

CITY COUNCIL MEETING

Tuesday, October 27, 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 27, 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, Bickford, Altringer

GENERAL AGENDA ITEMS.

APPROVAL OF THE AGENDA

Mayor Armstrong asked for approval of the agenda

Moved by Bickford, 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 previous meeting B. Canoyer Garden Center – Class B native Wine Permit with Sunday Sales C. Jetco Inc. for installation of conduit and wiring to each well and test well - \$12,037.00 D. Jetco Inc. – well level transducers - \$5,025 E. Central Pump & Motor LLC – repair of clarifier #3 - \$18,992.60 F. Stevie C’s Alcohol License – Ownership Update G. Murphy Tractor & Equipment – repair on backhoe, service and fluid flush -\$5,221.21H. Municipal Emergency Services - new nozzles for new rescue engine - \$ 4,038 I. Danko Emergency Equipment – fire department uniform replacements - \$5,628 J. Approval of Annual Urban Renewal Report Fiscal Year 2014-15K. Task Order #1005-15B North James Street & Culvert Improvements (removal and replacement of North James Street (11th St to 27th St) L. Set a Public Hearing for December 8, 2015 for the SRF Environmental Review Hearing (part of the SRF Environmental review process which allows the public to come forward with any worries about the potential environmental impact of the project) M. Annual Financial Report Fiscal Year End June 30, 2015 N. Resolution 10-0615 Approve Easement Agreements as part of the 100th Street and 54th Avenue Intersection Improvements O. Certificate of Substantial Completion for the ASR Well No. 1, Well Pump and Control Building Improvements P. Pay Request #13 to C L Carroll Co. Inc for the ASR Well #1 Well Pump & Control Building Impr - \$71,960.08 Q. Public Purpose Expenditures for October 2015 R. Cleaning Contract Award for the Grimes Community Complex to FBG Service Corp-\$1,361 per month S. Northway Well & Pump Well 101 Repair - \$8,674 (pitless unit as a hole in the 8” stuff pipe, cast iron pump bowl assembly is deteriorated and needs to be replaced; 8” cast iron check valve is eroded and will not seal, 2- 8”x21’ drop pipe needs to be replaced T. Finance Report for September 2015 U. Claims Report dated October 27, 2015 in the amount of \$502,271.17 V. Peerless Compaction Grouting - \$38,828.44 (work in the Bridge Creek development on NE Park Drive at NE 27th Drive – roadway and two pedestrian crossings)

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

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

Aug-15

	Beg Balance	Receipts	Expenses	Ending Balance
General Fund	2,014,533.20	146,639.43	594,126.66	1,567,045.97
Special Revenue Fund	1,078,220.40	114,854.04	72,102.61	1,120,971.83
Debt Service	2,947,818.66	0.03	0.00	2,947,818.69

Capital Improvements	5,920,344.78	5,150.00	120,775.51	5,804,719.27
Enterprise Fund	5,537,998.21	451,857.35	324,553.90	5,665,301.66
Total	17,498,915.24	718,500.85	1,111,558.68	17,105,857.41

Sep-15

	Beg Balance	Receipts	Expenses	Ending Balance
General Fund	1,567,045.97	187,613.23	499,965.35	1,254,693.85
Special Revenue Fund	1,120,971.83	116,221.42	88,466.04	1,148,727.21
Debt Service Capital Improvements	2,947,818.69	17,445.33	0.00	2,965,264.02
Enterprise Fund	5,804,719.27	2,794.28	145,164.50	5,662,349.05
Total	5,665,301.66	447,058.32	229,568.22	5,882,791.76
	17,105,857.41	771,132.58	963,164.11	16,913,825.88

US Water Report

Andrew Wood of US Water and Wastewater updated the Council on water operations and maintenance at the plant. He advised the Council the Reverse Osmosis study is still be monitored and that sampling and analysis is being done. He added that the pilot will continue through mid-November. Wood reviewed distribution and collection system operations.

