



101 North Hawley, Grimes, Iowa 50111 515.986.3036 Fax 515.986.3846

**CITY COUNCIL MEETING**

Tuesday, March 24, 2009

**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, March 24, 2009 at 5:30 P.M. at the Grimes City Hall.

Roll Call: Present: Long, Altringer, Grove, Patterson, Evans

**GENERAL AGENDA ITEMS.**

**APPROVAL OF THE AGENDA**

Moved by Long, Seconded by Altringer; the Agenda shall be approved.

Roll call: Ayes: All Nays: None. Motion passes 5-0.

**APPROVAL OF CONSENT AGENDA**

Minutes from the March 10, 2009 Council Meeting, Award Contract for Street Signs to Iowa Plains Signing Inc, in the amount of \$7,740.60, Approve Agreement for Professional Services for Geotechnical Services for S. James Street and NW 54<sup>th</sup> Avenue Improvements to GeoTech Engineering and Observation, Claims Report dated March 24, 2009 in the amount of \$160, 486.21.

Moved by Grove, Seconded by Evans: the consent agenda shall be approved with the removal of item B. Approve Iowa DOT Agreement Number 01-09 ESP-030 for South James Street Improvement Project to Public Agenda Items and Council Actions and changed to contract award amount to Iowa Plains Signing Inc. to \$8,340.70.

Roll call: Ayes: All Nays: None Motion passes 5-0.

Funds	Beg Balance	Receipts	Expenses	Ending Balance
General Fund	1,853,151.72	77,182.29	198,915.46	1,731,418.55
Special Revenue Fund	563,879.56	0.00	0.00	615,058.23
Debt Service	1,941,649.22	3,664.30	0.00	1,945,313.52
	-			-
Capital Improvements	1,264,129.69	35,795.00	56,444.75	1,284,779.44
Enterprise Fund	2,896,407.22	219,969.68	116,383.79	2,999,993.11
Total	5,990,958.03	336,611.27	371,744.00	6,007,003.97

**FIRE CHIEF REPORT**

Chief Krohse was present to advise the Council that a new company will be doing the ambulance billing for the City. The contract will begin on April 1, 2009. A 30-day out notice has been given to the existing billing company. The new company will only charge a percentage of the money collected instead of a flat fee per call.

**PEOPLESERVICE REPORT**

Mark Devine of PeopleService was present to give an update. Devine advised that staff is currently working on distribution repairs, flow testing in the new areas of town, and exercising water hydrants. A recall has been issued on certain water hydrants and the company is going to fix them at no charge to the City. Devine also advised that testing is being done at a new commercial business in town.



101 North Hawkey, Grimes, Iowa 50111 515.986.3036 Fax 515.986.3846

## **PUBLIC AGENDA ITEMS AND COUNCIL ACTIONS**

### **A. Acquisition of 213 S. Main Street**

Keith Snow and Richard Humpal presented a project plan and proposal to the Council for the 213 S. Main Street building. Snow advised that the idea for the building is to restore the structure to a historic representation and be able to have it available to host a small business. Council Member Grove advised that at the last Council meeting discussion was held as to whether a new owner would be aware of the amount of money it would take to bring this building up to code. He also voiced concern as to whether the new owner would be comfortable with the bid that was given to the City for the asbestos removal in the building. Snow advised that he had been in touch with the company who would do the asbestos removal and stated that the company would stand behind their numbers. Mayor Armstrong asked Snow how he would see the Tax Increment Funding (TIF) program working. Snow advised that he would work with Brian Buehe, Economic Development Director on the TIF program. Snow stated that he would like to see a 10-year TIF program on the revenue increment that the building would generate. At this time the building is not generating any revenue. Mayor Armstrong advised that the proposal is the same proposal that the Council reviewed several months ago only with some additional clarifications. Council showed enthusiasm about the project and would like to see it move forward.

Moved by Altringer, Seconded by Evans; City staff shall work with Keith Snow and Richard Humpal to complete the necessary proceedings.

