

CITY COUNCIL MEETING
Tuesday, September 14, 2010
Grimes City Hall 5:30 P.M.

The regular meeting of the Grimes City Council was called to order by Mayor Thomas M. Armstrong on Tuesday, September 14, 2010 at 5:35 P.M. at the Grimes City Hall.
Roll Call: Present: Evans, Patterson, Tapper, Shatava Altringer

GENERAL AGENDA ITEMS.

APPROVAL OF THE AGENDA

Moved by Shatava, Seconded by Altringer; 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 August 24, 2010 B. Proposed Pay Increases for Park and Recreation Part-Time Staff C. Proposed Pay Increases for City Staff; Park & Rec Director Brett Barber; from \$44,480 - \$47,572, Building Inspector Scott Clyce from \$20.80/hr - \$21.42, Administrative Asst Olivia DeYoung from \$19.05/hr - \$19.62, Administrative Services Jeff Macke from \$18.24/hr - \$18.79, Public Works Director Joe McAreavy from \$62,000 - \$64,790, City Administrator Kelley Brown from \$95,900 - \$98,777, Building Inspector Jason Stout from \$18.94/hr - \$19.50, Utility Billing Clerk Dave Sigler from \$18.05/hr - \$18.59 and City Clerk/Office Mgr Rochelle Williams from \$45,864 to \$54,000. D. Agreement to Serve as Dissemination Agent for Secondary Market Disclosure Requirement between Piper Jaffray and Co and the City of Grimes, Iowa E. Reimbursement to Gortz House for Underground Work as part of Hwy 44 Project In the amount of \$3,686 F. Quote from Melvin Marsh for First Phase of Lime Removal from Water Plant Lagoon \$29,700 G. Renewal of Alcohol License for McCoy's Bar and Grill Class C Liquor License H. Renewal of Alcohol License for Fat Boyz Saloon for Class C Liquor License I. Outdoor Service for Bike Night on 9/24/10 and 10/9/10 for Fat Boyz Saloon J. Ownership Update for Casey's General Store K. Renewal of Alcohol License for Casey's General Store Class C Beer Permit L. Change Order 10 for the East 1st Street Grading and PCC decreasing -\$3,200 M. Change Order 11 for the East 1st Street Grading and PCC increasing \$7,000 N. Change Order 12 for the East 1st Street Grading and PCC increasing \$105 O. Removal of Two City Owned Trees and Grinding of Stumps by Wright Outdoor Solution in the amount of \$3,130 P. First Amendment to Lease Agreement Between City of Grimes and Grace West Church Operating as Crossroad Community Church Q. Set Public Hearing to Approve the Plan and Specification and Award of Contract for The Grimes Water/Waste Water Storage Building R. Pay Request #7 to Reilly Construction for the IA44 Improvements in the amount of \$523,716.76 S. Pay Request #2 to Iowa Signal for the Grimes Business Park Rise Improvements in the Amount of \$72,367.19 T. Pay Request #3 to Alliance Construction Group for the Grimes Business Park RISE Improvement Div. II SE 11th and Hwy 141 and Div. III – SE Gateway Dr.Improvement in the amount of \$111,881.02 U. Kennybrook Trail Improvement in the amount of \$14,000 V. Finance Report for August 2010 W. Claims dated 9/14/10 in the amount of \$1,053,228.44 Request for closure of NW Prairie Creek Drive on Sept 18, 2010 for block party.

Moved by Patterson, Seconded by Evans; the consent agenda shall be approved.
 Roll Call: Ayes: All, Nays: None. Motion passes: 5 to 0.

August

Funds	Beg Balance	Receipts	Expenses	Ending Balance
General Fund	2,704,083.04	58,347.95	326,137.66	2,436,293.33
Special Revenue Fund	713,190.59	60,878.95	6,160.61	767,908.93
Debt Service	1,404,667.28	0.30	42,143.38	1,362,524.20
Capital Improvements	3,941,277.23	564,776.54	1,019,458.40	3,486,595.37
Enterprise Fund	2,751,215.79	1,073,286.90	960,332.12	2,864,170.57
Total	11,514,433.93	1,757,290.64	2,354,232.17	10,917,492.40

Fire Chief Report

Fire Chief Krohse advised that the department had 69 calls resulting in a record. He stated that 28 of these call were in 3 days.

