

CITY COUNCIL MEETING

Tuesday, February 10, 2015

Grimes City Hall 5:30 P.M.

The regular meeting of the Grimes City Council was called to order by Mayor Armstrong on Tuesday, February 10, 2015 at 5:30 P.M. at the Grimes City Hall. The Pledge of Allegiance was led by Mayor Armstrong.

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

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: 5 to 0.

Approval of the Consent Agenda

A. Minutes from January 27, 2015 Meeting B. Alcohol License Refund for El Torrito in the amount of \$463.13 C. Alcohol License Renewal for Quik Trip – Class E Liquor License with Sunday Sales D. Alcohol License (New Owner) – The Radish, Class C Liquor License with catering and Sunday Sales E. Alcohol License Renewal for Dollar General Store Class C Beer permit with Sunday Sales F. Dallas County E911 2015 Membership Update – Primary Chief Krohse and Alternate Ron Shipper G. Melvin Marsh for Lime Removal -\$45,000 (lime removal at water plant) H. Pay Request 5 to C.L. Carroll Co. Inc for the ASR Well & Well Pump and Control Building Improvement - \$191,369.75 I. Pay Request 11 to Concrete Technologies for SE 19th Street Improvements - \$28,258.80 J. Henriksen Contracting, LLC (curb and gutter repairs) \$4,554 K. Pay Request 1 to Iowa Signal, Inc. for the Highway 44/ Meadow/ High School Traffic Signal \$76,756.94 L. Claims dated February 10, 2015 in the amount of \$647,353.91

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

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

Jan-15

	Beg Balance	Receipts	Expenses	Ending Balance
General Fund	4,031,312.14	82,649.64	404,248.35	3,709,713.43
Special Revenue Fund	2,023,760.74	101,071.12	3,541.23	2,121,290.63
Debt Service Capital Improvements	3,226,558.25	10,041.96	765,407.00	2,471,193.21
Enterprise Fund	-1,206,706.38	573,976.00	151,979.00	-784,709.38
Total	5,095,739.03	335,437.93	216,022.34	5,215,154.62
	13,170,663.78	1,103,176.65	1,541,197.92	12,732,642.51

Fire Chief Report

Chief Krohse stated that for the month of January they had 57 calls for service compared to 92 calls last year. He stated that as a precaution during the last snow storm the stations were manned 24 hours per day.

Patrol Report

Deputy Ballinger from the Polk County Sheriff’s Department was present to update the Council. He advised for the month of January they had 273 calls for service with 185 traffic stops for a total of 458 calls of which 54 cases were made. Deputy Ballinger stated that the traffic signals at the high school seem to be doing a good job of controlling traffic. He also stated that traffic flows at South Prairie Elementary seem to be improving.

PUBLIC AGENDA ITEMS

A. Presentation on Kennybrook South for Potential Rezoning

Erin Ollendike of Civil Design Advantage, 3405 SW Crossroads Drive Suite G, was in attendance. Ollendike advised that with her were representatives from Redwood Living and Casey Shulton of Landmark Brokerage Services to discuss a mix of uses on the Kennybrook South property. Ollendike provided a map of the current approved plan of this land. She stated on the east side of Brookside Drive is R2-70 and west of Brookside it is zoned as a PUD which allows a mix of R2-60 and R2-70. Ollendike added then there is park land in the central area of this site which is around 4 acres. She stated that what they are looking at tonight is a little bit of a change to the area to provide some mixed uses. Ollendike stated that they wished to leave the R2-70 and to the north the single family homes along with leaving the park as is. She added that they wished to have the Council consider 17.5 acres as an R-3 Medium Density product that would go in on the south west corner of the site west of Brookside Drive. Ollendike turned the presentation over to Kellie McIvor. Kellie McIvor of Redwood Living, 23775 Commerce Park #7, Beachwood, Ohio addressed the Council. She stated that they are currently looking at projects in Waukee, West Des Moines, Altoona and Ankeny. McIvor stated that they build single story apartments that are two bedrooms and two baths with attached garages. She stated that they do not sell their buildings they hold onto them. McIvor stated that these units in other markets are leased out ahead of construction. She added that they sell peace, quiet and comfort and do not offer amenities. McIvor stated that they find that most of the residents already belong to a community center on their own. She also stated that most of their residents are empty nesters although there are not age requirements. McIvor stated that these units are made to be like a single family home along with being ADA compliant and energy star rated. She stated that the density was approximately 6 to 6 ½ units per acre. McIvor advised that generally they find their residents to be people who need peace and quiet as they have unusual sleep hours such as nurses and emergency personnel. She stated that driveways and sidewalks are kept clean and property managers and maintenance personnel are on site. McIvor also advised that they offered a high level of service for every day needs. She stated rent would run \$1,200 to \$1,400 per month.

