

**CITY COUNCIL MEETING**

Tuesday, October 8, 2013

**Grimes City Hall 5:30 P.M.**

The regular meeting of the Grimes City Council was called to order by Mayor Pro Tem Evans on Tuesday, October 8, 2013 at 5:30 P.M. at the Grimes City Hall. Pledge of Allegiance was led by a Grimes Troup 171 Den 3.

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

**GENERAL AGENDA ITEMS.**

**APPROVAL OF THE AGENDA**

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

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

**Approval of the Consent Agenda**

A. Hawkeye Truck Equipment - Snowplow Equipment - \$8,025 B. HMA Overlay – SE 4<sup>th</sup>, SE 5<sup>th</sup> NE 3<sup>rd</sup> – Grimes Asphalt and Paving - \$80,700 C. MES Firefighter Gear for new hires - \$3,864.82  
D. Jesco Inc. 2 Pumps for Water Plant - \$3,894.83 E. Payment #5 to Northern/Synergy Contracting LLC for the 2012 Grimes Water Program \$22,117.81 F. Pay Request #5 to Absolute Concrete Construction for the SE Main Street Improvements \$253,163.37 G. Request for Approval of 5K Run Sponsored by Grimes United Methodist Church H. Grimes Public Library Proposal for Services – FEH Associates  
I. Alcohol License Renewal for The Corn Patch, Class C Liquor License with Sunday Sales J. Top Notch Tree Company – chipper for storm damage clean up - \$22,950 K. Request for reduction in utility bill L. Westrum Leak Detection Inc. – water loss detection \$4,200 M. O’Halloran International Truck - \$143,217 N. Claims - \$821,562.90

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

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

Mayor Armstrong arrives at 5:34 pm.

**Patrol Report**

Deputy Ballinger from the Polk County Sheriff’s Department was present to update the Council. He advised that during the time frame of September 11, 2013 through today they had 333 calls for services, 144 traffic stops with 66 cases for a total of 477 contacts. Deputy Ballinger advised that during the recent storm event in Grimes that 9 full time deputies responded to Grimes within 30 minutes and that 2 additional reserves deputies were called in for a total of 11 deputies in Grimes following the storm. He stated that the department worked well with public works and the fire department to aid in issues related to the storm. Deputy Kevin Schneider, Division Chief with Polk County Sheriff’s Department was also present to update the Council regarding some Homecoming related vandalism. He advised that some arrests will be made in the next week or so in regards to vandalism. He added that another case was still under investigation regarding a recent death. He added that they would have some additional coverage for Trick Or Treat night. Schneider also hoped to have the bike trail mule available that evening.

**PUBLIC AGENDA ITEMS Council may consider and potentially act on the following**

**A. Public Hearing and First Reading of Ordinance 620 An Ordinance Amending the Grimes Code of Ordinance Chapter 106 Collection of Solid Waste Services**

Mayor Armstrong opened the Public Hearing at 5:40 pm. There being no written or oral communication the Hearing was closed at 5:41 pm.

City Administrator Brown advised that this is a result from a request from Bill Lowry regarding some townhomes that were receiving services for trash removal and should not have been since they are on private streets. Lowry is requesting that they receive the service and are billed by the City. Brown stated that this change in the code would give the authority to provide service for trash and Ordinance 621 would give the authority to pick up recycling.

Council Member Tapper arrives at 5:41 p.m.

Moved by Patterson, Seconded by Evans; the First Reading of Ordinance 620 an Ordinance amending the Grimes Code of Ordinance Chapter 106 Collection of Solid Waste Services shall be approved.

Roll Call Vote: Ayes: Patterson, Evans, Altringer Nays: None. Abstained: Tapper.

Motion passes: 3 to 0.

**B. Public Hearing and First Reading of Ordinance 621 An Ordinance Amending the Grimes Code of Ordinances Chapter 108 Recycling**

Mayor Armstrong opened the Public Hearing at 5:44 pm. There being no oral or written communication the Hearing was closed at 5:44 pm.

Moved by Patterson, Seconded by Evans; Ordinance 621 an Ordinance amending the Grimes Code of Ordinances Chapter 108 Recycling shall be approved.

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

**PUBLIC FORUM**

No one present wished to address the Council

**COUNCIL ACTIONS**

**1. Kennybrook Preliminary Plat & Site Plan**

Bob Gibson, Civil Design Advantage, 3405 SE Crossroads Drive, Suite G, Grimes IA addressed the Council on behalf of Hubbell Homes. Gibson advised that this plat is just off of Brookside Drive just south of Hwy 44. Gibson described this preliminary plan as showing a total of 27 bi-attached and three or four single unit townhomes to be built at this site. Gibson stated that the developer did not have any concerns about the comments from Fox Engineering. He provided some drawings of the units that would be built in this area. Council Member Evans asked about the green space requirements. Mitch Holtz from Fox Engineering advised that 40% is required for green space and this site plat has 70%. Holtz reviewed the landscaping plan. Council Member Altringer asks about the resident who had been present at the rezone meeting and was requesting additional parking. Gibson stated there is one area where there is a possibility of adding a few more spaces. He stated that the resident who was concerned about parking had now been made aware that there were some additional parking spaces off of the public street. Gibson added that the association would need to enforce their existing rules in regards to extra vehicles and campers in the area. He added that if needed they could add a few more parking spaces. Council Member Patterson did appreciate that they would continue to explore options for additional parking options.