Patrol Report

Polk County Deputy Steve Ballinger was present to update the Council. He advised that they had been patrolling the area along the street construction and have had few violators. Deputy Ballinger stated that the lights have now been activated on South 11th Street. He stated that with the new Walmart open it has not taken as much time out of their patrol as anticipated. Deputy Ballinger stated that as a member of the Public Health and Safety Advisory Board they are looking into areas in Grimes that could have better lighting for safety concerns. He stated that they are looking at several options for safety issues in Grimes. One idea is the neighborhood watch program, which information is available at: www.usaonwatch.org . Deputy Ballinger stated the Public Health and Safety Advisory Board would also be reviewing a possibility of a curfew for juveniles.

PUBLIC AGENDA ITEMS AND COUNCIL ACTION

Item E was moved up on the agenda

E. Kennybrook Village – Final Plat Approval

Keith Weggen of Civil Design Advantage LLC to discuss Kennybrook Village final plat. Weggen advised that this plat is in connection with the Kennybrook Continuing Care Retirement Community that is currently underway at the corner of SW West1st and Brookside Drive. He advised that this plat would create a one acre plot in the northeast corner of the site for future sale or development or compatible use with the retirement community. City Engineer Gade advised that there were some legal items that still needed to be addressed. He advised that when it was reviewed by Planning and Zoning the original name was Kennybrook CCRC but it has now been changed to Kennybrook Village.

Moved by Shatava, Seconded by Evans; that the final plat with the name change to Kennybrook Village shall be approved subject to the comment letter dated August 18, 2010 from FOX Engineering.

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

A. Public Hearing on the Adoption of the Grimes Comprehensive Land Use Plan

Mayor Armstrong opened the Public Hearing at 5:50 p.m. Mayor Armstrong asked Amy Haase of RDG Planning and Design who worked with the City on the plan addressed the Council. Haase stated that some revisions have been made after seeking input from a joint session with Planning and Zoning and the Parks and Recreation Committee. Haase reviewed some of the changes. Mayor Pro Tem Evans closed the Public Hearing at 5:36 p.m.

Mayor Armstrong asked if anyone else wished to speak during the public hearing. Jim Wallace of 2528 R Avenue Dallas Center stated that he was present on behalf of his mother, brother, and himself. Wallace stated that property they own which has a barn on it was listed on the land use comprehensive plan as a historical site. Wallace stated he was not contacted regarding this. Wallace went on to state that he felt they should not be pushed into something because of an idea or thoughts from someone else. Haase stated that simply put that if this property was ever up for sale the City would like to see it preserved.

Deb Bailey of 2601 SE Liberty Drive provided the Council with information on a splash park that she would like to see in the community. Council Member Altringer asked that she also provide this information to the Park and Recreation Board for their review.

Brian Buethe of Grimes Chamber and Economic Development was next to address the Council. Buethe thank all the entities that have assisted in the many months of development of the Grimes Land Use Comprehensive Plan. He stated that he had enjoyed working with the team from RDG Planning and Design on this project. Buethe also thanked the present Council, Mayor Armstrong, and City Administration Brown along with former Council Member Ron Long and Mike Grove for their participation on this project. Council Member Patterson thanked Buethe for all his work on the plan and keeping it on track.

Mayor Armstrong closed the Public Hearing at 6:04 p.m.

Mayor Armstrong asked Haase if this plan met the Smart Growth Planning. He advised that through the league he had been advised that City's need to integrate the Smart Growth Planning into their plans. Haase stated they did a review and that all the pieces of the Smart Growth Planning are in the Comprehensive Plan. Council Member Tapper commended RDG on their work on this project. Council Member Patterson also thanked RDG on their work and reminded everyone that this would be a guide map to the future.

