

CITY COUNCIL MEETING

Tuesday, June 9, 2015

Grimes City Hall 5:30 P.M.

The regular meeting of the Grimes City Council was called to order by Mayor Tom Armstrong on Tuesday, June 9, 2015 at 5:30 P.M. at the Grimes City Hall. The Pledge of Allegiance was led by Mayor Armstrong.

Roll Call: Present: Patterson, Evans, Altringer, Bickford 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 shall be approved.

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

Approval of the Consent Agenda

A. Minutes from May 26, 2015 and June 1, 2015 meetings B. Tobacco Licenses Renewals (yearly renewal) C. HD Supply Construction & Industrial White Cap – concrete washouts \$4,973.40 D. Request for Neighborhood Block Party on June 13 2015 E. Municipal Supply Inc. for purchase of water meters - \$7,864 F. Change Order #1 for the Grimes Hwy 141 Sanitary Sewer Improvements with J&K Contracting Increasing contract \$4,050 (abandon three existing sanitary sewer manholes in place and backfilling) G. Change Order #9 to C.L. Carroll Co., Inc for the ASR Well No 1, Well Pump and Control Building Improvements adding \$6,491.60 (provide permanent address numerals, fire alarm control panel label, chemical placards, additional TSP wiring from control panel to VFDs, replace mother board in magnetic flow meter, inject hydrochloric acid solution into the column pipe) H. Annual Physicals for Grimes Fire Department - \$4,800 I. Request from Cutty's Des Moines Camping Club, Inc. for fireworks by J&M Displays on July 3, 2015 J. Lease and Maintenance Agreement Update on Copier from Koch Brothers for City Hall K. Change Order 4 to Layne Christensen Company for the Jordan Well deducting \$5,000 (City will do minor grading deducting \$1,000, liquidated damages of \$5,800 were assessed as part of Change Order 3 and now an additional \$4,000 is assess for liquidated damages) L. Engineer's Statement of Completion for the Jordan Well Project M. Resolution 06-0215 Accepting the Jordan Well Project N. Pay Application #11 for the Jordan Well Project to Layne Christensen - \$92,143.10 (to be paid out no sooner than 30 days from acceptance) O. Pay Application #9 for ASR Well #1 Well Pump & Control Building Improvement to CL Carroll Co Inc. - \$90,524.19 P. Pay Request #16 to Concrete Technologies for the SE 19th Street Project - \$72,762.90 Q. NW 70th Avenue Purchase Agreement for Kathryn A Thieleke (Trustee) R. Approve Storm Sewer Easement for Kathryn A Thieleke (Trustee) #1 S. Approve Storm Sewer Easement for Kathryn A Thieleke (Trustee) #2 T. Resolution 06-0315 Authorizing the Issuance of \$8,500,000 General Obligation Corporate Purpose Bonds, Series 2015, and providing for the levy of taxes to pay the same. U. Continuing Disclosure Certificate for General Obligation Bond Issuance V. Paying Agent and Registrar and Transfer Agent Agreement for General Obligation Bond Issuance W Loan Agreement between the City of Grimes and Piper Jaffray & Co for General Obligation Bonds, Series 2015, in the principal amount of \$8,500,000 X. Utility Refunds W. Claims date June 9, 2015 in the amount of \$998,518.56 Z. Finance Report for May 2015 a. Iowa Department of Transportation Agreement for Urban-State Traffic Engineering Program

May-15

	Beg Balance	Receipts	Expenses	Ending Balance
General Fund	4,550,026.87	82,649.64	3,136,792.91	1,792,660.43
Special Revenue Fund	3,091,469.62	101,071.12	1,557,111.12	1,707,355.42
Debt Service Capital Improvements	1,217,612.20	10,041.96	221,403.75	5,097,495.09
Enterprise Fund	-1,751,015.09	573,976.00	368,421.32	-1,810,105.41
Total	5,605,115.09	335,437.93	319,069.59	6,000,852.12
	12,713,208.70	1,103,176.65	5,602,798.69	12,788,257.66

Moved by Bickford, Seconded by Blackford; the Consent agenda shall be approved.

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

Fire Chief Report

Chief Krohse stated that for the month of May they went on 73 run of which 49 percent were EMS. He added there were no structure fires. Chief Krohse stated that he was sorry to report that they had responded to an accident on Hwy 141 which ended up with a fatality.