Motion by Evans, Second by Tapper; the Kennybrook Estates Townhomes Preliminary Plat and Site Plan shall be approved subject to the Fox Engineering Letter Dated Sept. 26, 2013.  
Roll call: Ayes: all. Nays: none. Motion passes: 4 to 0.

## **2. Kennybrook Townhomes Final Plat**

Bob Gibson, Civil Design Advantage, 3405 SE Crossroads Drive, Suite G, Grimes IA addressed the Council on behalf of Hubbell Homes. Gibson stated that there was really no further information.

Motion by Evans, Second by Altringer; the Kennybrook Townhomes Final Plat shall be approved per the Fox Engineering letter dated September 16, 2013.

Roll call: Ayes: all. Nays: none. Motion passes: 4 to 0.

## **3. Golf Cart Discussion**

Council Member Altringer advised that she wanted to have discussion regarding golf carts on streets after receiving some inquiries from residents. She stated that the state has given local governments the right to decide if golf carts can be on non-primary roads. Altringer just wanted to just open up the discussion. Council Member Evans stated she was interested in what the purpose would be for a request for use of a golf cart on public streets. She asked if it would be for someone who had a disability and needed it for transportation. Public Works Director McAreavy stated that ADA rules do address that people with disabilities already have the right to use a golf cart without intervention from the City. He added that the state has turned this over to local governments if they choose to allow golf carts on public streets. Council Member Patterson advised that he would like to research it more. Mayor Armstrong asked if the MAC had addressed this topic. Council Member Altringer will make a call to the MAC and ask if this has been addressed. Council Member Evans stated that she did not really see a need for a regulation on this. Council Member Altringer will look further into this for a workshop at a later time.

## **COUNCIL DISCUSSIONS**

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

Mayor Armstrong apologized for being late to the meeting. He advised that he had just been at the ribbon cutting for the new 186,000 sq ft building built by Fed Ex. Mayor Armstrong stated this is the largest building they have opened this year.

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

Nothing new to report.

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

Mitch Holtz Engineer of Fox Engineering updated the Council on the New Jordan Well drilling. Holtz reminded the Council of the issues that the driller, Layne Christensen, had with drilling the new well. He stated that all the methods that were tried failed for fixing the problems that were incurred. Holtz stated in 40 years of drilling Layne has never had to abandon a drilling site but are now finding that it is necessary. They are going to begin drilling a new well 35 ft from this original drilling site on October 12<sup>th</sup>. Holtz added that they have received approval from the DNR to abandon the original well site. He stated that it will take 8 weeks to drill this new well. Holtz stated that final completion would be next spring. Council Member Evans asked about performance bonds on the project for completion times. Holtz did advise that there were mile stone dates that were not met. Mayor Armstrong asked if there were

penalties and Holtz advised there were. Council Member Evans asked if this is something we would want to take legal action on. City Administrator Brown stated that this might be something that needs to be addressed in closed session as she would want everyone to understand all that has happened. She stated that the contractor felt that each time they hit a road block they had a solution that would work and were pushing through knowing that we were under a time frame for the well. Council Member Evans just stated that she just felt we had a duty to look at it. City Administrator Brown advised that we could put all the information it together and look at it. Council Member Altringer asked if similar problems could happen again. Holtz stated that this was all unexpected issues but that Fox Engineering believes that everything will go fine. He advised that in order to abandon this well certain criteria has to be met to backfill this well. Council Member Evans wanted to be sure that pictures are taken of everything in the event more information is needed at a later date. Holtz advised that on the SE Main Street project that the street was paved in the 200 block of Main Street which was a great accomplishment.

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

City Administrator Brown advised that 830 tons of mulch is being hauled out from the storm damage. Council Member Evans asked about putting something in the newsletter about keeping trees trimmed. She also asked about the water levels in the shallow wells. Brown stated that about 2 weeks ago wells levels had increased slightly due to less demand.

#### **5. Old Business**

Council Member Patterson wanted to thank City Administrator Brown and Public Works Director McAreavy along with the Polk County Sheriff's department for their work on nuisance abatement in the Beaverbrook area. He added this had been in the works for over a year.

#### **6. New Business**

None

#### **ADOURNMENT**

Moved by Altringer, Seconded by Evans; there being no further business, the meeting shall be adjourned at 6:11 pm.

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

ATTEST:

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Rochelle Williams, City Clerk

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Thomas M. Armstrong, Mayor