



*101 NE Harvey, Grimes, Iowa 50111 515.986.3036 Fax 515.986.3846*

**CITY COUNCIL MEETING**

Grimes City Hall  
101 NE Harvey Street  
November 10, 2015 at 5:30 pm

**Mayor Thomas M. Armstrong**

**City Council: Jill Altringer, Tami Evans, Craig Patterson  
Ty Blackford and Doug Bickford, City Administrator Kelley Brown  
City Clerk Rochelle Williams, City Treasurer Deb Gallagher,  
City Attorneys Tom Henderson, Erik Fisk, City Engineer John Gade**

**Every member of the public and every Council Member desiring to speak shall address the presiding officer, and upon recognition by the presiding officer, shall confine comments to the question under debate, avoiding all indecorous language and references to personalities and abiding by the following rules of civil debate.**

- **We may disagree, but we will be respectful of one another**
- **All comments will be directed to the issue at hand**
- **Personal attacks will not be tolerated**

**GENERAL AGENDA ITEMS.**

1. Call to Order  
Pledge of Allegiance
2. Roll Call
3. Approval of the Agenda
4. Approval of the Consent Agenda (**Discussion is not allowed unless the Mayor or a City Council Member ask for an item to be removed and placed under Council actions for consideration**)
  - A. Minutes from previous meeting
  - B. Jetco Inc - \$2,504.38 (repairs at water plant)
  - C. Test America – test for DNR \$2,870.50
  - D. Hawkins Inc. \$3,114 (chemicals for water plant)
  - E. Sandry Fire Supply, LLC (equipment for new truck) \$5,936.47
  - F. Utility Refunds
  - G. Municipal Supply for IPERL Home Water Meters - \$5,568
  - H. Resolution #11-0615 Setting a Public Hearing for November 24, 2015 for the Grimes Municipal Code Update Resolution (updating Grimes Code of Ordinances)
  - I. Development Agreement Payment to Right Stuf - \$4,883
  - J. A&W Electric - \$2,901.96 (building maintenance at new public works building)
  - K. Set Public Hearing for Resolution Vacating Sanitary Sewer Easement for Nov. 24, 2015
  - J. Change Order #1 Jensen Construction Company for Heritage at Grimes Plat 2 Phase 2 Little



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Beaver Creek Tributary Crossing increasing contract \$46,529.56 (excavation of existing unsuitable materials and replacement with erosion stone material under the quad box culvert)

- K. Pay Request #2 to Jensen Construction Company for Heritage at Grimes Plat 2 Phase 2 Little Beaver Creek Tributary Crossing - \$262,707.83
- L. Pay Request #1 to McAninch Corporation for the Crossroads Business Park of Grimes Plat 6 – SE Destination Drive Extension - \$302,453.90
- M. Autumn Park Bids for Playground Equipment at Autumn Park \$45,900
- N. Claims dated November 10, 2015
- O. Finance Report for October 2015

5. Fire Chief Report

6. Patrol Report

**PUBLIC AGENDA ITEMS** Council may consider and potentially act on the following Public Agenda items.

- A. Chevalia Pointe Plat 1 Final Plat
- B. Beaver Creek Watershed Management Authority - Presentation from Mark Land, PE CFM with Snyder & Associates (information on creation of a 28E)
- C. Approval of 28E for Beaver Creek Watershed Management Authority
- D. Public Hearing on Development Agreement between City of Grimes and Gabus/Heritage Development
- E. Resolution 11-015 Approving Development Agreement with Gabus, Authorizing Annual Appropriation Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement
- F. Public Hearing on Development Agreement Between the City of Grimes and Shade Tree Auto
- G. Resolution 11-0215 Approving the Development Agreement with Shade Tree Auto, Authorizing Annual Appropriation Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement
- H. Public Hearing on Development Agreement Between the City of Grimes and Total Family Eye Care
- I. Resolution 11-0315 Approving Development Agreement with Total Family Eye Care, Authorizing Annual Appropriation Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement
- J. Public Hearing on the Amendment to the Urban Renewal Plan for the Grimes Urban Renewal Area
- K. Resolution 11-0415 To Approve the Urban Renewal Plan Amendment for the Grimes Urban Renewal Area



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## **PUBLIC FORUM**

**“Those people wishing to address the Council need to sign up on the sheet which has been provided on the table near the door. Each person will be allowed three minutes from the podium and may address no more than two issues per Grimes Rules of Procedure for Conduct of City Business – May 2005.”**

## **COUNCIL ACTIONS**

- A. Second 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 financing 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.)

## **COUNCIL DISCUSSIONS**

1. Mayor’s Report  
Appointment of Greg Hayes to the Tree Board to fill the unexpired term of Teresa Barrett until January 2017
2. City Attorney’s Report
3. City Engineer’s Report
4. City Staff Report
5. Old Business
6. New Business

## **ADJOURNMENT**