

**CITY COUNCIL MEETING**  
Tuesday, July 12, 2011  
**Grimes City Hall 5:30 P.M.**

The regular meeting of the Grimes City Council was called to order by Mayor Thomas Armstrong on Tuesday July 12, 2011 at 5:30 P.M. at the Grimes City Hall.

Roll Call: Present: Evans, Patterson, Altringer, Tapper, Shatava

**GENERAL AGENDA ITEMS.**

**APPROVAL OF THE AGENDA**

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

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

**Approval of the Consent Agenda**

A. Minutes from the July 6, 2011 B. Set a Public Hearing for the 2011 SE 19<sup>th</sup> Street HMA Overlay Project for Aug. 9, 2011 C. Set a Public Hearing for the North Sport Complex D. Request for Refund on old liquor license for Kum & Go #237 for license at 801 N. 1<sup>st</sup> Street in the amount of \$50 E. Pay Request #25 to Reilly Construction for the IA 44 Improvements in the amount of \$179,250.70 F. Consideration and Approve of Agreements with Piper Jaffray-Financial Advisory Services Agreement-Dissemination Agent Agreement G. Set August 9, 2011 as Date of Schedule the Public Sale of General Obligation Bond H. Authorize Use of PARITY Bidding Systems I. Council Authorizes Piper Jaffray to Distribute POS to Prospective Bidders J. Consent to allow Piper Jaffray to submit a sealed bid (if desired) K. Set bid date of August 3, 2011 at 10:00 am for the SE 19<sup>th</sup> Street HMA Overlay and Public Hearing for August 9, 2011 at 5:30 pm L. Set bid date of August 3, 2011 at 10:30 am for the Grimes Maintenance Building Parking Lot Reconstruction and Public Hearing for August 9, 2011 at 5:30 pm M. Agreement between the City of Johnston, Iowa and the City of Grimes, Iowa for the sharing of Administrative resources supporting fire and rescue services N. Set a Public Hearing for August 9, 2011 for Proposed Action to Institute Proceedings to Enter Into a Loan Agreement and Borrow Money in the Principal amount not to exceed \$175,000 O. Claims – date July 12, 2011 in the amount of \$943,904.66  
Moved by Evans, Seconded by Tapper; the consent agenda shall be approved.

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

**Fire Chief Report**

Chief Krohse advised that the department had 52 runs for the month of June with 48% of them as EMS calls. He advised that for the fiscal year 2011 there were a total of 569 calls which exceeds the previous year of 555 calls. Chief Krohse advised that losses due to fire were \$48,300.

**Patrol Report**

No report was given.

**PUBLIC AGENDA ITEMS**

**A. Public Hearing for the Grimes-Urbandale Annexation Agreement**

Mayor Armstrong opened the Public Hearing at 5:35 pm. Mayor Armstrong reviewed the annexation area with the Council. There being no oral or written communication; Mayor Armstrong closed the Public Hearing at 5:37 p.m.

**B. Approval of the Grimes-Urbandale Annexation Agreement**

Moved by Shatava, Seconded by Altringer; that the Grimes –Urbandale Annexation Agreement shall be approved.

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

**C. Public Hearing on a General Obligation Refunding Loan Agreement in a Principal Amount not to exceed \$1,300,000**

Mayor Armstrong opened the Public Hearing at 5:40 pm. Mayor Armstrong reminded the Council that the refinancing would have a net savings of around \$70,000 depending on the loan rate that is secured. There being no oral or written communication; Mayor Armstrong closed the Public Hearing at 5:41 p.m.

**D. Resolution # 07-0211 Setting Date for the Sale of General Obligation Refunding Bond, Series 2011 and authorizing the use of a preliminary official statement in connection therewith**

Moved by Patterson, Seconded by Tapper; that Resolution 07-0111 setting date for the sale of General Obligation Refunding Bond, Series 2011 and authorizing the use of a preliminary official statement in connection therewith; shall be approved.

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

**E. James Point Plat 2 - Final Plat**

Kevin Crawford of Cooper Crawford & Associates, 475 S 50<sup>th</sup> Street Suite 800, West Des Moines, Iowa was present representing the final plat for James Point Plat 2. Crawford provided an overview of the project. City Engineer Gade advised the Council that Planning and Zoning Board had approved the final plat with the stipulation that there be vacating of the trail easement and he agreed with that recommendation.

Moved by Evans, Seconded by Patterson; that the James Point Plat 2 Final Plat shall be approved; subject to the vacating of the trail easement and Fox's commented letter dated June 30, 2011.

