

CITY COUNCIL MEETING

Tuesday, October 13, 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, October 13, 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, Blackford and Bickford Absent: Altringer

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: 4 to 0.

Approval of the Consent Agenda

A. Minutes from September 22, 2015 B. Makeup Air Unit Replacement – Wolin \$36,390 (provides warm air in the winter to prevent freezing of water lines and circulates fresh air in the building to remove toxic and explosive gases) C. Brindlee Mountain Fire Apparatus – commission on the sale of the 2000 E-One Ford F-550 4 x 4 Mini-Pumper - \$5,800 D. Jetco, Inc – replace Re-Carb valve actuator at water plant -\$3,503.60 E. Karl Chevrolet – outfit next EMS vehicle - \$8,134.55 F. Barco Municipal Products –sign posts \$7,390 G. Municipal Supply Inc. – restock water meters and MXU’s for reading meters \$12,616.40H. Municipal Supply Inc. - restock 1” and 5/8” water meters \$2,621I. Municipal Supply Inc. - restock ¾” water meters \$3,712 J. Test America – testing a the water treatment plant \$ 4,518.50 K. MES for Equipment on new Fire Truck - \$26,040 L. Utility Refund Checks M. Municipal Supply Inc. – 4 inch meter for mobile home park \$3,150 O. Street Closure on October 30, 2015 for Block Party NE 7th Court P. Harn R/O Systems – monthly installment #2 - \$3,000 Q. Request for Write Off of Remain EMS Bill R. CompX Fort - \$3,262.35 (equipment to assist in increase security/access of controlled substance on 2 ambulances and 1 rescue engine)S. McKinney Excavating (repairs to water line damaged by contractor) \$10,858.44 T. Alex Air Apparatus, Inc. (addition equipment for new fire truck) \$22,606.23 U. Metro Home Improvement Program 2015-2016 Contribution - \$6,745V. McKinney Excavating – lime removal from water plant - \$48,230.51 W. Pay Request #1 Jensen Construction Company - \$11,476 (Heritage at Grimes Plat 2 Phase 2Little Beaver Creek Tributary Crossing. X. Resolution 10-0215 Setting a Public Hearing Date for Hearing On Urban Renewal Plan Amendment for November 10, 2015 Y. Resolution 10-0315 Setting a Date for a Public Hearing on Development Agreement and TIF Payments (Total Family Eye Care) for November 10, 2015 Z. Resolution 10-0415 Setting a Date for a Public Hearing on Development Agreement and TIF Payments (Gabus/Heritage Development) for November 10, 2015 a. Resolution 10-0515 Setting a Date for a Public Hearing on Development Agreement and TIF Payments (Shade Tree Auto) November 10, 2015 Claims dated October 13, 2015 - \$773,956.23

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

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

Fire Chief Report

Fire Chief Krohse advised they closed out the month of September with 83 runs. He added they were slightly behind last year's at 651 calls compared to 673 for the same time frame last year. Chief Krohse stated that Station 2 was now staffed at 24 hours a day.

Patrol Report

Deputy Ballinger of the Polk County Sheriff's Office was present to update the Council. He stated that there were 188 traffic stops, 428 calls for service for a total of 616. Deputy Ballinger stated that overall it has been very quiet in the City of Grimes.

PUBLIC AGENDA ITEMS

1. Public Hearing and Action on a Request from Metro Waste Authority Parcel D to Rezone 8.17 Acres from A-1 to M-3 and a Waiver of Requirements.

Mayor Armstrong opened the Public Hearing at 5:34 pm. There being no oral or written comments, the Public Hearing was closed at 5:35 pm. Mitch Holtz of Fox Engineering provided an overview of the parcel that is being requested to be rezoned. He stated this would put it in line with the remaining property. He added that the waiver of requirements would allow an M-3 Use within the Highway 141 Mixed Use Development Corridor District. Mayor Armstrong advised that he had talked with Reo Manning, the Executive Director of MWA, about this development. He stated that she advised that in the future if they wanted to build on this piece it would be zoned correctly. Holtz added that the Land Use would need to be changes in accordance with the proposed use. Council Member Patterson who is the liaison for Planning and Zoning added that Metro Waste Authority was open to any screening that would be necessary.