Mayor Armstrong asked if these were slab on grade and all ADA compliant and McIvor advised that they were. Council Member Patterson reiterated that parcels 1,2,3,4 would remain the same and this would be on the final piece of land. Ollendike stated that the first phase would be to extend Brookside Drive and then develop the first set of 25 – 30 single family homes and lots for Redwood. City Engineer Mitch Holtz reviewed the Land Use Plan and advised some changes would need to take place but would fit in the density per acre. Council Member Altringer asked to revisit the map showing this area. Council Member Altringer asked for clarification that Redwood Living was interested in building these units in all the communities discussed earlier and McIvor stated that was correct. Mayor Armstrong asked if there was an age requirement and McIvor stated they were not age restrictive. Council Member Evans stated that she thought this was a great use of the property and fills a need. Council Member Blackford agreed. Council Member Patterson stated that this type of housing is missing and would fit a need. Council Member Bickford agreed. Mayor Armstrong stated he echoed the other Council Members. Consensus was favorable for moving forward with this rezoning.

B. Third Reading of Ordinance 638 to Rezone 8.88 acres from C-2 General and Highway Service Commercial District to M-1A Commercial and Limited Light Industrial District and referred to as Grimes Business Park Plat 2, Outlet B.

Moved by Patterson Seconded by Bickford; the Third Reading of Ordinance 638 shall be approved.

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

Moved by Patterson, Seconded by Blackford; the Final Passage of Ordinance 638 shall be approved.

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

C. Third Reading of Ordinance #639 Amending the Grimes Code of Ordinances Chapter 69.07 Parking Regulations by Adding Section 19 Fire Lanes

Moved by Blackford, Seconded by Bickford; the Third Reading of Ordinance #639 Amending the Grimes Code of Ordinances Chapter 69.07 Parking Regulations by Adding Section 19 Fire Lanes shall now pass.

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

Moved by Blackford Seconded by Bickford; the Final Passage of Ordinance #639 shall be approved.

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

D. Third Reading of Ordinance #640 Amending Chapter 70.03 Parking Violations

Mayor Armstrong advised that this section would add the fine to the fire lane violation of \$50.00.

Moved by Blackford, Seconded by Bickford; the Third Reading of Ordinance #640 Amending Chapter 70.03 shall now pass.

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

Moved by Blackford, Seconded by Bickford; the Final Passage of Ordinance #640 shall be approved.

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

E. Public Hearing on a request from Eldon Schlenker to rezone .200 acres at 500 NE Main Street from M-3 Heavy Industrial District to R-2 Single and Two Family Dwelling District.

Mayor Armstrong opened the Public Hearing at 6:00 pm.

Eldon Schlenker, 301 NE 4th Street, Grimes Iowa addressed the Council regarding a property owned by him at 500 NE Main Street. Schlenker advised that he was requesting the rezone to put it in line its use as a home.

There being no further oral nor written comments; the Public Hearing was closed at 6:02 pm.

F. First Reading of Ordinance # 641 to rezone .200 acres at 500 NE Main Street from M-3 Heavy Industrial District to R-2 Single and Two Family Dwelling District

Moved by Evans, Seconded by Blackford; the First Reading of Ordinance #641 to rezone .200 acres at 500 NE Main Street from M-3 Heavy Industrial District to R-2 Single and Two Family Dwelling District shall be approved.

