

CITY COUNCIL MEETING

Tuesday, September 22, 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, September 22, 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 and 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 September 8, 2015 B. Knoll Brothers Enterprises LLC - \$9,150 (double intakes on both side of road collapsed on NW 8th Street) C. Request for Street Closure for Neighborhood party on September 26, 2015. D. Request for Fireworks Permit at Cutty's Campground on October 3, 1015 E. Alexis Fire Equipment Co. (hose and equipment for new rescue engine) \$6,413.65 F. Mississippi Lime Company for Quicklime at treatment plant - \$3,675 G. Hawkins Inc. for processing water - \$2892.00 H. AECOM – NW Transportation Corridor Feasibility Study - \$3,588.04 I. McCoy's Bar and Grill Class C Liquor License with Sunday Sales renewal J. Food Depot Bar and Grill – Catering Privileges K. The Corn Patch Class C Liquor License with Sunday Sales L. Set a Bid date of October 21, 2015 and a Public Hearing and Award of Contract for October 27, 2015 for the 2015 Grime Parkland Improvements Projects.M. Proposal to Void, Fill, Lift and Stabilize NE Park Drive at NE 27th Street N. Claims dated September 22, 2015 in amount of \$474,274.50 O. Finance Report for August P. Public Purpose per Resolution 06-2814 Q. Performance Display Settlement Agreement

Moved by Evans, Seconded by Bickford; the consent agenda shall be approved.

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

US Water Report

Andy Wood of US Water and Grimes Water and Wastewater was present to update the Council on the month of August operations. Wood advised that the maintenance staff performed monthly inspections and preventative maintenance work on all water plant equipment. He advised that work is still being done on the Harn R.O. pilot program and test results are continuing to be sent in to the company. Wood stated that Booster Pump #3 was repaired. He also stated that Booster Pump #1 was able to be repaired and did not need to be replaced. Wood stated the Wastewater plant is normal operations. He added that under Distributions and Collections they repaired a water main break on Gateway Drive. Wood also advised there was a small leak detected along Norton Drive that was repaired. Council Member Altringer asked if we had been aware that pump #1 was not working. Wood stated that they were aware when they took over the plant that it was not operable but was not needed at that time. As water demands increase they decided to get it in working order.

PUBLIC AGENDA ITEMS

A. Public Hearing and Award of Contract for Crossroads Business Park of Grimes Plat 6 SE Destination Drive Extension

Mayor Armstrong opened the Public Hearing at 5:36 pm. There being no oral or written comment the Hearing was closed at 5:37 pm. City Engineer John Gade advised that six bids were received on the project. He advised that the Engineer's opinion of probable construction cost was \$850,924.80. Gade stated the bids ranged from a high of \$886,307.80 to a low bid from McAninch Corporation of Des Moines, Iowa at \$536,852.98. He added that Fox Engineering recommends that the Crossroads Business Park of Grimes Plat 6 – SE Destination Drive Extension be awarded to McAninch Corporation.

Moved by Patterson, Seconded by Bickford; the Crossroads Business Park of Grimes Plat 6 – SE Destination Drive Extension shall be awarded to McAninch Corporation in the amount of \$536,852.97.

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

B. Request from Metro Waste Authority Transfer Station and Ancillary Facilities for a Rezone of Parcel D from A-1 to M-3 and a waiver of the M-3 requirements, refer on to Planning and Zoning October 6, 2015 for a Public Hearing and Action and back to Grimes City Council on October 13, 2015 for a Public Hearing and Action.

Moved by Evans, Seconded by Bickford; the request from Metro Waste Authority Transfer Station and Ancillary Facilities for a rezone of Parcel D from A-1 to M-3 and a waiver of requirements shall be referred onto Planning and Zoning on October 6, 2015 and a Public Hearing and Action by the Grimes City Council on October 13, 2105.

