

**CITY COUNCIL MEETING**  
Tuesday, May 13, 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, May 13, 2014 at 5:30 P.M. at the Grimes City Hall. Mayor Armstrong led the Pledge of Allegiance. Roll Call: Present: Patterson, Altringer, Evans, Blackford Absent: Bickford

**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.

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

**Approval of the Consent Agenda**

A. Minutes from meeting on April 22, 2014 B. Development Agreement Payment to RightStuff due on June 1, 2013 0 \$9,221 C. Alcohol License Renewal for Kum & Go #141 – Class E with Sunday Sales D. Alcohol License Renewal for Kum & Go #237 – Class E with Sunday Sales E. Alcohol License Renewal for Walmart – Class E with Sunday Sales F. Autumn Park Plat 4 Storm Water Management Facility Maintenance Covenant and Permanent Easement Agreement G. Brooke Ridge LLC Site Plan Storm Water Management Facility Maintenance Covenant and Permanent Easement Agreement H. Incode Mapping Software from Tyler Technologies – software and professional services \$3,750 plus annual maintenance \$688 I. Corporate Authorization Resolution with Charter Bank J. MidAmerican Proposal to Relocate Overhead Electric to Underground for SE 19<sup>th</sup> Street Project In the amount of \$198,909. K. AECOM for the Northwest Transportation Corridor Feasibility Study - \$3,406.88 L. Mississippi Lime – operational lime \$3,540.90 M. United Contractors – gravel for SW 19<sup>th</sup> Street N. Alcohol License for Governors Days June 13 and 14 in Waterworks Park O. Change Order #5 for the SE Main Street Improvement by Absolute Concrete, Inc. in the amount of \$41,047.15 P. Request from Governors Days Committee for funding and activities for Governors Days June 12- 14 Q. Pay Request #10 to Absolute Concrete Construction for the SE Main Street Improvements in the amount of \$77,985.18 (this amount includes request for early release of retained funds of \$59,732.90) R. Edge Commercial LLC for Glenstone Park Phase I – Pay Request 1 - \$85,811.90 S. Change Order 1 for the Glenstone Park Phase I – increasing bid \$4,054.96 T. Set Public Hearing and Approval of Agreement for a Loan Contract for lease of two snow plows and a skid loader for a total financing amount not to exceed \$400,000 for May 27, 2014 U. Task Order No. 63 for SE 19<sup>th</sup> Street Improvements (Hwy 141 to 2600' east)- V. Payment of Retainage for Hwy 44 Project - \$10,544.62 (\$8,000 to Communication Technologies \$2,544.62 to Radish) Claims dated May 13, 2014 in the amount of \$745,164.00

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

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

**FIRE CHIEF REPORT**

Fire Chief Krohse was present to update the Council on the fire department. Chief Krohse stated that the department had 72 runs for the month of April with a year to date total of 303 compared to 229 calls last year. He added that they attended a mutual aide call for a structural fire in Granger. Mayor Armstrong congratulated Chief Krohse for his valor in helping save a person's life while he was waiting for a flight at the Des Moines International Airport.

## **PATROL REPORT**

Deputy Ballinger from the Polk County Sheriff's Department addressed the Council. He advised from April 9 to the present they had 352 calls for service with 218 traffic stops for a total of 570 contacts and out of those 57 cases were made. Division Commander Captain Steve Schneider from the Polk County Sheriff's Department was also present. He advised that the suspect was in custody that was charged with the recent homicide of a Grimes man. Captain Schneider added that the County Attorney was very happy with the work done by the Sheriff's department. Captain Schneider also offered condolences to the family of the man who was killed.

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

### **A. Public Hearing and Approval of Plans and Specifications and Award of Contract for the Grimes Public Library Interior Renovation**

Mayor Armstrong opened the Public Hearing at 5:40 pm. There being no oral or written comments the hearing was closed at 5:40 pm.

Mayor Armstrong advised that bids were received by FEH Associates on May 8, 2014 for the Grimes Public Library Interior Renovation. He stated that 7 bids were received and the recommendation of award was to TBB&M for a base bid of \$209,000 and then alternate bid 1 for removal of existing water heater and replacement for a ADD of \$2,000 for a total construction contract of \$21,000.

