

CITY COUNCIL MEETING

Tuesday, February 9, 2016

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, February 9, 2016 at 5:30 P.M. at the Grimes City Hall. The Pledge of Allegiance was led by Mayor Armstrong.

Roll Call: Present: Bickford, Hamp, Blackford Absent: Johansen, Altringer

GENERAL AGENDA ITEMS.

APPROVAL OF THE AGENDA

Mayor Armstrong asked for approval of the agenda with a request to move item G under Public Agenda to the next Council meeting on February 23, 2016 and to add the Patrol Report.

Moved by Bickford, Seconded by Blackford; the Agenda with the change requested by the Mayor shall be approved.

Roll Call: Ayes: All. Nays: None. Motion passes: 3 to 0.

Approval of the Consent Agenda

A.Minutes from previous meeting B. Harn R/O System Inc. -\$3,000 (lease of reverse osmosis equipment trial) C. Smith Fertilizer & Grain \$3,813.69 (deicer liquid for streets) D.Iowa Storm Water Education Partnership \$3,257.91 E.Bascom Truck & Automotive \$7,248.64 (replace generator on fire vehicle 3730) F. Central Pump and Motor, LLC \$2,505.16 (repair of Aurora pump) G. Snyder & Associates, Inc. - \$8544.75 (professional services for city traffic signal communication network) H.Hotsy Cleaning Systems - \$2,821.76 (installation supplies and labor on new Hotsy at public works building)I.Municipal Supply – \$4,718.40 (water meters) J.Hawkins Inc. - \$2,724 (chemical for processing at the water treatment plant) K.Mississippi Lime Company -\$4,080 (Quicklime used at the water treatment plant) L.Change Order #8 Concrete Technologies for the SE 19th Street Project increasing total project \$500 (addition of a sign and changes to quantities need for project) M. Approve Final Acceptance and Payment # 20 to Concrete Technologies for the SE 19th Street Improvements in the amount of \$30,000 N.Payment #5 to Heritage at Grimes Plat 2 Phase 2 Little Beaver Creek Tributary Crossing by Jensen Construction Company - \$108,775 O. Claims Report \$470,076.23

Moved by Bickford, Seconded by Blackford; the Consent Agenda shall be approved.

Roll Call: Ayes: All. Nays: None. Motion passes: 3 to 0.

Patrol Report

Sgt Matzdorff for the Polk County Sheriff's Office presented the Patrol Report.

PUBLIC AGENDA

A.Heritage at Grimes Plat 4 Preliminary Plat

Joel Jackson of Bishop Engineering, 3501 104th Street, Urbandale addressed the Council on behalf of the owners Beaverbrooke Development Company. Jackson stated this plat contains 64 single family lots that are 70 foot lots. He added this development is just north of Taylor Estates and east side of Little Beaver Creek. Jackson stated that Fox Engineering comment letter asked that drainage be addressed and he stated that they are looking at back yard drainages along with an intake in the back of lot 47. Mitch Holtz from Fox Engineering stated he had no concerns and was working through the comment letter with Bishop Engineering. He added that it matches the PUD and his comments have been addressed.

Moved by Bickford, Seconded by Hamp; Heritage at Grimes Plat 4 Preliminary Plat shall be approved subject to Fox Engineering letter dated January 27, 2016.
Roll Call: Ayes: All. Nays: None. Motion passes: 3 to 0.

B. Grimes Mini Storage Site Plan

Council Member Johansen arrives during discussion at 5:40 pm.

Monte Applegate with Snyder & Associates, 2727 SW Snyder Blvd, Ankeny addressed the Council on behalf of owner/developer; McGregor Interests Inc. of Omaha, Nebraska. Applegate stated the address is 3600 SE Gateway Drive at the corner of SE Gateway Drive and SE 37th Street. He added that they are proposing a 80,250 square foot storage facility on approximately 4.7 acres. Applegate stated that only a few of the storage units along with the office will be climate controlled. He advised that access into the site would be from SE Gateway Drive. He added that all the storage doors face inward so they will not be visible from any of the external roads. Applegate provided landscaping and building materials plans.

He added that decorative metal fencing is used on this project. Mitch Holtz of Fox Engineering stated they have worked through any questions and Applegate has been agreeable and felt it is a good fit for the area.

Moved by Bickford, Seconded by Johansen; the Grimes Mini Storage Site Plan shall be approved subject to Fox Engineering letter dated January 28, 2016.