PUBLIC AGENDA ITEMS

A. Public Hearing and Award of Contract for the 2015 Grimes Parkland Improvements Projects.

Mayor Armstrong opened the Public Hearing at 5:35 pm. There being no oral or written comments, the Hearing was closed at 5:35 pm.

City Engineer John Gade reviewed the 2015 Grimes Parkland Improvement Project with the Council. He advised that at the North Sports Complex fencing would be added for five softball fields, a baseball/softball field and batting cages along with grading and paving for PCC sidewalks, trails, dugouts and a parking lot. He added that along with this there would be grading, irrigation and ag-lime placements, and construction of a 920 sq ft concession/restroom building. Gade stated that at Autumn Park the project consists of grading and paving for PCC sidewalks, trail and basketball court, grading and placement of playground mulch, pea gravel, fabric and sub drain for placement of a manufactured play area (installed by others) and landscaping and seeding. He added that Glenstone Park would have grading and paving for PCC sidewalks and trail, and work includes seeding of disturbed areas. Gade stated that the City received two bids on the project. He advised that the Engineer's estimate was \$1,344,800. Gade advised they received two bids with a high bid of \$1,797,965.13 and a low bid from Covenant Construction Services of Waukee, Iowa of \$1,511,342.23. Gade added that the low bid is \$155,500 above the Engineer's opinion. Gade stated that there was an error in the bid documents that asked for sod which can be eliminated from the bid cost, reducing the bid by \$36,400. Gade clarified that with taking out the sod costs this brings the bid in at \$172,000 over the designated budget for this project. John Karrmann of FEH Design who designed the concession stand for this project provided several options to bring the cost down on this portion of the bid. Karrmann stated that due to the small number of bidders on this project the costs came in higher. The Council discussed several options with

the concession stand design and possible options to bring the cost more in line with the budget for this project. Council Member Evans stated that she wanted to make sure that nothing was taken away from any of the other smaller park projects included in this bid. Council Member Blackford stated that he agreed that some of the smaller parks have been waiting for some of these additions. Council Member Bickford agreed that these projects in the other parks have been delayed. Council Member Bickford added that he likes the look of the concession stand that was bid. Council Member Altringer asked if there could be another option between the concession stand that was bid and the stripped down version to end up with the look that is desired. Karrmann stated that he would work with Covenant Construction on a design for the concession stand. Gade advised they would bring the new design for the concession stand back to the Park and Recreation Board for approval.

Moved by Evans, Seconded by Bickford; the contract shall be awarded to Covenant Construction with the condition that the concession stand shall be value-engineered to eliminate the proposed roof at a proposed savings of almost \$100,000 and come up with other options that will then allow the project to go over the budgeted amount by \$50,000 to \$70,000 to meet the goals of the overall project.

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

Council Member Altringer added that she hoped that the Park and Recreation Board could find some grants to help out with additional trees in these parks.

Public Hearing and First Reading for Ordinance #650 amending Chapter 92 Water rates for the purpose of protecting the Grimes water supply and improving the quality of the Grimes water by increasing water rates by 3.8% effective January 01, 2016 and 3.8% every year thereafter for the next four years. (water rate growth is necessary for the refinancing of the new Reverse Osmosis system which will decrease the hardness in the Jordan well as well as financing for water treatment plant improvements that will protect the supply and quality of water for the citizens. Water rates have not been altered in Grimes since 2000, even for inflation)

Mayor Armstrong opened the Public Hearing at 5:55 pm.

Janet Stevens, 404 SW Maplewood Drive, Grimes, Iowa, addressed the Council regarding the quality of the water in Grimes and opposition to the water rate increase. City Administrator Brown advised she had received a letter asking for clarification of the rate increase proposed and what the money would be used for. Brown advised she had forwarded this letter to Council. There being no further written or oral comments, the Hearing was closed at 6:00 p.m.