Moved by Patterson, Seconded by Blackford; the library interior renovation bid shall be awarded to TBB&M for a base bid of \$209,000 and alternate bid 1 for \$2,000 for a total bid price of \$211,000.

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

### **B. Public Hearing and Award of Contract for the Furniture Bid Package for the Grimes Public Library**

Mayor Armstrong opened the Public Hearing at 5:42 pm. There being no oral or written comment the Hearing was closed at 5:42 pm.

Mayor Armstrong advised that two bids were received for the library furniture bid package. He stated that recommendation of award would be to accept the low bid submitted for each proposal.

Moved by Patterson, Seconded by Blackford; that Proposals 1-3 and Alternates 1-2 for a total amount of \$112,988.87 from Jones Library Sales and Storey Kenworthy shall be approved.

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

### **C. Public Hearing and Approval of Plans Specifications and Award of Contract to H&W Contracting for \$211,471 Prairie Business Park Sanitary Sewer Project.**

Mayor Armstrong opened the Public Hearing at 5:44 pm. There being no oral or written comments the Hearing was closed at 5:44 pm.

City Engineer Gade stated that as part of this project the City of Grimes has agreed to extend the sanitary sewer from an existing nearby sanitary sewer. The City will also extend a 12' water main across SE 37<sup>th</sup> Street from the existing 12' water main on the north side of SE 37<sup>th</sup> Street. Gade stated that the Prairie Business Park Sanitary Sewer project consists of installing 10" sanitary sewer from 1,320' north of SE 37<sup>th</sup> Street to the SE corner of SE 37<sup>th</sup> Street and SE James Street. He advised that five bids were received with a high bid of \$288,528 to a low bid from H & W Contracting LLC of \$211,471. Gade recommended award to H & W Contracting LLC.

Moved by Patterson, Seconded by Blackford; the Prairie Business Park Sanitary Sewer Project shall be awarded to H & W Contracting LLC in the amount of \$211,471. Gade added that the project would begin July 15<sup>th</sup> and completion would be October 2014.

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

**D. Third 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 Evans; the Third 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 now pass/

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

Moved by Patterson, Seconded Evans; 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 adopted.

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

**E. Third 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 Evans; the Third Reading of Ordinance 628 amending the Grimes Zoning Ordinance Chapter 165A.27 under the Highway 141 Mixed Use Development Corridor District shall now pass.

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

Moved by Patterson, Seconded by Evans; Ordinance 628 amending the Grimes Zoning Ordinance Chapter 165A.27 under the Highway 141 Mixed Use Development Corridor District shall be adopted.

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

**PUBLIC FORUM**

No one addressed the Council.

**COUNCIL ACTIONS**

**A. Public Hearing to Adopt the Official Grimes Zoning Map**

Mayor Armstrong opened the Public Hearing at 5:47 pm. There being no oral or written comment the Hearing was closed at 5:47 pm.

**B. First Reading of Ordinance # 629 to Adopt the Official Grimes Zoning Map**

City Engineer John Gade advised that this was making the changes on the zoning map from updates of zoning over the past few years, including the revised overlay district that was passed earlier this evening. Moved by Blackford, Seconded by Evans; that the First Reading of Ordinance #629 to Adopt the Official Grimes Zoning Map shall be approved.

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

**C. Toyota Parking Lot Expansion Site Plan**

David Bentz of Bishop Engineering, 3501 104<sup>th</sup> Street, Urbandale, Iowa addressed the Council. Bentz stated that the owner of Toyota wished to add 245 employee stalls on the south west corner of the existing site. City Engineer Gade advised that Planning and Zoning had approved the plan and he had no issues. Moved by Evans, Seconded by Blackford; that the Toyota parking lot expansion site plan shall be approved.

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

**D. Commercial & Home Services Site Plan**

Doug Mandernach, Civil Design Advantage, 3405 SE Crossroads Drive Suite G addressed the Council. Mandernach advised that this site plan would consist of two steel building for office space, storage usage

and some minor manufacturing. City Engineer Gade advised there would be no outside storage and that a future sidewalk was in the plans when the rest of the area develops.

Moved by Patterson, Seconded by Blackford; that the Commercial & Home Services Site Plan shall be approved subject to Fox Engineering letter dated April 18, 2014.