2. First Reading of Ordinance #649 to Rezone approximately 8.7 acres Parcel D from A-1 Agricultural to M-3 Heavy Industrial and a waiver of requirements to allow M-3 Use within the Highway 141 Mixed Use Development Corridor District.

Moved by Evans, Seconded by Patterson; the First Reading of Ordinance #649 to Rezone approximately 8.17 acres Parcel D from A-1 Agricultural to M-3 Heavy Industrial and a waiver of requirements to allow M-3 Use within the Highway 141 Mixed Use Development Corridor District subject to the uses stated in the Metro Waste Authority letter dated September 16, 2015 and screening requirements noted shall be approved.

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

3. Chevalia Pointe Preliminary Plat 1

Erin Ollendike, Civil Design Advantage, 3405 SE Crossroads Drive Suite G addressed the Council on behalf of the owner/developer JBTT, LLC. She stated that this development is located on the southeast corner of 27th Street and N James Street and consists of 13 single family lots. Ollendike stated that the developer was providing funding instead of park land for this development. She provided an overview of the sidewalk, detention and storm sewers in the area. City Engineer Holtz advised that this property had been zoned Commercial but was in the process of being rezoned to residential with a PUD. Holtz stated that the public utility easements will be in the front due to an existing water main in the back and also detention in the back. Holtz stated it was a decision the Council needed to decide. Holtz also advised the Planning and Zoning had voted to have fencing 15 ft in from the easement instead of the standard 10ft in to allow for access to the valves and hydrants in this area. The Council reviewed the issues being addresses with this plat. Council Member Altringer asked about screening of the boxes in the front yard. Ollendike stated that usually they are screened with plantings.

Council Member Altringer arrives at 5:47 pm.

Moved by Patterson, Seconded by Bickford; the Chevalia Pointe Preliminary Plat 1 shall be approved subject to Fox Engineering letter dated October 1, 2015 and the fencing setback requirement of 15 ft from the easement. Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

4. M-KEDS Home Place Preliminary Plat 2

Mark McMurphy of ABACI Consulting, 101 NE Circle Drive, Grimes, addressed the Council to request a re-plat of the previous M-KEDS Home Plat. McMurphy stated that there would be four westerly lots in the initial phase of the development and there is some reconfiguration of the original plat layout. He added that the sanitary sewer is already in place. McMurphy stated that there is an existing farmstead on part of the property that they did not plan on removing until such time as the development required it. He advised market demands on the farmstead piece would dictate the timing of the development and could affect the final layout. City Engineer Holtz noted that this development would only include the extension of SE Enterprise Drive and a small section of 26th at this time and only 4 lots, those being 8, 9, 32, and 31. He repeated that the remaining lots would be developed as demand required it. Holtz clarified that the developer did not wish to have any stipulations on the approval of the plat in regard to the homestead being removed. He reminded the Council that Planning and Zoning approved the plat with the stipulation that the farmstead be removed at the time lots 15-24 are developed. Considerable discussion was held regarding the need of the additional language for the approval. Holtz added that a future rezone would be needed on the remaining land in the development. He reminded the Council that since this a preliminary plat that covers the entire area it seemed prudent to cover all areas of plat. Holtz repeated the motion that was made and approved by the Planning and Zoning Board which was that the lots east of Gateway Drive cannot be developed until the homestead is removed.

Moved by Altringer, Seconded by Patterson. Discussion continued from the Council and McMurphy regarding why the developer was opposed to the addition of the language in the approval. McMurphy stated they felt the language would create uncertainty and muddy things up when the other portion of the property is developed. Eldon Schlenker, owner of the plat, addressed the Council. He stated that he did not want the language added as he felt that it could affect the future development. Council Member Altringer and Patterson added that initially the discussion was that the farmstead needed to be removed for approval of the plat and the concession would be to allow the farmstead to stay in place until the lots east of Gateway Drive are developed. Council Member Altringer called for the question. Mayor Armstrong asked Council Member Altringer to repeat the motion on the table. She stated that she had moved the approval of the Plat along with the Planning and Zoning Board recommended language that lots on the east side of Gateway Drive cannot be developed until such time that the homestead buildings are removed and asked if to refer to the letter that mentioned the rezoning of A-1 to M-1. Council Member Patterson clarified that she was only referred to lots, 18, 22, 23 and 24.