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

C. Walmart Lot 2 Site Plan

Jerry Oliver of Civil Engineering Consultants, 2400 86th Street #12, Des Moines along with Scott Snyder, Simonson & Associates Architects, 1717 Ingersoll Avenue, Des Moines addressed the Council regarding the 1.2 acre site. Oliver added that this is located at the corner of SE Destination Drive and East 1st Street. Oliver stated they are proposing a 6,500 square foot retail center zoned commercial within the Walmart plat. Snyder reviewed the building stating this structure is divided up into four bays. He provided an overview of the site along with the building materials. Mitch Holtz of Fox Engineering advised that one of the comments was to decrease the amount of EIFS building material on this structure. Snyder advised that this comment has been addressed and only 20% of the building would have EIFS used on it. Holtz advised that this was the biggest comment on the site plan and all other questions have been taken care of. Holtz added that when the tenants are known the parking will be addressed.

Moved by Bickford, Seconded by Blackford; the Walmart Lot 2 Site Plan shall be approved subject to Fox Engineering comment letter dated January 28, 2016.

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

D. Casey's General Store Site Plan and Request for Waiver of Ordinance 165A.21

Ed Pelds of Pelds Engineering, 2323 Dixon Street, Des Moines, Iowa addressed the Council on behalf of Casey's General Store. Pelds stated the site for the proposed Casey's General Store at 951 SE Gateway Drive will be on 2.13 acres with a 4,474 square foot building located at the north east corner of SE 11th and SE Gateway Drive. He added that this new Casey's will have eight fueling stations and will be the newest store they have at this time. Pelds stated access will be off of SE Gateway Drive. Pelds stated that in reference to the request for waiver of Ordinance 165A.21 he felt they were meeting the intent of the ordinance by having the separation of over 100 feet from the street with the dumpster area. Pelds providing drawings of the building site. Pelds added that the dumpster area is brick except for the gate

area. Mitch Holtz of Fox Engineering stated that the request from Planning and Zoning was to have something more aesthetically pleasing for the gate closure than chain link with slats and would like that noted. Holtz went on to say that the rest of the site plan was good including the landscaping and the brick pillars on the canopy which adds to the overall site. Holtz added that the waiver of requirements would be a Council decision but from his perspective with the additional landscaping along SE 11th Street it will not be noticeable. Mayor Armstrong asked for a motion of the waiver of requirement first. Moved by Hamp, Seconded by Blackford; the request for waiver of requirement requested by Casey's General Store shall be approved.

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

Moved by Johansen, Seconded Bickford that the Casey's General Store Site Plan shall be approved subject to Fox Engineering letter dated January 28, 2016 and that the gate enclosure shall be constructed of PVC material or something similar.

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

E. Heritage DC-G Elementary Site Plan #4

Joel Jackson of Bishop Engineering, 3501 104th Street Urbandale, Iowa addressed the Council on behalf of Dallas Center - Grimes School District. Jackson stated the proposed elementary school site is on Lot 4 in Heritage at Grimes Plat 2 and has 10.96 acres located just north of Plat 4 and south of the City water plant. Jackson stated this building would be 60,000 square feet and be similar foot print to North Ridge Elementary. He added this will have access from NE Beaverbrooke Blvd and NE Park Drive. Jackson stated that this location would be a neighborhood school and at this time would not have bus traffic. He advised that there would be two points of entry for parent drop-off with exits only on to Beaverbrooke Blvd to the south and NE Park Drive to the east. Jackson stated that the pickups and drop-offs will be split depending the grades of the children. He went on to review the detention areas and walking paths in the area. Jackson stated that an additional turn lane will be added at NE Park Drive to accommodate the additional traffic even though traffic studies don't state that it is warranted. Jackson added the City felt this was very important to add. He noted this drive also accesses the water treatment plant.

Mitch Holtz of Fox Engineering asked if there were any elevations of the building or were they still being reviewed. Jackson stated that the Heritage Architectural Review Committee was still reviewing the plans. Holtz advised that since this in the PUD of Heritage the Heritage Architectural Review Committee will have the final say on the traditional design of the building. Holtz added that Beaverbrooke and Park will need to be completed and they will be worked on this summer. Mayor Armstrong added the Council and Planning and Zoning are just approving the general site plan which includes the landscaping. He stated that the school wants this out to bid as soon as possible so the school is ready to house students August of 2017. The Council asked some further questions regarding the turn lanes and the traffic flows. Holtz advised that this has been one of their concerns early in the design and feel this has been addressed. Council Member Bickford did appreciate the thought put into the access in and out of the school and the connection with the trails. Council Member Hamp noted that he does see that the plan does not address busing but wonders if the plan addresses if this changes. Jackson stated that the children who would attend this school busing would not be necessary due to the distance. He added that if this changed in the future it would be reasonable to believe that there would be fewer cars dropping off kids due to the buses.