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

PUBLIC FORUM

No one addressed the Council

COUNCIL ACTIONS

A. Ordinance 648 Second Reading to Rezone Chevalia Pointe currently Zone C-1 Commercial District to Planned Unit Development with an underlying zoning of R2-60.

Moved by Patterson, Seconded by Bickford; the Second Reading of Ordinance 648 providing for the rezone of Chevalia Pointe currently Zone C-1 Commercial District to Planned Unit Development with an underlying zoning of R2-60 shall be approved with the condition that the sidewalk be placed on both sides of the road and there shall be a trail connecting to N James Street.

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

B. 201 NE Little Beaver Drive Site Discussion

Ryan Jensen of Jensen Commercial Real Estate Inc, 6900 Westown Parkway, West Des Moines, Iowa was present to address the Council regarding his interest in purchasing the property located at 201 NE Little Beaver Drive behind the current Kum and Go. Jensen advised this is a 2.58 acre property that has some challenges. He stated that he is interested in building between 100 and 130 mini storage units on this property. Jensen stated that the site is triangular in shape with the northern most end being virtually undevelopable due to its narrowness and the existence of a 35" storm sewer pipe that traverses the site toward the end conveying storm water runoff from NE Little Beaver Drive through the site and into Little Beaver Creek. He added that it would be his desire to donate the north section of property to the City of Grimes for an addition on to Lions Park. Jensen stated that he would be interested in a Development Agreement with the City regarding the reconstruction of NE Little Beaver Drive as the developer is responsible for one half of the cost to construct the street. He stated he was requesting that the frontage for this property be calculated as 374 lineal feet and not 574 lineal feet due to site's inability for development at its northern most end. He added that it was his intention to use the existing access at

the northwest end of Kum & Go's lots as the only access. Jensen advised that in consideration for the 200 lineal feet he would consider donating the unusable area of the property to the City of Grimes as a Park with a retention pond and park benches. Jensen stated he had come before the Council to get their initial thoughts on the project so he could decide where to continue the process. Council Member Altringer stated that she did have an issue with having the street incomplete and with not using the brick veneer around the entire building. Council Member Bickford stated he was in support of the project and felt they could work out the road issues.

COUNCIL DISCUSSIONS

Mayors Report

Mayor Armstrong wanted to advise the Council that Rick Hutcheson has placed a Veterans Memorial by the Breadeaux Pizza. He stated it is a very impressive memorial and asked the Council to take time to view it and also thank Hutcheson if possible.

A. Appointment of two members of the City Council and the Mayor to the Public Official Committee that will review the Proposed 28E Agreement that will join the Cities of Grimes and Johnston Fire Departments for consideration and review

Mayor Armstrong appointed Council Members Tami Evans and Ty Blackford along with himself to the Public Official Committee that will review the Proposed 28E Agreement between the City of Grimes and the City of Johnston.

Moved by Patterson, Seconded by Bickford; the appointments shall be approved.

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

B. Tree Board Appointment

Mayor Armstrong asked to delay the appointment until the next meeting.

C. MWA Alternate Board Appointment

Mayor Armstrong appointed Council Member Ty Blackford as the alternate to the MWA Board.

Moved by Evans, Seconded by Patterson; Ty Blackford shall be the alternate to the MWA Board for the City of Grimes.

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

City Attorney Report

City Attorney Fisk advised that the Code update is completed and ready for review. He added that he is currently working on legal requirements for an upcoming annexation.

City Engineer Report

City Engineer Gade advised that Heritage Development is moving along. He stated that the site had a visit from the IDNR and reported back they were doing a good job on erosion control at the site.

City Staff Report

City Administrator Brown advised that she would be a co-presenter at the Iowa League of Cities conference this week.

Old Business

None

New Business

none

Adjourn.

Moved by Evans; Seconded by Bickford; there being no further business, the meeting shall be adjourned at 6:16 p.m.

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

ATTEST:

Rochelle Williams, City Clerk

Thomas M. Armstrong, Mayor

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