Roll Call: Ayes: Altringer, Patterson, Bickford, Blackford. Nays: Evans. Motion passes: 4 to 1.

Mayor Armstrong clarified that they would be able to develop the 4 lots on the west and only when they developed on the east will the homestead need to be removed.

5. Shade Tree Auto Site Plan

Greg Cabalka of Kirkham Michael, 11021 Aurora Avenue of Urbandale, addressed the Council to present the site plan for Shade Tree Auto. He stated they were seeking approval for the site plan for Lot 2 of Grimes Business Park. Cabalka stated this property is located at 1751 SE Mercantile Circle, contains 2.28 acres and is currently zoned C-2. Cabalka stated this project would include the construction of a 12,335 sf automotive repair shop which would include a 9,287sf shop and 3,048 of office and retail space. He added this would include 44 parking spaces initially and room for additional parking in the future. Cabalka said the building will be constructed of painted precast concrete panel system over pre-engineered metal building structure with metal fascia system and 18.6% glass. City Engineer Holtz reminded the Council this building would be under the restrictions of the Hwy 141 Zone 1 which would include the building and landscaping. Holtz stated that the landscaping met the

requirements but wanted to review the blue stripe on the building. He went on to state that this area requires earth tones, windows and brick look. The Council was provided a color pallet of the materials and colors that would be used. Mayor Armstrong added that he thought this building would complement the Hwy 141 corridor nicely. Clint Dudley owner of Shade Tree Auto addressed the Council. He advised that this building would be a clean multipurpose building that would allow them to park vehicles inside the building at night. Dudley stated that the architects had come up with the idea of using a retired nascar to park out front and represent the business. Council Member Altringer asks if the building would meet the earth tone requirements. Holtz said that would be a question. The Council had no further concerns.

Moved by Patterson, Seconded by Altringer; Shade Tree Auto Site Plan shall be approved subject to the October 1, 2015 letter.

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

6. Storage Mart Site Plan

Weyen Burnam of 215 N Stadium Blvd, Columbia, Missouri was present to address the Council on behalf of Storage Mart. Burnam stated this site plan is an expansion of a building on Lot 11 in Princeton Subdivision Plat 1. He added that this sight would have access off of Miehle Drive and serve as a second storage location in addition to a currently operated Storage-Mart located on an adjacent lot. Burnam states that some changes were made to the building at the request of Planning and Zoning. Holtz stated that the area that faces SE 19th Street would be masonry. Burnam would be enclosed with a 6 foot wrought iron fence and intensive landscaping to minimize any lights that could reflect on passing traffic. City Engineer Holtz stated there are covenants currently in place for the Princeton subdivision that would require any building facing Miehle Drive to have masonry. Holtz stated that Planning and Zoning asked that they reach out to the Association for the Princeton subdivision and make sure this complies with their covenants. He added this will meet the City Code. Holtz added that Storage Mart had another building next door that had red doors and felt these buildings would be consistent so they would allow the red doors on this new building which face Miehle Drive.

Moved by Bickford, Seconded by Blackford; the Storage Mart Site Plan shall be approved subject to the Fox Engineering letter dated October 1, 2015, and after providing a new rendering of the building and approval from the Princeton Subdivision Association when applying for the building permit.

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

7. Request from Jim Uthe for City to Pave Alley Behind Spirits and More and Family Hair Salon

Jim Uthe addressed the Council and advised on September 1, 2015 he had purchased Spirits and More and the Family Hair Salon. He stated that Rick Hutcheson has placed a Veterans' Memorial in the alley and there is considerable traffic going through the area. Uthe added that the alley was in poor condition and requested that the alley be paved. He added that his son runs Spirits and More and if the alley were paved deliveries would be able to come to the back of the building and they could dress up the front of the building. Uthe added that the water that comes off the building flows to the alley. He added that the fence would be removed on the front of building. Mayor Armstrong advised the Council that Uthe had been given an estimate of \$29,500 to do the paving and added this alley was maintained by the City. Council Member Altringer asked if this alley should be looked at as abandoning it. Mayor Armstrong advised that he believes it is used by the public.