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

### **B. Public Hearing on the General Obligation Agreement**

Mayor Armstrong opened the Public Hearing at 5:50 p.m. There being no one present to address the Council, nor any written communication, Mayor Armstrong closed the Public Hearing at 5:51 p.m.

### **C. Resolution 03-0409 Authorizing a Loan Agreement and the Issuance of a General Obligation Corporate Purpose Note and Providing for the Levy of Taxes to Pay the Same.**

Moved by Long, Seconded by Patterson; that Resolution 03-0409 shall now pass.

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

### **D. Resolution 03-0509 Setting the Date for the Public Hearing on the Development Agreement and Incremental Property Tax Payments**

City Administrator, Brown advised that this item needed to be deferred to the next Council meeting, as not all the information was available.

Moved by Patterson, Seconded by Altringer; Resolution 03-0509 shall be deferred to the next Council meeting.

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

### **E. Award Contract for Construction of the Grimes Concession Stand and Restroom Building at the Grimes Sports Park.**

John Karrmann of FEH Associates, who designed the concession stand and restroom building project at the Grimes Sports Park, was present. He advised the Council that ten bids were received for the project with Bergstrom Construction being the apparent low bidder. Council Member Grove advised that during the initial discussion on the building the Park and Recreation Board received feedback that materials and labor would be donated on this project to assist in the costs. Council Member Grove noted that the bids received did not reflect any donations.



*101 North Hawkey, Grimes, Iowa 50111 515.986.3036 Fax 515.986.3846*

Moved by Grove, Seconded by Patterson; the awarding of the contract shall be deferred to allow the Park and Recreation Board time to work through the details of this project.

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

**F. NW 54<sup>th</sup> Avenue Preliminary Design Report and Authorization to Proceed with Final Design**

City Engineer John Gade outlined to the Council several design options and preliminary costs for the NW 54<sup>th</sup> Avenue Paving Project. Gade reviewed the options of three lane and five lane designs to address future traffic needs. The Council held considerable discussion regarding the design options, engineering costs, and costs of each project to stay within the Capital Improvement Plan. The options are available on the City of Grimes website: [grimesiowa.gov](http://grimesiowa.gov)

Moved by Patterson, Seconded by Altringer; City Engineer John Gade shall come back with two design option costs: Cost estimate of the project as five lanes from Hwy 141 to Gateway Drive with the rest of NW 54<sup>th</sup> to the west being three lanes, and the second option being what the cost estimate would be for the oversizing to a five lane if a three lane option would be constructed now but a five lane constructed later.

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

Item B from Consent Agenda

**B. Approve Iowa DOT Agreement Number 01-09ESP-030 for South James Street Improvement Project.**

Council Member Grove opens the discussion by reviewing what the original scope of this project was and the costs. Council Member Grove advised that this agreement is for the Mayor to sign with the IDOT to accept one million dollars in stimulus money according to the agreement guidelines for the South James Street Improvement Project. Council Member Grove stated that according to the guidelines set in this agreement this is over and above what the original project was going to be on South James Street. The initial project was to do an overlay on this road. If the Council accepts this agreement under the guideline of this federal stimulus money in the amount of one million dollars it would include replacing the roadway and adding a bike trail, which would bring the cost to \$2.7 million dollars. Council Member Grove went on to state that the original work of an overlay would have cost an estimated \$950,000 which would have been paid for by the City under our guidelines. With the acceptance of the stimulus money, under their guidelines, this project will cost the City \$1.7 million dollars in bond money. Council Member Grove stated that it will be a nicer road but did not feel that we needed to spend the extra money. Council Member Grove asked that Council to consider before they have the Mayor sign this agreement, that the City will be spending \$1.7 million dollars of bond money for this project.

Moved by Patterson, Seconded by Altringer; the Iowa DOT Agreement Number 01-09ESP-030 for the South James Street Improvement Project shall be approved.

