city positions opened. He was in a position that he liked,

but it involved a lot of on-call work and some travel. In the summer of 2003 a position came open and he was hired on October 06, 2003. He didn't have direct experience in the position but I had worked with this man indirectly through the years and was impressed by his work ethic and his attitude. And by the fact that he had come to me and wanted to work for me I knew he had sound judgment and was a great judge of character! ☺ He evolved and grew through the years from an inspector, services coordinator, Assistant Public Works Director and then Public Works Director.

He really doesn't like being in the spotlight and hates it when all of the attention is on him so my gift to him is that I am making this short. He originally came from Black Hills Energy (then called People's Natural Gas) and as it has now come around full circle and he has an wonderful opportunity to go back to Black Hills Energy as their Construction Manager. His grandfather and father were both pipe-liners so this is a family destiny opportunity for him.

He is an amazing man and we wish him the very best. All the best to you, Joe McAreavy!"

5. Old Business

6. New Business

ADOURNMENT

Moved by Altringer, Seconded by Bickford; there being no further business, the meeting shall be adjourned at 6:47 pm.

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

ATTEST:

Rochelle Williams, City Clerk

Thomas M. Armstrong, Mayor