B. Resolution 09-0110 Adoption of the Grimes Comprehensive Land Use Plan

Moved by Tapper, Seconded by Patterson; that Resolution 09-0110 Adoption of the Grimes Comprehensive Land Use Plan shall be approved.

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

C. Revisit Letter to DART of Notice to Withdraw from Des Moines Area Regional Transit Authority

Moved by Altringer, Seconded by Shatava; to rescind the letter to withdraw from DART.

Council Member Evans thanked DART for responding to the needs of the citizens of Grimes by providing additional services. Council Member Altringer also complimented DART on their willingness to work with the City and is anxious to see what DART come up with as they work through DART's Comprehensive Plan. She stated that she wanted this relationship with DART to be a success.

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

Mayor Armstrong stated that a letter would be drafted and sent to DART for their next meeting.

D. Resolution 09-0210 Proclamation that September 2010 be designated as National Preparedness Month

Moved by Shatava, Seconded by Patterson; that Resolution 09-0210 Proclamation that September 2010 be designated as National Preparedness Month shall be approved. Council Member Shatava thanked City staff member Jeff Macke for making it available on the City's website with a link and for Public Health and Safety Board getting this information out to residents. Mayor Armstrong read the proclamation.

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

NATIONAL PREPAREDNESS MONTH

PROCLAMATION

WHEREAS, National Preparedness Month is a nationwide coordinated effort sponsored by the U.S. Department of Homeland Security each September to encourage Americans to prepare for emergencies in their homes, businesses, and schools; and,

WHEREAS, this event aims to increase public awareness concerning the importance of preparing for emergencies and to persuade individuals to take action; and,

WHEREAS, during the month of September, the Polk County Emergency Management Agency will urge residents to take measures to make themselves and their families better prepared for emergencies; and,

WHEREAS, being prepared includes creating an emergency supply kit containing items that will allow you and your family to survive for at least three days in the event of an emergency, developing a plan that addresses sheltering in place or evacuating the area, staying informed about different threats that could affect your community, and getting involved by training in first aid and emergency response; and,

WHEREAS, throughout the year, the Polk County Emergency Management Agency and other public safety agencies promote emergency preparedness by maintaining Polk County's designation from the National Weather Service as "StormReady," as well as maintaining the Polk County Emergency Management Facebook page and web site and the Polk County Comprehensive Emergency Plan; and,

WHEREAS, the City of Grimes would like to officially recognize the Polk County Emergency Management Agency and its community partners including all 15 emergency support functions, their member agencies and departments, and the many other volunteer and civic organizations that routinely offer their invaluable services to our community.

**NOW THEREFORE, be it proclaimed by the City of Grimes, that the month of September 2010 be designated as
NATIONAL PREPAREDNESS MONTH**

F. Affordable Storage – Site Plan Approval

Bart Turk of Civil Engineering Consultants was present on behalf of Beth and Eric Stroud regarding Affordable Storage Site Plan Approval. Turk stated that this was a storage facility that would be located at 775 SE 37th Street in Grimes Lot 2 of the Grimes Industrial Pak Plat 1. Turk provided an overview of the project that would be done in three phases. Turk advised that Planning and Zoning and City staff were concerned regarding the visibility of the site along SE 37th Street. To address this concern Turk stated that they are proposing brick along the facing of buildings 1, 2, and 5 and no overhead doors would be placed on the southern side of the building.

