

## **CITY COUNCIL MEETING**

Tuesday, April 28, 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, April 28, 2015 at 5:30 P.M. at the Grimes City Hall. The Pledge of Allegiance was led by Mayor Armstrong  
Roll Call: Present: Evans, Bickford, Altringer and Patterson Absent: Blackford.

### **GENERAL AGENDA ITEMS.**

#### **APPROVAL OF THE AGENDA**

Mayor Armstrong asked for approval of the agenda.

Moved by Evans, Seconded by Patterson; the Agenda with changes; shall be approved.

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

#### **Approval of the Consent Agenda**

A. Minutes from April 14, 2015 B. AECOM for the Northwest Transportation Corridor Feasibility Study - \$4,683.79 C. Alcohol License Renewal for Spirits – Class E Liquor License with Sunday Sales D. Request for Outdoor Service for Alcohol License for Food Depot Bar and Grill E. Approve Engagement Letter with Piper Jaffray (outline that nature of the agreement with Piper Jaffray, including underwriting efforts. F. Approve Amendment to Dissemination Agent Agreement with Piper Jaffray (amends the Existing Dissemination Agent Agreement with the District to incorporate the new debt Issuance into our debt obligations for which they file annual continuing disclosure filings with the bond markets) G. J T Concrete, Inc. – street repair work - \$7,148 H. Municipal Supply Inc. – purchase of water meters - \$17,145 I. Doors Inc. (doors at GCC) - \$5,988 (interior doors at the GCC Room 400) J. Resolution 04-1115 Setting the Date for Public Hearing on Proposal to Enter Into General Obligation Loan Agreements and to Borrow Money Thereunder for May 13, 2015. K. Approve of Change Order 1 for the Prairie Business Park Sanitary Sewer Project (bid quantity changes and extra work to install water main tee section – extra work add \$650 but quantity reductions/eliminations reduce project \$5,756 for a net deduct of \$5,106 L. Final Acceptance of the Prairie Business Park Sanitary Sewer Project – retainage to H & W Contracting LLC – \$13,310.75 M. Pay Request #13 to Concrete Technologies for the SE 19<sup>th</sup> Street Improvements - \$170,222.07 Claims dated April 28, 2015 \$477,412.33.

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

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

#### **US Water Report**

Andrew Wood of US Water and Grimes Water and Wastewater was present to update the Council. Wood provided information to the Council on repairs to the facilities. Council Member Altringer asked if we were continuing to receive calls on any water concerns and Woods stated that he had not. Altringer also asked if we were still doing a mix of waters and Wood stated that they were. Council Member Altringer asked how the shallow wells were doing. Wood stated that they were good and have not had any restrictions with them. Council Member Patterson stated that he sees where the hardness levels are going down. Wood stated that they have been doing several things to help with getting the hardness levels down.

### **PUBLIC AGENDA ITEMS**

#### **A. Update from the YMCA of Greater Des Moines – Vernon Delpesce President/CEO**

Vernon Delpesce, President/CEO of the YMCA of Greater Des Moines was present to update the Council on funding for the proposed YMCA/Lutheran Church of Hope in Grimes. Delpesce stated that

the downtown YMCA is complete and up and running at this time. He advised that they are seeing more attraction and interest in Grimes. Delpesce added that it comes down to resources. He stated that they still have a partner with Lutheran Church of Hope who will help with shared costs. He added that the building plans and costs would need to be updated if they moved forward on the building. Mayor Armstrong inquired about the size of the building and total cost of the project. Delpesce stated the building was projected to be 70,000 to 75,000 square foot at a cost of 16-17 million. Delpesce stated that if they received \$2,000,000 in donations they would be ready to get started on this project. Delpesce stated that certain common spaces would be shared with the church. Council Member Altringer asked if they need an additional 2 million or where they are with funding. Delpesce stated that a certain portion would be borrowed from a lender, a portion would come from the church and the rest from additional resources. Council Member Evans asked about how the partnership would work with the church. Delpesce stated that the parking lot along with classrooms would be used at different times. Delpesce stated there would be a small percentage that would not be open to the YMCA and only the church. Council Member Altringer asked Delpesce when he said the downtown YMCA was done, was it all complete? He stated they were still working on the pool and only the shell was done. Delpesce added that by the end of the summer he was hoping that the funding would be there and they could complete the pool. Council Member Bickford asked about the size of the YMCA in comparison to the Waukee Y and he stated it was very comparable. Council Member Altringer asked where they were planning to build YMCA's and where were we on the list. Delpesce stated that each prospective project seeks its own level depending on the resources available. He added that they started work on the downtown Y in 2002. He stated again that it all came down to resources on how quickly this could move along.

