

**CITY COUNCIL MEETING**

Tuesday, November 10, 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, November 10, 2015 at 5:30 P.M. at the Grimes City Hall. The Pledge of Allegiance was led by Mayor Armstrong.

Roll Call: Present: Patterson, Blackford, Bickford, Altringer Absent: Evans

**GENERAL AGENDA ITEMS.**

**APPROVAL OF THE AGENDA**

Mayor Armstrong asked for approval of the agenda with the addition of item R. a request to purchase a 14 ft box plow from Hawkeye Truck Equipment for \$6,760.

Moved by Blackford, Seconded by Patterson; the Agenda with the addition of item R to the consent agenda shall be approved.

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

**Approval of the Consent Agenda**

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 L. Change Order #1 Jensen Construction Company for Heritage at Grimes Plat 2 Phase 2 Little 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) M. Pay Request #2 to Jensen Construction Company for Heritage at Grimes Plat 2 Phase 2 Little Beaver Creek Tributary Crossing - \$262,707.83 N. Pay Request #1 to McAninch Corporation for the Crossroads Business Park of Grimes Plat 6 –SE Destination Drive Extension - \$302,453.90 O. Autumn Park Bids for Playground Equipment at Autumn Park \$45,900 P. Claims dated November 10, 2015 in the amount of \$993,970.49 Q. Finance Report for October 2015, Hawkeye Truck Equipment \$6,760

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

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

Oct-15

	Beg Balance	Receipts	Expenses	Ending Balance
General Fund	1,254,693.85	2,044,051.24	580,084.40	2,718,660.69
Special Revenue Fund	1,148,727.21	890,894.85	4,089.56	2,035,532.50
Debt Service Capital Improvements	2,965,264.02	936,192.12	0.00	3,901,456.14
Enterprise Fund	5,662,349.05	2,662.00	180,333.88	5,484,677.17
Total	5,882,791.76	451,827.60	344,329.62	5,990,289.74
	16,913,825.88	4,325,627.81	1,108,837.46	20,130,616.23

### **Fire Chief Report**

Chief Krohse was present to update the Council. Chief advised that for the month of October there were 90 runs putting this as one of the highest. He advised that a powerful storm system would be coming into Iowa late tomorrow and encouraged everyone to stay updated.

### **Patrol Report**

Deputy Ballinger from the Polk County Sheriff's Department was present. He advised that for the month of October there were 459 calls for service, 192 traffic stops for a total of 651 contacts. Mayor Armstrong asked how long Deputy Ballinger had been on the force in Grimes and he advised 8 years. Deputy Ballinger added that this is a great place to work and enjoys the people in Grimes.

### **PUBLIC AGENDA ITEMS**

#### **A. Chevalia Pointe Plat 1 Final Plat**

Erin Ollendike of Civil Design Advantage, 3405 SE Crossroads Drive, was present to update the Council on the Final Plat. Ollendike advised this is going to be a 13 single-family lot homes. She added that they agree with all the comments in the Fox Engineering letter dated October 29, 2015.

Moved by Patterson, Seconded Blackford; the Chevalia Pointe Plat 1 Final Plat shall be approved subject to Fox Engineering letter dated October 29, 2015.

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

Council Member Patterson did want to remind the Council that this area would need traffic control in the near future and that was being addressed by Fox Engineering.

#### **B. Beaver Creek Watershed Management Authority - Presentation from Mark Land, PE CFM with Snyder & Associates (information on creation of a 28E)**

Mark Land of Snyder & Associates addressed the Council regarding the establishing of a Beaver Creek Watershed Management Authority. He advised this came about at the result of the 2008 floods when Beaver Creek was flooding and it highlighted the importance of a watershed based solution to flooding. Land advised that watershed management authorities are in the Iowa Code under Section 466B and are made up of two or more cities, counties or soil and water conservation districts. He added that all must be invited to participate which this covered 26 entities. He stated that the legislation outlined the duties of the watershed which include: assess and reduce flood risk, assess and improve water quality, monitor federal flood risk planning and activities, educate residents of the watershed regarding flood risks and allocate moneys made available to the WMA for purposes of water quality and flood mitigation. Land stated that they would be looking for grant money. Mayor Armstrong reminded the Council that they had jointed the Walnut Creek Watershed a little over a year ago. Land added that the Beaver Creek Watershed would be applying for a planning grant late in 2016.

#### **C. Approval of 28E for Beaver Creek Watershed Management Authority**

Moved by Bickford, Seconded by Altringer; the 28E for Beaver Creek Watershed Management Authority shall be approved.

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

#### **D. Public Hearing on Development Agreement between City of Grimes and Gabus/Heritage Development**

Mayor Armstrong opened the Public Hearing at 5:48 pm. There being no oral or written comments, the Hearing was closed at 5:48 p.m.

E. Resolution 11-0115 Approving Development Agreement with Gabus, Authorizing Annual Appropriation Tax Increment Payments and Pledging Certain Tax Increment Revenues (TIF) to the Payment of the Agreement.