Moved by Bickford, Seconded by Hamp; Heritage DC-G Elementary Site Plan #4 shall be approved subject to the Heritage Architectural Review Committee approval of the elevation drawings.

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

F. Public Hearing and Approval of Plans Specifications and Award of Contract for the Grimes Water /Wastewater Improvements

Mayor Armstrong opened the Public Hearing at 6:10 pm. Lance Aldrich of Fox Engineering stated the project consists of expansion of the flow equalization basins, a new screw pump wastewater pump station with a new standby generator, installation of a new screenings wash press, additional lime storage, replacement of the controls at Gateway Pump Station, and installation of associated electrical equipment. Aldrich advised three bids were received for the project. He stated the engineer's opinion of probable construction was \$2,900,000. Aldrich advised the bids ranged from a high bid of \$3,322,000 to a low bid of \$2,498,400. Aldrich explained that Fox Engineering contacted Vessco who was the vendor who all bidders selected to provide the lime system. Vessco informed Fox Engineering that the price provided to Rice Lake Construction during bidding was erroneous. Aldrich asked the Council to consider the low bid from Rice Lake Construction and later consider a change order to increase the contract amount by all or part of the value of the error.

Council Member Altringer arrives during the discussion at 6:15 pm.

There be no further discussion Mayor Armstrong closes the Hearing at 6:20 pm.

Moved by Bickford, Seconded by Johansen; the plans, specifications and award the contract for the Grimes Water/Wastewater Improvements be awarded to Rice Lake Construction shall be approved in the amount of \$2,499,400 and to further allow consideration of a change order to increase the contract amount by all or part of the value of the error quoted by Vessco.

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

PUBLIC FORUM

No one addressed the Council

COUNCIL ACTIONS

A. Resolution 02-0116 Request to Refer back to Planning and Zoning Commission for a Determination and Recommendation on a Request from Caymus Park Holdings, LLC to rezone 22.9 acres from a Planned Unit Development with underlying zoning of R-3 Medium Multiple Family District which allows for the construction of single unit townhomes to a PUD that allows for R-3 Medium Multiple Family Districts and the construction of apartments.

Mayor Armstrong read the resolution which outlined to the Planning and Zoning Commission the items he wished them to consider in order to make a determination and recommendation back to the Council regarding the request for a rezone of the property. Council Member Altringer stated that at the last Planning and Zoning meeting the Commission stated they would welcome to have the rezone request returned to them now that there are further questions and some additional information they didn't have before. Council Member Bickford asked whether the five questions in the resolution were addressed during the Planning and Zoning meeting on January 5, 2016. Mayor Armstrong stated he did not know if these questions were addressed or if they had complete information. Council Member Hamp stated that he felt the five questions in the resolution certainly addressed the concerns that he himself has heard and this put it in a concise form and formal conversation is valuable.

Moved by Hamp, Seconded by Altringer; Resolution 02-0116 referring this request back to Planning and Zoning Commission shall be approved.

Council Member Bickford encouraged all those interested in this issue either for or against to attend the Planning and Zoning meeting and let their voice be heard as they have through this process. He added that he agreed that the Planning and Zoning Commission should look at this again with all the information in front of them. Council Member Johansen stated he was interested in listening to the Planning and Zoning Commission address the questions listed in Resolution 02-0116 and their decision. He added that ultimately this decision comes back to the Council and the more information available and conversation the better. Mayor Armstrong stated the Planning and Zoning Commission meeting would be on March 1, 2016 and then back to City Council on March 8, 2016 with both meetings beginning at 5:30 pm at City Hall.

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

COUNCIL DISCUSSIONS

Mayors Report

Mayor Armstrong suggested the following appointments to the Board of Adjustments. Eric Rehm to fill the unexpired term of Dick Piphon until January 1, 2020 and reappointment of Bill Lego to another five year term.

Moved by Hamp, Seconded by Bickford; these appointments shall be approved.

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

City Attorney Report

No Report

City Engineer Report

No Report

City Staff Report

No Report

Old Business

None

New Business

None

Adjourn.

Moved by Hamp; Seconded by Altringer; there being no further business, the meeting shall be adjourned at 6:30 p.m.

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

ATTEST:

Rochelle Williams, City Clerk

Thomas M. Armstrong, Mayor