

CITY COUNCIL MEETING

Tuesday, September 13, 2016

Grimes City Hall 5:30 P.M.

The regular meeting of the Grimes City Council was called to order by Mayor Pro Tem Bickford on Tuesday, September 13, 2016 at 5:30 P.M. at the Grimes City Hall. The Pledge of Allegiance was led by Mayor Pro Tem Bickford.

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

GENERAL AGENDA ITEMS.

Approval of the Agenda

Mayor Pro Tem Bickford asked for the approval of the agenda.

Moved by Blackford, Seconded by Hamp; the 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. Barco Municipal Products Inc. \$4,300 for various sign mounting brackets C. Dorsey & Whitney LLP Attorneys at Law \$5,000 for 2016 GO Issue Disclosure Counsel D. Central Iowa Ready Mix \$3,270 repair road by fire station on South James Street E. Cummins Central Power, LLC \$3,656.03 state required generator F. City of Johnston \$379.93 50% of oil dry G. Hawkins Inc. \$5,196 chemicals for water processing H. McKinney Excavating \$50,000 removal of 2,000 ton of lime from lagoon I. ACCUJET LLC \$48,129.81 televise sanitary sewers J. Central Salt \$36,595.12 salt for roads K. Request for Street Closure for Block Park at Intersection of SE Polk and Meadowlark and SE Polk Street and S 11th Street on September 24, 2016 L. Request for Street Closure SE Main Street from SE 2nd South to SE 4th for GDA Car Show on October 15 with rain date of October 16 M.AECOM for the NW Transportation Corridor Feasibility Study \$7,254.16 N. Resolution 09-0216 Resolution Authorizing and Approving a Loan and Disbursement Agreement and Providing for the Issuance and Securing the Payment of \$2,685,000 Taxable Sewer Revenue Bonds, Series 2016 O. Resolution 09-0116 authorizing and approving a Water Revenue Loan and Disbursement Agreement and providing for the issuance and securing the payment of \$577,000 Taxable Water Revenue Bonds P. Approval of Contract with J Pettiecord for Mulching Storm Debris in an amount not to exceed \$8000 Q. Change Order #3 from Rice Lake Construction Group for the Water/Wastewater Improvement Project increasing contract \$125,201. (replace the sluice gate electric actuator assembly, remove existing pumps and install new aeration equipment in small aeration basin, pump out basin and clean basin, install new 4' flexible drop hoses ,repair leak in potable water line, remove Vulcan mechanical screen for repair and reinstall R. Pay Application #3 to Rice Lake Construction Group for the Water/Wastewater Improvement \$376,959.36 S. Pay Request #8 to Covenant Construction for 2015 Grimes Parkland Imp \$ 324,423.58 T. Pay Request #5 to Concrete Technologies for Heritage at Grimes Plat 2 Phase 4 Division I \$110,790.90 U. Finance Report for August 2016 V. Claims \$1,617,725.65 Report W. Minimum Separation Agreement

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

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

Aug-16

	Beg Balance	Receipts	Expenses	Ending Balance
General Fund	3,411,140.33	167,572.44	621,150.36	2,957,562.41
Special Revenue Fund	1,503,384.72	158,828.58	328.46	1,661,884.84
Debt Service Capital Improvements	2,742,526.35	2,322.90	0.00	2,744,849.25
Enterprise Fund	5,125,975.50	4,372.76	793,069.63	4,337,278.63
Total	6,087,021.89	607,960.12	252,807.23	6,442,174.78
	18,870,048.79	941,056.80	1,667,355.68	18,143,749.91

FIRE DEPARTMENT REPORT

Deputy Chief Schipper was present to address the Council. He advised that there were 113 runs for the month of August making them 166 calls ahead of last year. He stated that they continue to see calls 69% to 70% EMS related. Deputy Chief Schipper stated they were close to announcing the new Fire Chief. He added that Alex Headley and Andy Odel were new full time hires for the department and would be starting September 19, 2016. He added that they will be hiring some part-time staff to fill shifts. He stated that dirt work is being done for the new trailer that will be the sleeping quarters for the new 24 hours shift that will begin on October 10, 2016. Deputy Chief Schipper added that they had received a FEMA grant for \$91,000 that would be used to purchase SCBA –self-contained breathing apparatus equipment that was in much need of being updated.

PATROL REPORT

Deputy Ballinger from the Polk County Sheriff's Department was present to address the Council. He advised there were 454 calls for assistance with 152 traffic stops for a total of 636 for the month of August. Deputy Ballinger advised there had been a daytime burglary this month.

PUBLIC AGENDA

1. Heritage at Grimes Plat 7 Final Plat

David Bentz of Bishop Engineering, 3501 104th Street, Urbandale, Iowa was present to address the Council regarding the Final Plat. He advised this plat consists of 12 lots on 3 acres. City Engineer Gade that they had yet to receive the final approval of Plat 2 which includes the city paving of Beaverbrooke Blvd. but there is emergency access that both parties are aware of the need to finish the platting. He added that Plat 5 is also waiting completion and that an emergency vehicle access and turn arounds will be required. He added that Planning and Zoning Board had reviewed the plat and recommended approval.