Mayor Armstrong asked Brown if she would address some of the questions asked by Stevens. Mayor Armstrong advised that we are in a testing process with the Reverse Osmosis system analysis. Brown advised that the total project for the Reverse Osmosis is 3 million dollars which would in operation 18 months after this project is given the approval by the Council. Mayor Armstrong added that there would also be the redesign and expansion of the water plant which would be 13.7 million. He added this would double the capacity of the current water plant. Brown added that included in this rate increase were: the costs for the New Jordan Well at 2 million, the Aquifer Storage Recovery (ASR) at 1.8 million, well exploration for future well is \$275,000, lime lagoons \$900,000, redundant treatment plant discharge is \$120,000, lime silo at \$700,000, new water tower \$5.6 million and another well field and raw main at 2.4 million for a total of \$30,695,000 water plant improvements. Mayor Armstrong added that some of this would address the hardness of the water with the Reverse Osmosis system. He added that the study that is currently being conducted showed the ability to reduce hardness levels significantly. Council Member Evans asked if we could tell how this would affect the average home. Brown stated that on a home using 8,000 gallons a month at the end of the full rate increase in 5 years this would increase the water bill \$9.44 per month (correction: \$11.60) Brown added that the first increase on the same

amount of water (8,000) would increase the water bill \$1.84 (correction \$2.16) per month. Mayor Armstrong asked if that was an average consumption and Brown stated that was a little high for a family of four. Council Member Evans stated that as much as the Council hates to increase rates she did feel we need to plan ahead.

Council Member Patterson stated that raising water rates was not something anyone ran on and all had the idea to cut water rates when they came on Council. He stated that once you are in office you start to see the investments that are needed and realize what steps need to be taken. Council Member Patterson added that we as Council and staff have done a lot of research to come up with what needs to be done. He provided some history behind water rates from 2000 when water rates took a big jump. He added prior to that Grimes had one of the lowest water rates in the state, but the water quality was very poor. Patterson stated that the Council at that time kicked the can down the road waiting to do anything until there had to be a massive adjustment which was unpopular. He added that he feels the way we are going about this is proper. Council Member Patterson advised that rates have held steady since 2000 and this is a mid-course adjustment to keep us from having to a massive increase someday down the road. He added he felt that would be harder for people to take. Council Member Patterson stated that he looked at rates in other cities today and some were increasing yearly. He saw that the Quad Cities had gone up 10% in a single year and 7.5% the year before. Council Member Patterson said that Iowa City was seeing its second consecutive 5% increase, Des Moines Waterworks was discussing a 10% increase and this would follow a 7% increase from last year. He added that Clinton had a 19% increase in a single year, Ankeny had a 3% increase but also increased sewer rates 7% and added \$1.00 to the ERU (storm water utility), Mason City had a 6.69% increase and a 4.6 increase in the sanitary sewer rate. Council Member Patterson went on to say that he feels we do a good job of trying to work within our means and avoid increases the best we can. He added that we have held the line since 2000 which he feels is admirable. Council Member Patterson stated that with taking this action and the projections we have, we feel this will take us to 2044. He added this was a good and solid adjustment to hold the line for that length of time. Council Member Patterson stated that with those comments he would make a motion. Moved by Patterson, Seconded by Bickford: the First Reading of Ordinance 650 shall now pass. Council Person Altringer thanked Patterson for his comments. She added that all of the Council lives in Grimes and feels the frustration as everyone else dealing with the water issues. Council Member Altringer stated that we all saw this coming and knew by 2020 we were going to need an expanded plant and how close that time frame was now. She added that the growth was now happening even sooner than was anticipated. Council Member Altringer stated not only are we raising rates to handle the growth but to deal with water issues. She wanted residents to know that the Council is sympathetic and they are trying to work through it. She added that she wanted residents to know the rates would look different if they weren't trying to deal with two issues at the same time. Council Member Altringer stated this is part of the struggle, we are growing fast and we need to expand. She stated that as this goes along they want to have put together a good working system that takes the City of Grimes to 2044. Council Member Blackford added that he agreed that we are not looking short sighted, we are looking long term and this plan includes a water tower. He added that we have multiple water sources that we can tap into which include the shallow wells, the ASR, the Xenia connection and Jordan Well. Council Member Blackford stated that he didn't think very many communities could say they had as many sources for water that they could pull from. He added that he felt we are doing a good thing.