Moved by Evans, Seconded by Bickford; City Staff shall move forward with obtaining pricing on the paving of this alley and see if it fits in the City budget.

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

8. Public Hearing on a Voluntary Annexation Application Filed with the City of Grimes

Mayor Armstrong opened the Public Hearing at 7:02 pm. There being no oral or written comments the Hearing was closed at 7:02 pm.

9. Resolution 10-0115 Assenting to the Annexation of Certain Real Estate to the City of Grimes, Iowa.

Jason Zeliadt was present and advised that he had purchased this piece of property and wished to build a home on it.

Moved Patterson, Seconded by Evans; Resolution 10-0115 shall be approved.

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

PUBLIC FORUM

Robert Allen of 2713 SE Stone Ridge, Grimes, Iowa addressed the Council. He asked when the street lights at 62nd Street would be lit. He also stated that he had asked for increase signage at Glenstone Park to help with slowing down traffic in this area. Allen inquired if the open area in Glenstone Village future plans would be addressed any time soon. City Engineer Holtz advised that the street lights were part of the SE 19th Street project and would be lighted soon. Mayor Armstrong advised they will bring this to the attention of Polk County Sheriff's department. He added that he felt discussion on Glenstone Village open green space would be on the next agenda. Allen also voiced concerns over a pole that was placed close to the bike trail and felt it was dangerous.

Manish Nathwani of 1601 NE Silkwood Court, Grimes addressed the Council regarding some issues in their backyard. He advised that it has had flooding. He advised that they had been working with Bishop Engineering to come to recommendation on improving the problem. He asked for a solution and guidance on this issue between the builder and the Council. City Engineer Holtz showed the Council where the area is located. He stated that he heard from McClure Engineering today and they are working with the developer Genessi to come up with a solution.

Deb Bailey of 2601 SE Liberty Drive, Grimes, Iowa addressed the Council. She asked that the new automotive building that was just approved wouldn't have so much glass that it would cause glare to traffic. She also stated that with the Freedom Rock that was discussed earlier what a poor looking alley says to those about the City coming to view it. She stated that she was concerned about the building currently being constructed along Hwy 141 and did it meet the Hwy 141 requirements. Mayor Armstrong clarified she was referring to the OPUS building. He stated that we are currently looking at the Hwy 141 corridor requirements.

COUNCIL ACTIONS

A. Ordinance 648 Third 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 Third 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: 5 to 0.

Moved by Patterson, Seconded by Blackford; Ordinance 648 shall receive Final Passage.

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

COUNCIL DISCUSSIONS

Mayors Report

No Report

City Attorney Report

City Attorney Henderson advised that the Council is required to update their Code of Ordinance every five years and their firm has helped with this process. He advised that it is ready for the Council's consideration and wanted to see when they want to have meeting to review the code update. Mayor Armstrong stated that we would plan to do this at the next Council meeting workshop.

Mayor Armstrong advised that he failed to mention that the Grimes Economic Development bus tour would be tomorrow from 3 to 5 pm. He added that this is a joint effort with the City of Johnston.

City Engineer Report

City Engineer Holtz advised that the Heritage box culvert would be poured tomorrow. He added that they would start to pour Gateway Drive and Kennybrook is grading and utility placement will start soon. Chevalia Pointe is also doing grading. He also stated that Crossroads Business Park Plat 6 is going to pave next week. Holtz also stated that a 2015 Grimes Parkland Improvement Project will be accepting bids this next week and award will be at the next Council meeting.

City Staff Report

Old Business

Mayor Armstrong wanted to make sure that everyone was still on board for the water financing to move forward at the next meeting. There was general agreement from the Council.

New Business

none

Adjourn.

Moved by Altringer; Seconded by Bickford; there being no further business, the meeting shall be adjourned at 7:30 p.m.

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

ATTEST:

Rochelle Williams, City Clerk

Thomas M. Armstrong, Mayor