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

G. Public Hearing on a request from Edward Rose Properties, Inc to rezone Outlot Y, Destination Ridge Plat 1, consisting of 31.292 acres- requesting 19.4 from R-3 Multi Family Dwelling District and 11.9 acres from C-2 Commercial District to the northern portion of the site to R-3 Multi Family Dwelling District and eliminate the Highway 141 Overlay for the entire 31.292 acres

Mayor Armstrong Opened the Public Hearing at 6:02 pm. Mark Harrison on behalf of Edward Rose & Sons, Regional Office located at 6101 Newport Road, Kalamazoo, Michigan addressed the Council. He advised that Edward Rose and Sons is a privately held real estate development and management company established in 1921 that engages in a variety of land development and construction projects that range from single family residential to large scale mixed use and multifamily projects. Harrison advised that a similar project was being built in Ankeny. There being no further oral nor written comments, the Public Hearing was closed at 6:07 pm.

Harrison turned the presentation over to Kirsten Rimes of Edward Rose & Sons. Rimes stated that they wish to develop a 31.3 acre parcel which is part of Outlot Y in the Destination Ridge plat located on the NE corner of Destination Drive and 11th Street. She stated that his parcel currently has two zoning designations with 11.9 acres in the northern part being zoned C-2 Commercial and 19.2 aces to the south zoned R-3 residential. Rimes stated they could like the entire parcel to be zone R-3 and the Highway 141 Overlay removed. She added that the previous owners, Knapp Properties are in support of the removal of the overlay district. Rimes stated that there would be 384 multifamily units consisting of 2/3 one bedroom bath and 1/3 two bedroom two bath units. She added that these would be market rate apartments constructed of a combination of brick, stone, vinyl siding and PVC trim. Rimes also stated these apartments would have walk in closets, balconies, dishwashers, and washers and dryers. She added that the apartments will have on site management and maintenance. Rimes stated that the buildings will consist of 24, 30, and 36 units and be cluster around ponds and green space and exteriors on each side would have brick or stone on them. She provided pictures and drawings of the development. Rimes asked in closing that the northern portion of this property be rezoned to R-3 and to eliminate the Highway 141 Overlay

requirements. City Engineer Mitch Holtz clarified that part of their development agreement would be to extend 11th Street to the east line. Holtz reviewed the height of the tower and advised that it did meet the land use for height. Rimes stated that the overlay required that the side facing the ROW needs to be brick or stone or a hard material. She advised that in order to comply with this requirement they would need to change their floor plans. Rimes added that they like their current use of a mix of materials to give their buildings more of a residential look. Council Member Patterson stated that when this was presented to Planning and Zoning they had no problem with the rezone. He added that they had a healthy discussion regarding the overlay and that this piece was not to be originally part of the overlay and was put in voluntarily by the previous owners Knapp properties. He did add that vinyl siding is not allowed in the overlay but that P & Z were in agreement with lifting the overlay for this project. Council Member Altringer asked what happens if this is lifted and the projects falls through and now the overlay doesn't exist and another owner wants to build something that does not have the same appearance. Attorney Henderson stated this had also come up during the Planning and Zoning meeting and advised that the plat map would need to be modified. City Engineer Holtz advised this would need to be platted as an Outlot and PUD. Mayor Armstrong clarified that during the platting building materials could be clarified.

H. First Reading on Ordinance 642 to rezone Outlot Y, Destination Ridge Plat 1, consisting of 31.292 acres- requesting 19.4 from R-3 Multi Family Dwelling District and 11.9 acres from C-2 Commercial District to the northern portion of the site to R-3 Multi Family Dwelling District and eliminate the Highway 141 Overlay for the entire 31.292 acres

Moved by Patterson, Seconded by Altringer; the First Reading of Ordinance 642 a request from Edward Rose Properties, Inc to rezone Outlot Y, Destination Ridge Plat 1, consisting of 31.292 acres- requesting 19.4 from R-3 Multi Family Dwelling District and 11.9 acres from C-2 Commercial District to the northern portion of the site to R-3 Multi Family Dwelling District shall be approved with the **removal** of the request for eliminating the Highway 141 Overlay for the entire 31.292 acres shall now pass. Patterson added this would be addressed during re-platting of the PUD.