**B. Public Hearing for the East 1<sup>st</sup> Street Paving from 925' east of SE Destination Drive to NW 107<sup>th</sup> Street in Grimes**

Mayor Armstrong opened the Public Hearing at 5:45 pm. There being no oral or written communication the Hearing was closed at 5:45 pm.

**C. Approve Resolution 04- 0915 Resolution of Necessity for E 1<sup>st</sup> Street Reconstruction**

City Engineer Gade stated that the Council had already adopted the preliminary Resolution of Necessity and this would be to approve the Resolution of Necessity and assess a portion of the project to one of the property owners; Mrs. Thieleke. Gade added that they have had conversations with Mrs. Thieleke and have come to an agreement and she is not protesting the assessment. He added that the agreement includes the ROW acquisition costs. Gade stated that due to this agreement, the preliminary Resolution of Necessity needs to be amended; as well as the opinion of cost along with the assessment schedule. He stated that this amendment would increase the assessment to Thieleke by \$73,000 changing the agricultural deferment amount to \$541,200. He further clarified that she would be assessed for a standard roadway 31 ft wide but only one half of roadway. Gade states that this comes out to a 60/40 split with Mrs. Thieleke paying 60%.

Moved by Patterson, Seconded by Altringer; the amended Resolution of Necessity, opinion of cost and assessment for E 1<sup>st</sup> Street Reconstruction shall be approved.

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

Moved by Patterson, Seconded Altringer; Resolution 04-0915 Resolution of Necessity for E 1<sup>st</sup> Street Reconstruction shall be approved.

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

**D. Public Hearing to Affirm the Vacation of a Section of Alley and Convey Said Section of the Alley to the Adjoining Property Owner.**

Mayor Armstrong opened the Public Hearing at 5:50 pm. There being no written or oral comments the Public Hearing was closed at 5:50 pm.

**E. Resolution 04-03 15 Vacating Portion of Alley and Conveying Vacated Portion of Said Alley to Adjoining Property Owners**

Moved by Evans, Seconded by Altringer; Resolution 04-0315 vacating a portion of alley and conveying vacated portion of said alley to adjoin property owners shall be approved.

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

**F. Public Hearing On and Approve Development Agreement and Tax Increment Payments (Grimes Industrial Park II, LLC/Hubbell Realty Company)**

Mayor Armstrong opens the Public Hearing at 5:51 pm. There being no oral or written comments the Hearing was closed at 5:51pm.

**G. Resolution 04-1015 Approving Development Agreement with Grimes Industrial Park II, LLC, Authorizing Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement**

Mayor Armstrong added that this was for building number 4 and very similar to the agreements on the other buildings.

Moved by Bickford, Seconded by Evans; Resolution 04-1015 approving development agreement with Grimes Industrial Park II, LLC, authorizing tax increment payments and pledging certain tax increment revenues to the payment of the agreement shall be approved.

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

**COUNCIL ACTIONS**

**A. Second Reading of Ordinance #645 Establish A Tobacco Free Parks and Trail Policy For the City of Grimes, Iowa**

Moved by Evans, Seconded by Bickford; the Second Reading of Ordinance #645 shall be approved.

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

**COUNCIL DISCUSSIONS**

**Mayors Report**

Mayor Armstrong advised that due to part of the Council being gone on May 12, 2015 to attend the Washington DC Partnership Trip he was changing the meeting to May 13, 2015.

**City Attorney Report**

No report

**City Engineer Report**

City Engineer Gade stated that the City of Johnston advised us that NW 62<sup>nd</sup> Avenue will be closed from May 4-May 17 for work on their roundabouts. He added that on May 5, 2015 there would be a Rider Corner /IDOT Public Input meeting at Giovannetti Community Shelter in Walker Johnston Park in Urbandale from 5 to 6:30 pm.

**City Staff Report**

City Administrator Brown stated that the Grimes Fire and Rescue will be holding a pancake breakfast this Saturday. She added that our awesome fire department went in on their own time this last weekend and served breakfast for after prom at the school.

**Old Business**

**New Business**

**Adjourn.** Moved by Altringer; Seconded by Bickford; there being no further business, the meeting shall be adjourned at 8:50 p.m.

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

ATTEST:

---

Rochelle Williams, City Clerk

---

Thomas M. Armstrong

DRAFT