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

PUBLIC FORUM

Robert Allen, 2713 SE Glenstone Drive, Grimes, addressed the Council with concerns over Lot Z in Glenstone Village which pertained to the maintenance of the ditches in the area. Allen also addressed Signals at the intersection of Hwy 141 and SE 19th Street. Mayor Armstrong advised that staff would address the concerns regarding the traffic light and thanked Allen for his comments.

Brady Yeoman, 3001 SE Stoneridge Street, Grimes, addressed the Council regarding concerns on Lot Z in Glenstone Village. Yeoman stated that he felt this area has not been maintained in the past and was concerned with the maintenance plan that was going to be presented later in the meeting. Mayor Armstrong thanked Yeoman for taking the time to come speak.

COUNCIL ACTIONS

A. Second Reading of Ordinance #649 to Rezone approximately 13.89 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 Patterson, Seconded by Blackford; the Second Reading of Ordinance #649 to Rezone approximately 13.89 acres Parcel D from A-1 Agricultural to M-3 Heavy Industrial and a waiver of requirement 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 now pass.

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

Moved by Patterson, Seconded by Blackford; the Third Reading of Ordinance 649 shall be waived.

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

Moved by Patterson, Seconded by Blackford; Ordinance 649 shall now pass.

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

B. Request for Approval from Glenstone Village Homeowners Association Board to Plant Prairie Grass and Submittal of a Maintenance Program in Outlot Z for approval

Ann Bass, 3305 SE Glenstone Drive, Grimes, addressed the Council on behalf of the Glenstone Association Board regarding a maintenance program and plantings for Outlot Z in Glenstone Village. Bass advised the Association was collaborating with Neal Smith National Wildlife Refuge and Blank Park Zoo to provide a natural area to encourage re-population of the Monarch butterfly and create a beautiful addition to the City by improving the vacant Outlot Z with wildflowers and grasses. Bass reviewed the plan with the Council. Council Members Patterson and Blackford voiced concerns over creating an area such as this as it is labor intensive and can be hard to establish. Council also voiced concerns as to why this was before the Council. Council Member Bickford added that when the Glenstone area was approved the site plan approved prairie grass and wildflowers in this area. City Administrator Brown stated that she had been directed to address the concerns brought at a previous council meeting. Since that time Neal Smith Association had concerns about the controversy involving the project and needed affirmation that it was approved by the City. City Attorney Henderson stated that if it became an issue the City could address it as nuisance abatement. Council agreed that it had already been approved on the original plat and didn't need further action and further understood that if there are future concerns, they can be addressed as needed.

COUNCIL DISCUSSIONS

Mayors Report

Mayor Armstrong appointed Gary Schroeder to the Library Board to fill the unexpired term of Linda Threkeld who has moved. He added that Schroeder term which would expire on Jan 1, 2018. Moved by Evans, Seconded by Blackford; Gary Schroeder shall be appointed to the Library Board to fill the term until Jan 1, 2018.
Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

Mayor Armstrong stated that he had been advised by Cheryl Heid the Library Director that a patron had told him the sole reason he moved to Grimes was the City's adoption of the "Home Base" ordinance which assisted veterans in our community. Mayor Armstrong stated he was very proud of this.

City Attorney Report

No Report

City Engineer Report

No Report

City Staff Report

No Report

Old Business

none

New Business

none

Adjourn.

Moved by Altringer; Seconded by Bickford; there being no further business, the meeting shall be adjourned at 6:52 p.m.
Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

ATTEST:

Rochelle Williams, City Clerk

Thomas M. Armstrong, Mayor