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

#### **E. 3455 Mieke Drive Site Plan**

Ed Pelds of A. Leo Pelds Engineering Company, 2323 Dixon Street, Des Moines, Iowa was present to address the Council. Pelds stated that this was a 9,750 sf warehouse building with tenant space in the front and parking to the south end of the building. City Engineer Gade advised that all erosion control issues had been address and there would be no outside trash.

Moved by Evans, Seconded by Blackford; that 3455 Mieke Drive Site Plan subject to Fox Engineering letter dated April 24, 2014, shall be approved.

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

#### **F. Glenstone Meadows Preliminary Plat and Site Plan (townhome development)**

Doug Mandernach of Civil Design Advantage, 3405 SE Crossroads Drive Suite G addressed the Council Mandernach stated that this site plan would be for 44 townhomes that would be both 4 and 6 plex units. Council Member Altringer questioned the amount of parking space available. City Engineer Gade advised that part of this development would have 26 ft wide streets which would allow for parking but some would be 24 ft and they would not allow parking. Mandernach stated that each townhouse would have a double garage so there would be parking for four cars between inside and outside. Council Member Evans asked about the ability for EMS to move through this development. Gade advised that this has been addressed and it is adequate. He also added that he was asking approval of this site plan subject to approval by the Board of Adjustments at their meeting later this month with a request for a special use permit.

Moved by Patterson, Seconded by Evans; that Glenstone Meadows Preliminary Plat and Site Plan shall be approved subject to approval of a Special Use Permit by the Board of Adjustments.

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

#### **G. Public Hearing and on a 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**

Mayor Armstrong opened the Public Hearing at 6:11 pm. Michael Gaut the landscape architect with Bishop Engineering, 3501 104<sup>th</sup> Street Urbandale, Iowa along with David Bentz of Bishop Engineering, 3501 104<sup>th</sup> Street Urbandale addresses the Council. Gaunt provided an overview of the Planned Unit Development (PUD). He stated that this project consists of 400 acres bordered along the west side by Little Beaver Creek and Highway 141 corridor, north of 1<sup>st</sup> Street and east of James Street. Gaunt provided some renderings of the traditional style housing that would be part of this development. He also provided renderings of multi-family and commercial building that would be anticipated in the development. He stated that a Heritage Review Committee (HRC) would be formed made up of a design team which would developer, landscaper architect, engineer. He stated that this group would review projects to be sure they fall into the architectural style and landscape style they are looking for. He added that once projects are approved by the HRC they will then be brought to the City for a typical review. Gaunt also reviewed the numerous public parks and green spaces within the development along with some of the conveyances that would be required. He also provided some renderings on a town center area. Gaunt stated that all materials that were used in the development they want to have a permanent and long lasting look. Gaunt touched on the roads that would be in this development. He stated that Beaverbrook Development Blvd would be designed as a four lane road from end to end. The intersections of James and Hwy 141 would be improved. Gaunt stated they want to have a consistent theme with the

lighting throughout the development. He reviewed the different detention areas that would be used for best practice with storm water. There being no oral or written comment the Hearing was closed at 6:30 pm.

#### **H. First Reading of Ordinance 631 Rezone of Heritage Development from A-1 Agricultural, R-3 Multi Family Dwelling District, R-2 Single and 2 Family Dwelling District and C-2 General and Highway Service Commercial District to R-4 Planned Unit Development**