City Engineer Gade stated they were still working on the stormwater management plan and stormwater pollution prevention plan (SWPPP) on this project. Gade stated that Planning and Zoning did recommend approval of this plan with the addition of the brick on the facing of the buildings as stated by Turk. Gade wanted the Council to be aware that this is a metal building and there is really no room to add any buffering along the side of the building due to space constraints. Gade stated that he did not have any elevation drawings submitted but did have some pictures of another site that is owned by the Stroud's. Gade stated that this did meet building requirements. Gade stated that the buildings have met fire codes and they have met with the fire chief. Council Member Altringer asked if items have been addressed on the comment letter for number 10. Turk stated that according to the concerns on the comment letter they would be placing brick on the front of three of the buildings. Turk did state that he had not provided colored renderings of the site. Gade stated that the motion that was approved by Planning and Zoning was to approve the site with the stipulation that brick be added to the facing of the buildings that face SE 37th Street. Council Member Altringer stated that she was still concerned with the aesthetics of the sides of the buildings as you come up SE 37th Street. Turk advised that this is M2 Zoning and this is an industrial area and that once this area is all developed the sides of these buildings would not be visible. Council Member Patterson asked about signage on the building and Turk stated that at this time the signing would be on the building and possibly in the future would be applying for a monument sign.

Moved by Evans, Seconded by Patterson; that the Affordable Storage Site Plan shall be approved subject to the comment letter dated September 9, 2010 by FOX Engineering.

Roll Call: Ayes: Evans, Patterson, Tapper, Shatava Nays: Altringer Motion passes: 4 to 1.

G. 1681 SE Destination Drive – Site Plan Approval

David Benz of Bishop Engineering was present on behalf of owner Glen Keller. Benz stated that this was a one acre site with a 4600 square foot building for warehouse and office. Benz provided an overview of the site and stated that no comments have been made from City staff on any issues.

Moved by Patterson, Seconded by Evans; that 1681 SE Destination Drive Site Plan shall be approved subject to the comment letter of September 9, 2010 from FOX Engineering.

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

H. Stam Greenhouse – Site Plan Approval

Doug Saltgaver of Engineering Resource Group was present along with owner Brent Stam. Saltgaver stated that this property was just south of the manufactured home facility on the east side of Hwy 141 where the electrical transmission lines cross. Saltgaver stated that this site plan would be a greenhouse. He asked that the sidewalk along this property be deferred until this area develops further. City Engineer Gade stated that was Council's decision if they would require a sidewalk at this time. Gade stated that a house is on this site and if would possibly be used as part of the business, which is allowed.

Moved by Patterson, Seconded by Altringer; that the Stam Greenhouse site plan shall be approved subject to the September 9, 2010 letter by FOX Engineering and in addition the sidewalk be deferred until a date set by the City and to go with Planning and Zoning suggestion regarding the east wall, shall be approved.

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

G. Public Forum

Josh Sutter of Bredeaux Pizza, 101 NE James Street was present to address the Council with his concerns over what he felt was lack of revenue to his business due to the Hwy 44 Construction Project. He stated that if the intersection could get opened back up he felt

this would help his business. Sutter stated that he was aware of weather issues that have slowed this project down but would appreciate any help from the City. Jerry Byg of FOX Engineering advised that it is their intention to have this intersection open on September 27, 2010. Council Member Altringer voiced concerns with Qwest taking additional time on this project and wondered if there was any recourse on this. City Attorney Fisk was asked to check into this matter.

Dan Petrak of 1000 NE Frances Avenue stated that he had addressed the Council back in September regarding the flooding. Petrak provided an overview of his concerns and asked the Council for feedback. Mayor Armstrong stated that a survey is out right now and the City is looking at the sanitary sewer trunk line that is in that area. He also stated that the City is evaluating the volume that can move through the channel that Petrak discussed.

Kristi Backer of 704 SE 2nd Street addressed the Council regarding flooding on her property and asked the City for any possible help to fix this problem. 713 Se 3rd expressed concern as well.

COUNCIL DISCUSSIONS

1. Mayor's Report

Mayor Armstrong had nothing new to report

2. City Attorney's Report

City Attorney Fisk had nothing new to report

3. City Engineer's Report

City Engineer Gade had nothing further to report.

4. City Staff Report

City Administrator Brown had nothing new to report.

5. Old Business

6. New Business

Moved by Altringer, Seconded by Shatava; there being no further business, this meeting shall be adjourned at 6:20 p.m.

ATTEST:

Rochelle Williams, City Clerk

Thomas M. Armstrong, Mayor