Mayor Armstrong asked for discussion on this motion. Council Member Patterson stated that he felt this agreement would build a 40 to 50 year life on the roadway and that the initial overlay was going to cost one million dollars and would lead into Urbandale's City limits which will have a vastly expanded roadway. Council Member Patterson stated that for the additional \$700,000 we would have a road that would stand up for forty years and be expandable as the City grows. He stated that this would also provide a bike trail that would allow the citizens to connect into the metro trail system. Council Member Altringer stated that the Council had looked at three options for this project: 1. The project as an overlay



*101 North Hawley, Grimes, Iowa 50111 515.986.3036 Fax 515.986.3846*

that would be one million dollars of City money. 2. An overlay with the widening at a cost of two million (one million stimulus money) which would still be a road that would need to be replaced in possibly five to ten years. 3. A new road with a bike trail at a cost of \$2.7 million with one million coming from the stimulus money. Council Member Altringer stated for the extra \$700,000 we would have a road that would last for 40 years. Council Member Evans stated that the City needs a good road as traffic has increased so much on this road. Council Member Grove stated that this additional \$700,000 would be enough money to do the 5-lane roadway on NW 54<sup>th</sup> Avenue. Council Member Altringer stated that the City could spend one million dollars on a road that would have to be replaced in five to ten years. Council Member Grove stated that maybe the City would have to replace it or maybe the developers in that area would have to replace it. Council Member Grove stated that this roadway does not pass in front of any properties at this time that would assist in the paying for this road. Council Member Evans stated that it was still a major road out and in to the City that 90% of our citizens use if not on a daily basis but on a weekly basis. Council Member Patterson stated that the developers in this area could contribute to expansion of this road when needed to five lanes. Council Member Evans stated that it would be less expensive to do this improvement now than later. Council Member Grove stated that he did not feel that this project was going to be welcomed by the owners of the property along this road. An open house was held regarding this improvement on March 9<sup>th</sup>, 2009 at City Hall. Council Member Grove stated that at that meeting the property owners were not happy about the improvements to this road. City Administrator, Kelley Brown asked the City Engineer if there were any indications that there would be any additional costs to this project. City Engineer, John Gade stated that there was concern about tiles in this area. Gade stated that they could do some investigation into these tiles, which could really increase the project costs. Gade stated that about twenty people attended the open house on the project. Gade stated that the comments from those who attended were that they did not want land taken from them. Gade stated that land would not be taken away from any owners, only temporarily used for grading. Council Member Evans asked if this project were to be assessed or would it be agriculture deferred. Mayor Armstrong advised that was correct, but no decision has been made on whether it would be assessed.

Roll Call: Ayes: Patterson, Altringer, Long, Evans Nays: Grove Motion passes 4-1.

## **G. PUBLIC FORUM**

No one asked to address the Council.

## **COUNCIL DISCUSSIONS.**

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

Mayor Armstrong advised that he had signed a letter for Hubbell Development for Meadow Lark South for a conservation burn. Mayor Armstrong also advised that anyone interested in attending the Washington D.C trip would need to let City Administrator Brown know. The Mayor also advised that he had given Public Works Director Kevin Kestel the go ahead to seek bids for seal coating on some of the older streets.

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

City Attorney had nothing new to report



*101 North Hawkey, Grimes, Iowa 50111 515.986.3036 Fax 515.986.3846*

**3. City Engineer's Report**

City Engineer Gade asked for input on a potential site plan for the elimination of a frontage road. Council consensus was to proceed.

**4. City Staff Report**

City Administrator, Kelley Brown had nothing new to report.

**5. Old Business**

Brian Buehe, Grimes Chamber and Economic Development Director advised that the Comprehensive Plan Committee had met and reviewed the proposals that were submitted by ten firms. Three firms have been selected to be interviewed further, with a recommendation to be given to the Council. Interviews of the firms will be on April 2 and April 6.

**6. New Business**

Council Member Long advised the Council that the Metro Waste Authority 2009 Annual Dinner would be April 15, 2009. He encouraged everyone to attend and to get your reservations to City Administrator Brown.

**ADJOURNMENT**

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

ATTEST:

\_\_\_\_\_  
Rochelle Williams, City Clerk

\_\_\_\_\_  
Tom Armstrong, Mayor