City Engineer Gade advised that he had gone through in detail the rezone from the base Grimes Code. He stated that Planning and Zoning reviewed a letter from Fox and had no modifications to the plan. He stated that they did ask about the green space required for single family and the change was made to 30% as per Planning and Zonings recommendation. Mayor Armstrong stated that this is one of the most exiting projects that he has had the pleasure of being a part of since he has been Mayor the past 13 years. Council Member Patterson stated that he meant no disrespect to other developments that have come to the Council but that he was very excited about this great development. Council Member Patterson added that he felt the storm water issues that were brought up during the Planning and Zoning meeting were addressed adequately tonight. Gade stated that several things were going to be in place as part of this development that would improve storm water issues. He added that there was channel improvement done previously and now the rest of the channel would be widened and improved erosion control would be part of this. Also as part of the plan there is a large body of water that would be used for detention to help downstream. Council Member Evans asked to review the green spaces and where the parks would be. Gade advised that 37 acres would be green space/parks. David Bentz stated that the lots in the north part of the development they anticipated would be higher end houses similar to Bridge Creek and probably not a neighborhood park within it but some sort of park ground within the high density some open space or a pool. Council Member Evans stated that she wanted to be sure there were play spots. She also added that she liked the pier with the fishing area. Council Member Altringer echoed Patterson's remarks and she really liked the plans and she felt they had done a very nice job on this project. She added that she liked the roundabouts on this project. Council Member Evans added that she also approved of the project and liked the idea that it is welcoming to those who live there and to those who will come into the area. Moved by Evans, Seconded by Blackford; that the First Reading of Ordinance 631 the request for Rezone of Heritage Development from A-1 Agricultural, R-3 Multi Family Dwelling District, R-2 Single and 2 Family Dwelling District and C-2 General and Highway Service Commercial District to R-4 Planned Unit Development shall be approved.

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

#### **I. Heritage Preliminary Plat 1**

David Bentz of Bishop Engineering, 3501 104<sup>th</sup> Street Urbandale addressed the Council regarding the Plat. Bentz state this would consist of 18 single family lots that would have access off of north James Street. He added there would be a trail that would connect to the Beaverbrooke Blvd trail. Bentz stated that they were working with FEMA on improvements to the channel. He added that these lots would be walkouts. City Engineer Gade advised that these streets would have parking on one side as they would be 29 ft wide. He added that Planning and Zoning had approved the plat. Gade did add that on Lot 17 a sidewalk would be installed but there would be a gap since there is no development to the north. Bentz added that these are 75 ft wide lots. Council Member Patterson asked about the ability to widen James Street in the future and Gade advised that this has been addressed with 120' right of way.

Moved by Patterson, Seconded by Blackford; that the Heritage Preliminary Plat 1 shall be approved subject to the April 23, 2014 letter from Fox Engineering.

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

#### **J. Public Hearing to Amend Chapter 136.08 Sidewalk Standards**

Mayor Armstrong opened the Public Hearing at 6:45. There being no written or oral comments the Hearing was closed at 6:45 pm.

**K. First Reading of Ordinance #630 Amending The Grimes Code Of Ordinances Chapter 136.08 Sidewalk Standards.**

City Engineer Gade stated that this ordinance is to come into compliance with SUDAS recommendation that all cities adopt a 5 ft wide sidewalk. He added that there is an ADA requirement that every 200 ft you have a 5ft by 5 ft turn around that is flat. Gade stated that this would only apply to final plats approved after July 1, 2014. Council Member Evans asked about the additional cost to homeowners. Gade advised that on a normal lot it would be an additional \$200.

Moved by Evans, Seconded by Blackford; that the First Reading of Ordinance #630 amending the Grimes Code of Ordinances Chapter 136.08 Sidewalk Standards shall be approved.

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

**COUNCIL DISCUSSIONS**

**1. Mayor's Report**

Mayor Armstrong advised that he along with Council Members Blackford and Patterson, Economic Development Director Brian Buethe and Jay Brewer President of the Grimes Chamber all attended the Greater Des Moines Partnership in Washington DC. Mayor Armstrong stated that it was a very good trip with excellent meetings. He added that they met with Congressman Bruce Braley's staff, Congressman Latham, meetings with Congressman Bill Shuster's office (chair of the transportation committee), met Vice President Joe Biden and a meeting with former Speaker of the House Dennis Hastert. Council Member Blackford stated it was a very productive trip. Council Member Patterson added that they also met with head of the Cultivation Corridor from the Partnership and talked through some potential projects moving forward.

**2. City Attorney's Report**

**3. City Engineer's Report**

**4. City Staff Report**

**5. Old Business**

Council Member Patterson just wanted us to keep aware that when City projects involve underground work that we are conscious of always putting in conduit for future fiber optic cable.

**6. New Business**

**ADJOURNMENT**

Moved by Altringer, Seconded by Blackford; there being no further business, the meeting shall be adjourned at 6:55 pm.

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

ATTEST:

\_\_\_\_\_  
Rochelle Williams, City Clerk

\_\_\_\_\_  
Thomas M. Armstrong, Mayor