City Administrator Brown stated that we have gone through the required hearings with the County and the School for approving the Urban Renewal Area amendment. Brown reviewed the amounts of the TIF agreements. She stated that the Gabus/Heritage agreement would be 4.2 million, \$195,000 for Shade Tree Auto and \$107,000 for Total Family Eye Care. Brown explained that this is structured so that on the Heritage TIF agreement Heritage will get paid back on increment that Heritage will create in his development. Brown added that the risk is on Gabus/Heritage. Brown stated that he fronts all the money for all the improvements and as the evaluations increase in the area he is paid back off of the increases that are created through taxes. She added this creates no risk to the City of Grimes or the County who are all participants in this TIF agreement.

Moved by Patterson, Seconded by Blackford; Resolution 11-0115 Approving the Development Agreement with Gabus, Authorizing Annual Appropriation Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement shall be approved.

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

F. Public Hearing on Development Agreement Between the City of Grimes and Shade Tree Auto  
Mayor Armstrong opened the Public Hearing at 5:51 pm. There being no oral or written comments, the Hearing was closed at 5:51 pm.

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

Moved by Bickford, Seconded by Altringer; 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 shall be approved.

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

H. Public Hearing on Development Agreement Between the City of Grimes and Total Family Eye Care  
Mayor Armstrong opened the Public Hearing at 5:52 pm. There being no oral or written comments, the Hearing was closed at 5:52 pm.

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

Moved by Blackford, Seconded by Patterson; 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 shall be approved.

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

J. Public Hearing on the Amendment to the Urban Renewal Plan for the Grimes Urban Renewal Area

Mayor Armstrong opened the public hearing at 5:53 pm. There being no oral or written comments, the Hearing was closed at 5:53 pm.

K. Resolution 11-0415 To Approve the Urban Renewal Plan Amendment for the Grimes Urban Renewal Area.

Moved by Bickford, Seconded Altringer; Resolution 11-0415 Urban Renewal Plan Amendment for the Grimes Urban Renewal Area shall be approved.

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

### **PUBLIC FORUM**

No one was signed up for Public Forum.

### **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)**

Moved by Patterson, Seconded by Bickford; the Second Reading of Ordinance #650 amending Chapter 92 Water Rates shall now pass.

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. Patterson added that if you went in to a store today and asked what item in there has not increase in price in the last 15 years they would laugh at you. Council Member Patterson stated that he looked at rates in other cities today and some were increasing yearly. He stated that Des Moines Waterworks was discussing a 10% increase and this would follow a 7% increase from last year. He saw that the Quad Cities had gone up 10.9% in a single year and 7.5% the year before. Council Member Patterson said that Iowa City was seeing its second consecutive 5% increase. 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 the reverse osmosis system will greatly improve the quality of the water. Council Member Patterson stated that with taking this action and the

projections we have, he feels this will last us another 25 years. He added this was a good and solid adjustment to hold the line for that length of time. Council Member Patterson stated that he knows this is a hard move for the people who have to take it but feels it is the right thing to do to secure our water future.

Council Member Altringer thanked Patterson for his comments.

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

### **B. Caymus Park Discussion Regarding Potential Rezone**

Joseph Waldman, the developer for Caymus Park, was present to discuss with the Council his interest in rezoning Caymus Park. Waldman provided a history of the property. He stated that back in 2013 the property was zone R-3 High Density Multiple Family District and at that time he was advised not to build any more multi-family units as the market couldn't support it. He rezoned it in 2013 to R-4 Planned Residential Development District to allow for building townhomes. Waldman stated that he has built 6 townhomes but has been unable to sell them. His desire is rezone this back to R-3 High Density Multiple Family District in order to build apartments. Mayor Armstrong stated that Waldman was looking for a consensus from the Council on if they would be in agreement to seeing this move forward for a rezone. Council Members Patterson and Bickford stated they were in favor of the multi-family as they know it is a need in the community.

## **COUNCIL DISCUSSIONS**

### **Mayors Report**

Appointment of Greg Hayes to Tree Board to fill the unexpired term of Teresa Barrett until January 2017

Moved by Bickford, Seconded by Altringer; Greg Hayes shall be appointed to the Tree Board.

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

Mayor Armstrong called the Council's attention to the article in the Des Moines Register on Rick Hutcheson who has built a Veteran's Memorial. Mayor Armstrong remarked on how nice the memorial is. He added that if anyone was able to attend the ribbon cutting for the memorial on Friday, November 13, 2015 it would be at 5:00 pm.

### **City Attorney Report**

No Report

### **City Engineer Report**

City Engineer Gade advised that Destination Drive is being paved and the box culvert in the Heritage Development is moving along well.

### **City Staff Report**

City Administrator Brown advised that City Hall would be closed in honor of Veterans Day but City staff would stay updated and available if needed for the anticipated weather coming in.

### **Old Business**

none

### **New Business**

none

**Adjourn.**

Moved by Altringer; Seconded by Bickford; there being no further business, the meeting shall be adjourned at 6:15 p.m.

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

ATTEST:

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Rochelle Williams, City Clerk

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Thomas M. Armstrong, Mayor

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