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

I. Public Hearing on a request from Fore Right LC to rezone 76.6 acres from A-1 Agricultural District to M-1A Commercial Limited Light Industrial District and a request for future land use currently shown as MU-1 Mixed Use and GWY (Greenways) be revised to MU-2 Mixed Use to allow for light industrial uses and the future extension of SE Little Beaver Drive to be revised as attached map (Exhibit A)

Mayor Armstrong opened the Public Hearing at 6:30 pm. Eric Cannon of Snyder and Associates, 2727 SW Snyder Blvd, Ankeny addresses the Council. Cannon stated that request is to rezone A-1 Agricultural District to M-1A Commercial Limited Light Industrial District which would to the properties to the north and south. Cannon stated that they have submitted a RISE application to the DOT for the extension of Gateway Drive and a connection to Hwy 141. He went on to state that the DOT requires the property to be properly zoned for the proposed use along with land use. Mayor Armstrong having no further oral nor written comments closed the Public Hearing at 6:33 pm.

J. First Reading on Ordinance 643 to rezone parcel known as Grimes Industrial Development 76.596 acres from A-1 Agricultural District to M-1A Commercial Limited Light Industrial District and a request for future land use currently shown as MU-1 Mixed Use and GWY (Greenways) be revised to MU-2 Mixed Use to allow for light industrial uses and the future extension of SE Little Beaver Drive to be revised as attached map (Exhibit A)

City Engineer Mitch Holtz provided a copy of the land use map showing the area requested to be changed from MU-1 to MU-2. Holtz added that the buffer would no longer be needed. Cannon clarified that the extension of SE Little Beaver drive would not be part of this project but there would be a development agreement in place to address when and how this road would go in during the preliminary plat stage.

Moved by Altringer, Seconded by Evans; the First Reading on Ordinance 643 to rezone parcel known as Grimes Industrial Development 76.596 acres from A-1 Agricultural District to M-1A Commercial Limited Light

Industrial District and a request for future land use currently shown as MU-1 Mixed Use and GWY (Greenways) be revised to MU-2 Mixed Use to allow for light industrial uses and the request for the future extension of SE Little Beaver Drive be removed from the Ordinance and reviewed during the preliminary plat through a development agreement which includes shared costs for the extension of SE Little Beaver Drive shall now pass.
Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

PUBLIC FORUM

No one addressed the Council.

COUNCIL ACTIONS

No Council Actions

COUNCIL DISCUSSIONS

Mayors Report

No Report

City Attorney Report

No Report

City Engineer Report

Mitch Holtz of Fox Engineering stated that John Gade of Fox Engineering has submitted a trail project to the MPO along Hwy 44 and it had received a 5 rating at the committee level among 12 projects. Holtz also advised that the Iowa Concrete Association awarded the City of Grimes with recognition of outstanding design and construction on SE Main Street Improvements and Grimes as Iowa's "Best" Municipal Streets/Intersection PCC Paving Projects under 15,000 square yards.

City Staff Report

Dave Sigler turns 40!

Old Business

New Business

Recess Open Session

Mayor Armstrong asked to recess open session at 6:40 pm.

Reconvene Open Session

Mayor Armstrong reconvened open session.

Moved by Patterson, Seconded by Blackford to reconvene open session at 6:42 pm.

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

Resolution 02-0114 providing for Closed Session ref 21.5 1 (j) to discuss the purchase of particular real estate only where premature disclosure could be reasonably expected to increase the price the governmental body would have to pay for that property.

Moved by Altringer, Seconded by Evans to go into closed session under Resolution 02-0114 providing for closed session ref 21.5 1 (j) to discuss the purchase of particular real estate only where premature disclosure could be reasonably expected to increase the price the governmental body would have to pay for that property.

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

10. Rise from Closed Session

Moved by Patterson, Second by Blackford to rise from closed session at 7:03 pm.

11. Reconvene Open Session

12. Open Session – cont

13. New Business - cont

Moved by Bickford Seconded by Evans to direct City Administrator Brown to proceed forward with potential purchase as discussed during Closed Session.

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

Moved by Altringer; Seconded by Bickford; there being no further business, the meeting shall be adjourned at 7:04 p.m.

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

ATTEST:

Rochelle Williams, City Clerk

Thomas M. Armstrong, Mayor

DRAFT