

CITY COUNCIL MEETING

Tuesday, February 24, 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 24, 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 February 10, 2015 Meeting B. Alcohol License Renewal Gortz Haus Class C Liquor License
C. Refund Application on Alcohol License to The Radish - \$154.38 D. Central Iowa Mechanical – preventative maintenance per contract at GCC - \$2,580 F. Heiman Fire Equipment -Thermal Imager and accessories for Fire Department - \$7,750 G. Resolution 02-0315 Increasing Rates for Ambulance Service Fees H. File Lien for Stop Box Repair - \$663. I. Award City of Grimes Mowing Contract to Bridges Lawn and Landscape, LLC J. Award Contract to TRUGREEN for Grounds Maintenance K. Pay Request 10 to Layne Christensen for the Jordan Well - \$4,812.98 L. Finance Reports July –December 2014 M. Finance Report for January 2015 N. Resolution 02-0415 Setting Date of March 10, 2015 for Hearings and Additional Action on General Obligation Loan Agreements O. Resolution 02-0515 Setting Date of March 24, 2015 for Public Hearing on Urban Renewal Plan Amendments P. Sandry Fire Supply- Gear Rack for Fire Department - \$2,937.65 Q. Claims dated February 23, 2015 in the amount of \$253,088.43

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

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

US Water Report

Aaron Voss of US Water was present to update the Council on the water and wastewater plants. Voss reviewed maintenance that was been done on the plants the month of January. He advised that at the end of the month they were injecting 500 gallons per minute of water into the ASR for storage to be used when water demands are high which is generally in the summer. Voss added that this was reduced to 350 to 400 gallons per minute recently. He stated their hope is to have 40 to 50 million gallons in the ASR this next year. Voss also reviewed the hardness concerns with the water and how they were working with FOX. City Administrator Brown added that they will work through this concern with a hydrogeologists to evaluate the current systems and determine what feasibly can be done and what the long term solutions will be to aide them in a course of action with the plants. She added a newsletter will be sent out with the March water bills giving further information. Council Member Patterson thanked Brown for the information that was being provided in the newsletter to the residents.

Mayor Armstrong asked for a motion to move Item C under Council Actions up so as to accommodate the engineer who had another meeting to attend tonight.

Moved by Patterson, Seconded by Blackford; Item C under Council Actions shall be moved up in the agenda.

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

C. Second 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

Eric Cannon of Snyder and Associates, 2727 SW Snyder Blvd. Ankeny, Iowa was present representing Grimes Industrial Development. Cannon advised that extension of SE Little Beaver road would be addressed during the preliminary platting process.

Moved by Patterson, Seconded by Blackford; the Second 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.

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

Moved by Patterson Seconded by Blackford; the Third Reading for Ordinance #643 shall be waived.

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

Moved by Patterson, Seconded by Blackford; the Final Passage of Ordinance #643 shall be approved.

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

PUBLIC AGENDA ITEMS

A. Request from Diligent Kennybrook LLC to rezone Kennybrook South which consists of 18.52 acres from a PUD Planned Unit Development with an underlying zoning of R2-70 and R2-60 to R-3 Medium Density Residential to refer onto Planning and Zoning for a Public Hearing and Action on March 3, 2015 at 5:30 pm. and Public Hearing and Action by City Council on March 10, 2015 at 5:30 pm. (this will allow for the construction of a townhome development)

Moved by Evans, Seconded by Patterson; the request form Diligent Kennybrook LLC to rezone Kennybrook South which consists of 18.52 acres from a PUD Planned Unit Development with an underlying zoning of R2-70 and R2-60 to R-3 Medium Density Residential to refer onto Planning and Zoning for a Public Hearing and Action on March 3, 2015 at 5:30 pm and a Public Hearing and Action by City Council on March 10, 2015 at 5:30 pm shall be approved.

Bruce Schmiedlin addressed the Council with concern over drainage in the area. Mayor Armstrong advised that these concerns would be addressed during the site plan reviews.

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

COUNCIL ACTIONS

A. Second 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 Patterson, Seconded by Altringer; the Second 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.

Moved by Patterson, Seconded by Blackford; the Third Reading for Ordinance #641 shall be waived.

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

Moved by Blackford, Seconded by Patterson; the Final Passage of Ordinance #641 shall be approved.

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

B. Second 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

Moved by Patterson, Seconded by Bickford; the Second 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.

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

Moved by Blackford, Seconded by Bickford; the Third Reading for Ordinance #642 shall be waived.

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

Moved by Patterson, Seconded by Bickford; the Final Passage of Ordinance #642 shall be approved.

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

(moved to earlier in meeting)

C. Second 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

PUBLIC FORUM

No one addressed the Council.

COUNCIL DISCUSSIONS

Mayors Report

No Report

City Attorney Report

No Report

City Engineer Report

No Report

City Staff Report

No Report

Old Business

New Business

Recess Open Session

Mayor Armstrong asked to recess open session at 5:55 pm.

Reconvene Open Session

Mayor Armstrong reconvened open session at 6:11 pm.

Resolution 02-0215 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 Bickford; the City Council shall go into closed session under Resolution 02-0115 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 and 21.5 1 (c) To discuss strategy with counsel in matters that are presently in litigation or where litigation is imminent where its disclosure would be likely to prejudice or disadvantage the position of the governmental body in that litigation.

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

10. Rise from Closed Session

Moved by Blackford, Second by Evans; the City Council shall rise from Closed Session at 6:55 pm.
Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

11. Reconvene Open Session

Moved by Blackford, Seconded by Bickford; the City Council shall reconvene to Open Session.
Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

12. Open Session – cont

13. New Business – cont

14. Approval of Purchase Agreement

Moved by Altringer, Seconded by Bickford; the Offer to Purchase shall be approved.
Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

15. Authorizing Mayor Armstrong to sign purchase agreement

Moved by Altringer, Seconded by Bickford; Mayor Armstrong shall be authorized to sign the Offer to Purchase.
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 6:57 p.m.

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

ATTEST:

Rochelle Williams, City Clerk

Thomas M. Armstrong, Mayor