Patrol Report

Sgt. Keith Onley from the Polk Sheriff's Office was present to update the Council. Sgt. Onley advised that for the month of May there were 461 calls for service with 180 traffic stops for a total of 641. He added there were 8 arrests. Sgt. Onley advised that he had responded to the fatal accident on Hwy 141 and their thoughts were with the family.

PUBLIC AGENDA ITEMS

A. Public Hearing on a request to Rezone approximately 9.89 acres in Lot 43 Chevalia Valley Development from R-3 to R-4 Planned Unit Development for Single Family Housing

Mayor Armstrong opened the Public Hearing at 5:34 pm. Greg Judas of the Willmington Group, 8797 NW 54th Avenue, Johnston addressed the Council. Judas stated that Lot 43 in Chevalia Valley consists of 9.89 acres and will have 32 single family lots. He added that the proposed design will be unique with double- side load garages and a single garage on the front of each home. He added that they will be requesting 10 foot side setbacks in order to build this development. City Engineer Gade stated that the previous zoning was multifamily detached townhomes which required a Planned Unit Development. Gade stated that the rear of these lots encroach on the floodplain. Judas added that the flood plain areas will be made separate out lots and each will have ownership with a primary lot. He added that the covenant would stipulate that this flood plain area would need to sod and no structures would be allowed along with no elevation changes. Judas stated that most of the existing infrastructure will be removed as this development will have a new layout. Judas advised that a trail would go around the development along with a 5ft sidewalk along James Street. Gade added that the parkland dedication from the previous developer would need to be researched to see if it has been previously paid. Gade also informed the Council on how connections would be made with other trails and sidewalks as projects are completed. He also added that P&Z approved the rezone with the stipulation that each of the single family homes have a minimum of two car attached garages.

There being no further oral or written comments; the Hearing was closed at 5:52 pm.

B. First Reading of Ordinance 647 Requesting to Rezone Approximately 9.89 acres in Lot 43

Chevalia Valley Development from R-3 to R-4 Planned Unit Development for Single Family Housing

Moved by Evans, Seconded by Patterson; the First Reading of Ordinance #647 request to rezone approximately 9.89 acres in Lot 43 Chevalia Valley Development from R-3 to R-4 Planned Unit Development for Single Family Housing with the stipulation that each of the single family homes have a minimum of two car attached garages shall now pass.

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

C. Destination Ridge Plat 3 Preliminary Plat

Jerry Oliver, Civil Engineering Consultants, 2400 86th St #12 Des Moines IA addressed the Board on behalf of the owner Knapp Properties. Oliver stated that this plat consists of one lot to the south of Walmart bordered by highway 141 on the west and SE 11th Street is along the southern border and Destination Drive is on the east. Oliver stated that they propose to extend SE Princeton Drive to allow access to the lot. He added there are existing sanitary, water and sewer lines along SE 11th that would also be extended with Princeton Drive. Oliver said the purpose of the project was to make the lot available for an already interested buyer. City Engineer Gade stated that Lot One would need its own storm water detention and the utility extensions would make this a very versatile lot for future use. Gade said that while there were no trails or park ground but it would have sidewalks on the public easements. Gade stated that SE Princeton Drive did not need a dedicated left hand lane turn at this time. Gade advised that in the original plat this was Zone 1. He added that when Edward Rose Apartment complex was to go in this area it was going to be Zone 2. He added that his street is the border between Zone 1 and Zone 2. Gade stated this since three sides of this building face the public right-of-way they would need to meet Zone 1 requirement for the building materials. He added the north side would need to meet Zone 2 requirements as this was required in the original preliminary plat. Gade stated that the Council had the decision to make whether they stay with the original preliminary plat requirements of Zone 1 or allow it to be Zone 2. Mayor Armstrong advised that Knapp Properties was the one who put the original restriction on this property. Oliver stated that he understands from Knapp Properties that they are agreeable with letting this property be Zone 2. Oliver stated that the prospective buyer of this property does not have a preference either way. Council Member stated that if Knapp is approving the Zone 2 he would also approve it.

Moved by Patterson, Seconded by Evans; Destination Ridge Plat 3 Preliminary Plat shall be approved subject to Zone 2 requirements.

