

CITY COUNCIL MEETING
Tuesday, September 9, 2014
Grimes Community Complex 5:30 P.M.

The regular meeting of the Grimes City Council was called to order by Mayor Tom Armstrong on Tuesday, September 9, 2014 at 5:30 P.M. at the Grimes Community Complex.

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

GENERAL AGENDA ITEMS.

APPROVAL OF THE AGENDA

Mayor Armstrong asked for approval of the agenda. Moved by Evans, Seconded by Patterson; the agenda shall be approved.

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

Approval of the Consent Agenda

Moved by Evans, Seconded by Blackford; the Consent Agenda shall be approved with the addition of item G. Office Furniture for City Hall not to exceed \$7,019.

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

Patrol Report

Deputy Ballinger from the Polk County Sheriff's Department was present to give a monthly report to the Council. He advised that from Aug 26 to the present there had been 180 calls for service with 85 traffic stops for a total of 265. He stated that out of those 30 cases were made.

Update on the Library Renovation – Karla Pfaff – Library Director

Library Director Karla Pfaff was present to update the Council on the renovation at the library. Pfaff advised that the renovation is moving along well. She stated that the library will be closed at its temporary location on October 1 and they will reopen the renovated library on October 24th. Pfaff wanted to thank Brett Barber and the staff at the Grimes Community Complex for all their hospitality while they were housed at the Complex. Pfaff added that the library has established a Friends of the Grimes Public Library group. She stated that officers were nominated and voted on at their first meeting on September 2, 2014 and the current membership totals 42 members.

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

A. Prairie Business Park Preliminary Plat

Greg Cabalka of Kirkham and Michael Consulting Engineers, 11021 Aurora Avenue, Urbandale was present representing R & R Realty along with Steve Gaer of R & R Realty were present to address the Council. Greg advised that construction is underway on the first building. He stated that they were in agreement with the comment letter from Fox. He stated that as part of the sight plan they are required to detain the water from their sight and can only release at a 5 year undeveloped site rate from their site. He added that according to standard practice any water coming from public waterways from adjacent sites that flow through this area can be bypassed with the site's release rate. He added that with the size of the detention basin on this site that becomes an issue as the site is over detaining stormwater by code. He stated that they were requesting a clause to the development agreement that if there was an assessment cost in the future that was incurred with this site, would the City consider this detention. Cabalka stated there was a large cost to R& R for this detention and it was benefiting the City. He went on to state that since they were over detaining they were causing less water to go downstream and causing less erosion downstream. He stated that R&R Development wanted to leave negotiations open through the development agreement to give some kind of a credit if future assessments were levied against this site. City

Engineer Gade advised that Planning and Zoning recommended approval. Gade added that he did think this request should be in front of the Council when the developer's agreement is presented by R& R.

Moved by Patterson, Seconded by Bickford; Prairie Business Park Preliminary plat shall be approved subject to Fox Engineering letter dated August 28, 2014 and to allow the option to be potentially considered on the developer's agreement to review an option for credit on possible future assessments of this area due to the extra detainage being provided by R&R.

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

B. Prairie Business Park Final Plat

Greg Cabalka of Kirkham and Michael Consulting Engineers, 11021 Aurora Avenue, Urbandale addressed the Council regarding the Final Plat. Cabalka stated that the only thing he wanted to add was that the dedicated future right-of-way would be made when the intersection of South James Street and SE 37th Street is developed.

City Engineer Gade stated he had no issues and Planning and Zoning recommended approval subject to Fox Engineering letter dated August 28, 2014

Moved by Patterson, Seconded by Blackford; Prairie Business Park Final Plat shall be approved with the same stipulations at the preliminary plat and subject Fox Engineering letter dated August 28, 2014.

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

C. Joy Ride Site Plan

Keith Weggen of Civil Design Advantage, 3405 SE Crossroads Suite G, Grimes was present to address the Council. He stated he was here on behalf of Joy Ride Transport Services who provide transportation for wheel chair and special needs customers. Weggen stated that this site is located at 3105 SE Mische Drive on a 1/4 acre site. He stated they were proposing a 5900 square foot building with 51 parking stalls. Weggens stated the one third of the building would be office space and the other portions garage and wash basins. City Engineer Gade reviewed the buffering of the site from the adjacent site which is zoned residential multi-family housing. He added that Planning and Zoning approved this site plan subject to their Fox letter dated August 28, 2014.

Moved by Bickford, Seconded by Evans; the Joy Ride site plans subject to Fox Engineering letter dated August 28, 2014 shall be approved.

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

PUBLIC FORUM

No one addressed the Council

COUNCIL ACTIONS

A. Ordinance # 635 Second Reading – An Ordinance Granting To MidAmerican Energy Company, Its Successor and Assigns, The Right and Non-Exclusive Franchise To Acquire, Construct, Erect, Maintain and Operate in the City of Grimes, Iowa, an Electric System and Communications Facilities And to Furnish and Sell Electric Energy To The City and Its Inhabitants and Authorizing the City to Collect Franchise Fees For A Period of 25 Years.

Moved by Patterson, Seconded by Blackford; the Second Reading of Ordinance #635 Mid-American Energy Franchise Fee shall be approved.

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

B. Ordinance #636 Second Reading To MidAmerican Energy Company, Its Successors and Assigns, The Right And Non-Exclusive Franchise To Acquire, Construct, Erect, Maintain and Operate In The City of Grimes, Iowa A Natural Gas System and To Furnish and Sell Natural Gas To The City and Its Inhabitants and Authorizing the City to Collect Franchise Fees for a Period of 25 Years.

Mayor Armstrong asked for a motion to defer Ordinance #636 due to a request for an exhibit to clarify the locations.

Moved by Patterson, Seconded by Blackford; the Second reading of Ordinance #636 shall deferred.

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

C. Second Reading of Ordinance #634 Adding Chapter 27 For the Establishment Of A Tree Board

Moved by Evans, Seconded by Blackford; the Second Reading of Ordinance #634 Adding Chapter 27 for the Establishment of a Tree Board shall be approved.

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

COUNCIL DISCUSSIONS

1. Mayor's Report

Mayor Armstrong advised he was looking for a new board member to replace a resignation on the library board. He added that he would also be looking for members to the Tree Board if approved by the Council.

2. City Attorney's Report

No report

3. City Engineer's Report

City Engineer John Gade stated there have been delays on SE 19th Street due to Mid American's power poles. He stated he believed they had this situation taken care of and would be moving forward with paving. He added that they had met with the City of Johnston regarding the NW 70th Street Improvement Project. Gade advised that as part of this project there would be a roundabout at the intersection. City Attorney Henderson stated his experiences with roundabouts in Johnston have been positive. Gade stated that the City of Johnston advised they would be happy to come and provide information to the Council on the benefits of roundabouts versus traffic signals. Gade added that the City of Johnston has an aggressive schedule on this project with wanting to bid it on November 14, 2014. The Council stated they would be interested in having the City of Johnston staff come and explain more about roundabouts.

4. City Staff Report

City Administrator Brown advised that tomorrow would be moving day at City Hall. She stated that a grand opening would be set in the near future. Council Member Evans asked how the budget was on City Hall renovations. Brown stated she would get those numbers to the Council.

5. Old Business

No new business

6. New Business

Moved by Bickford, Seconded by Evans; there being no further business, the meeting shall be adjourned at 6:15 pm.

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

ATTEST:

Rochelle Williams, City Clerk

Thomas M. Armstrong, Mayor