Moved by Johansen, Seconded by Hamp; Heritage At Grimes Plat 7 Final Plat shall be approved subject to Fox Engineering letter dated August 19, 2016.

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

2. Heritage at Grimes Plat 4 Final Plat

David Bentz of Bishop Engineering, 3501 104th Street, Urbandale, Iowa was present to address the Council regarding the Final Plat. Bentz advised that this plat consists of 64 single family lots. The Council discussed the street names in this plat as they did somewhat line up with the existing grid names. After extended discussion it was agreed that the proposed street names made sense for the area since they were all themed with flower names or tree names. Deputy Chief Schipper had been consulted and in his opinion using existing street names or new street names, given that there was a theme to the area, would both be acceptable from a public safety standpoint. City Engineer Gade advised that the Planning and Zoning Board had reviewed the plat and recommended approval; however, they had recommended that the street names be changed to reflect the existing grid.

Moved by Blackford, Seconded by Johansen; Heritage at Grimes Plat 4 Final Plat shall be approved subject to Fox Engineering letter dated August 19, 2016.

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

3.1150 SW Brookside Circle Site Plan

Dave Eppel of Cooper Crawford and Associates, 475 South 50th Street #800, West Des Moines, Iowa addressed the Council. He stated that this project is located in Lots 13 and 14 of Grimes Industrial Park. Eppel stated that the original building was constructed in 2012 and that the current owner recently purchased the property and is proposing a 70 x 70 foot building addition on the west side of the existing building. He added that much of current paving would be replaced. City Engineer Gade addressed the landscaping on the site plan which

included a berm. He stated the original sight plan showed landscaping on the berm but has been taken out as this lot does not require it.

Moved by Hamp, Seconded by Johansen; the 1150 SW Brookside Circle Site Plan shall be approved subject to Fox Engineering letter dated September 1, 2016.

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

4. James Street Villas Preliminary Plat & Site Plan

Vic Piagentini, Associated Engineering Company of Iowa, 2917 Martin Luther King Parkway, Des Moines addresses the Council on behalf of the Developer. Piagentini stated they proposed to build 8 duplexes on three acres of land located just south of James Point on a small parcel that is not large enough to accommodate stand housing. He reviewed the site with the Council. City Engineer Gade advised that since this property falls within the 100 year flood plain the three units on the west side would be built without basements. He added that the homes with basements they would recommend requiring waterproofing. Gade reviewed the elevations of the property and how it would need to be built up. The following residents close to the property spoke regarding the project. Melisa Wissink, 100 NW 23rd Court, Grimes, Todd Drake, 1718 NW 120th Street, Clive, Russ Lickteig, 304 NW 23rd Court, Ethan Kleckner, 212 NW 23rd Court, Grimes. These residents spoke to their concerns regarding water from this development affecting their properties. City Engineer Gade advised that if the Council approved allowing this project to move forward the developer would still have to receive permitting from the DNR and the Army Corp of Engineers to move forward with the project. Mayor Pro Tem Bickford added that even if the project is allowed to move forward there is still a lot of due diligence that needs to be done in order to obtain the final approval. The Council thanked all those who took time to come give their input on the project.

Moved by Hamp, Seconded by Bickford; the James Street Villas Preliminary Plat and Site Plan with the comments within the Fox letter and the due diligence that would need to be done shall be approved.

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

5. Brookside Commercial Preliminary Plat 1

No one was present to address the plat.

6. Specialized Wholesale & Technology Site Plan

Bob Gibson of Civil Design Advantage, 3405 SE Crossroads Drive, Suite G, Grimes address the Council regarding the proposed expansion of the side currently in use as truck parking, storage and office space. He stated the current building has three hoop buildings that they propose to removed and replace with a new 3,828 square foot addition to the current building. Gibson added that wall packs located between the doors would be used for lighting. City Engineer Gade stated he had no issues with this site plan and Planning and Zoning recommended approval of the site plan

Moved by Blackford, Seconded by Bickford; Specialized Wholesale & Technology Site Plan shall be approved subject to Fox Engineering letter dated September 2, 2016.

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

PUBLIC FORUM

“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 of Ordinance 658 Adopting the Proposed Code of Ordinance for the City of Grimes

Moved by Johansen, Seconded by Hamp that the Second Reading of Ordinance 658 Adopting the Proposed Code of Ordinance for the City of Grimes; shall be approved.

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

COUNCIL DISCUSSIONS

Mayors Report

No Report

City Attorney Report

No Report

City Engineer Report

City Engineer Gade updated the Council on the Beaverbrooke Blvd paving extension which is planned to be open the end of October.

City Staff Report

City Administrator Brown stated that there is a ribbon cutting planned for when Beaverbrook Blvd extension opens up. She added that the Code Of Ordinances updated will keep the code in compliance with state code. City Administrator Brown stated that applications for the Finance Administrator have been received and she would be reviewing the applications.

Old Business - none

New Business - none

Adjourn Moved by Hamp; Seconded by Blackford; there being no further business, the meeting shall be adjourned at 6:40 p.m.

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

ATTEST:

Rochelle Williams, City Clerk

Thomas M. Armstrong, Mayor