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

D. Destination Ridge Plat 3 Final Plat

Jerry Oliver stated that construction should begin very soon. City Engineer Gade asked for clarification on the addressing. Council Member Altringer stated that she was very comfortable with the Zone change but was worried that the site plan will come before them before the Council has a chance to take another look at the building requirements in these overlay districts. Mayor Armstrong stated that they would continue to keep this in mind. City Administrator Brown stated that building staff is working at looking at other City's requirements for similar areas.

Moved by Patterson, Seconded by Evans; Destination Ridge Plat 3 Final Plat shall be approved subject to Fox Engineering letter dated May 28, 2015.

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

E. Brooke Ridge Plat 2 Final Plat

Doug Mandernach, Civil Design Advantage, 3405 SE Crossroads Drive, Suite G was present to address the Council. Mandernach stated that this plat has 24 single family lots and is ready for final grading and streets.

Moved by Bickford, Seconded by Evans; Brooke Ridge Plat 2 Final Plat shall be approved subject to Fox Engineering letter of May 28, 2015.

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

F. Public Hearing on Ordinance 646 Amending the Grimes Code of Ordinances Chapter 108.06 to Provide for the decrease in the charge for the collection of recyclable materials from \$2.65 to \$2.59 effective July 1, 2015.

Mayor Armstrong opened the Public Hearing at 6:10 pm. There being no oral or written comment the Hearing was closed at 6:10 pm.

G. First Reading of Ordinance 646 Amending the Grimes Code of Ordinances Chapter 108.06 to Provide for the decrease in the charge for the collection of recyclable materials from \$2.65 to \$2.59 effective July 1, 2015

Moved by Evans, Seconded by Patterson; the First Reading of Ordinance 646 Amending the Grimes Code of Ordinance Chapter 108.06 to provide for the decrease in the charge for the collection of recyclable materials from \$2.65 to \$2.59 effective July 1, 2015 shall now pass.

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

PUBLIC FORUM

Larry Retherford of 3305 SE Glenstone Drive #114 addressed the Council regarding traffic concerns along SE 37th Street and Glenstone Drive. City Engineer Gade advised that some road improvements would be happening over the next few years but would not address the immediate concerns. Mayor Armstrong advised that staff will contact Polk County Sheriff's department to step up enforcement in this area. Mayor Armstrong thanked Retherford for coming and voicing his concerns.

Brian Buethe of Grimes Chamber and Economic Development was present to update the Council on the upcoming Governors Days celebration. He thanked the City for their support. Buethe also advised that Clint and Mindy Dudley of Shade Tree Auto and Snowtel Motel received this morning in Washington DC an award from the United States Commerce called a Small Business Blue Ribbon Award. They are the only one in the state of Iowa to receive this very prestigious award for their community support.

COUNCIL ACTIONS

COUNCIL DISCUSSIONS

Mayors Report

No Report

City Attorney Report

No Report

City Engineer Report

City Engineer Gade stated that SE 19th Street is now complete and work on the sanitary sewer along Hwy 141 is moving along well.

City Staff Report

Old Business

none

New Business

none

Recess Open Session

Recess Open Session at 6:25 pm.

Council Member Evans leaves the meeting at 6:25 pm.

Reconvene Open Session

Reconvene Open Session at 6:26 pm.

Resolution 05-0315 providing for Closed Session ref 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.

Moved by Bickford, Seconded by Patterson; Resolution 05-0315 providing for Closed Session; shall be approved.

Roll Call: Ayes: All. Nays: None. Motion passes: 3 to 0.

Rise from Closed Session

Moved by Altringer, Seconded by Bickford; the Council shall rise from Closed Session.

Roll Call: Ayes: All. Nays: None. Motion passes: 3 to 0.

Reconvene Open Session

Moved by Patterson, Seconded by Altringer; the Council shall reconvene to Open Session at 6:43 p.m.

Roll Call: Ayes: All. Nays: None. Motion passes: 3 to 0.

Open Session – cont.

New Business – cont.

Moved by Altringer, Seconded Bickford to Direct the Mayor, City Administrator, and the City Attorney to proceed as directed within the authority granted as discussed in Closed Session.

Roll Call: Ayes: All. Nays: None. Motion passes: 3 to 0.

Adjourn. Moved by Altringer; Seconded by Bickford; there being no further business, the meeting shall be adjourned at 6:47 p.m.

Roll Call: Ayes: All. Nays: None. Motion passes: 3 to 0.

ATTEST:

Rochelle Williams, City Clerk

Thomas M. Armstrong, Mayor

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