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

**F. Unplugged Wireless – Site Plan**

Mark McMurphy of Abaci Consulting, Inc 200 South Main Street, Grimes, Iowa was present along with Mark Snyder of Simonson & Associates the architect on the project located at 250 SE Destination Drive, Grimes, Iowa. McMurphy and Snyder provided an overview of the project. City Engineer Gade stated that Planning and Zoning requested that a sidewalk run along the north side of Lot 1 which is where Unplugged Wireless is located. This would allow a connection to the southwest corner of the adjacent property. McMurphy reminded the Council that the property where the sidewalk is being requested is owned by Walmart.

Moved by Evans, Seconded by Shatava; that Unplugged Wireless site plan shall be approved subject to the comment letter by Fox Engineering dated June 29, 2011, Planning and Zoning's recommendation and the owner make a good faith effort with Walmart to install a connection sidewalk.

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

**G. Meadowlark Place – Site Plan**

Doug Saltgaver of Engineering Resource Group, Inc. 2413 Grand Avenue, Des Moines, Iowa was present along with developers Joe Pietruszynski and Steve Niebuhr from Hubbell the developers and Jamie Malloy from Wells Associates the architect for the development. Malloy reviewed the exteriors of

the building. City Engineer Gade advised that this building is Zone 2 in the Hwy 141 ordinance. Gade advised the Planning and Zoning reviewed it and that this building meets those requirements other than the vinyl siding. Planning and Zoning requested that the Council approve the vinyl siding on this building. Hubbell is also happy to agree to Zone 2 landscaping which would be an upgrade. Council Member Evans asked about the look of the building on the west end as it is most viewable from the road.

Moved by Patterson, Seconded by Shatava; that the Meadowlark Place Site Plan shall be approved subject to Fox Engineering letter dated June 30, 2011, Planning and Zoning's recommendations, a traffic study done to see if a left hand lane is warranted and some design material changes to the west end of the building that is visible from S 11<sup>th</sup> Street.

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

## **H. Presentation by Library Board**

Lynne Patterson of 1807 NW Norton Court, Grimes who is the Vice President of the Library Board of Trustees addressed the Council. Patterson gave an update on the progress that the Board and staff are making on plans for an expanded library. Patterson advised that other members of board and staff were also present who have also worked on this project. She advised that a space needs assessment had been done showing that the existing library space is not adequate. Denny Sharp of FEH Associates, 604 E Grand, Des Moines Iowa, who is the architect on the project, was also present. Sharp provided drawing and cost estimates of the building. Karla Pfaff, Director of the Grimes Library addressed the Council. She advised that a RFP has been sent looking for fund raising companies and their have been response back from three companies. She stated they will keep the Council informed of their fund raising. Mayor Armstrong asked the Board to be very aggressive in their fund raising. City Administrator Brown reminded everyone that any funds that would come from the City for the library would have to first go through a bond issue where the citizens would decide if they wanted to finance the library expansion.

## **Public Forum**

John Pratt of 920 SE Shawver, Grimes, Iowa addressed the Council regarding his concerns regarding drainage issues on S 11<sup>th</sup> Street, and developments that were addressed earlier in the meeting.

## **COUNCIL ACTIONS**

There were no Council actions.

## **COUNCIL DISCUSSIONS**

### **1. Mayor's Report**

Mayor Armstrong had nothing new to report

### **2. City Attorney's Report**

City Attorney Henderson had nothing new to report.

### **3. City Engineer's Report**

City Engineer John Gade gave an update on the Hwy 44 Project.

### **4. City Staff Report**

City Administrator Brown advised that about 83 soldiers are coming home from Afghanistan next week. They were deployed August 01, 2010 and are from Johnston but because the Johnston gym is under construction, they will be escorted to the DC-G Gym for their homecoming reunion with their families and friends. Brown stated that we would have the opportunity to show our appreciation for their service. She advised that we do not have an exact time and date yet but we have heard it will be sometime around July 20 – July 22. Their route is planned to be north on 86<sup>th</sup> and then west on Hwy 44 to the DCG High School. Brown informed that they will be on a bus and will be escorted by Polk County and the Freedom Riders. She stated that she would like to focus on the areas either east of the construction starting at Walmart or just west of the construction and start by Casey's. She advised that we would line the road heading west with City personnel and vehicles and invited anyone else who like to also show their appreciation and welcome these soldiers home to attend.

**5. Old Business**

None.

**6. New Business**

None.

Moved by Altringer, Seconded by Shatava; there being no further business, this meeting shall be adjourned at 7:00 p.m.

ATTEST:

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Rochelle Williams, City Clerk

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Thomas M. Armstrong, Mayor