

CITY COUNCIL MEETING
Tuesday, December 10, 2013
Grimes City Hall 5:30 P.M.

The regular meeting of the Grimes City Council was called to order by Mayor Armstrong on Tuesday, December 10, 2013 at 5:35 P.M. at the Grimes City Hall. Pledge of Allegiance was led by Mayor Armstrong

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

GENERAL AGENDA ITEMS.

APPROVAL OF THE AGENDA

Mayor Armstrong asked that Consent Agenda item A. Alcohol License for Stevie C's to add an outdoor license with Sunday sales.

Moved by Shatava, Seconded by Patterson; the agenda with those changes shall be approved.

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

Approval of the Consent Agenda

A. New Alcohol License for Stevie C's (new owner) Class C Liquor License B. Renewal of Alcohol License for Rehab Bar & Grill Class C Liquor License C. United Rentals for lift truck (used for Christmas decorations) - \$2,821.85 D. Task Order No. 3364-13D Water Resource Sustainability and Well Field Improvement Study E. Pay Request # 7 SE Main Street – Absolute Concrete Construction - #120,274.31 F. Legal Fees Whitfield & Eddy G. AECOM – Northwest Transportation Corridor Feasibility Study - \$9,066.81 Claims dated \$584,306.30

Moved by Shatava, Seconded by Patterson; the Consent Agenda shall be approved.

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

	Beg Balance	Receipts	Expenses	Ending Balance
General Fund	3,390,677.18	1,732,875.06	393,434.60	4,730,117.64
Special Revenue Fund	1,210,636.93	814,415.89	170,021.35	1,855,031.47
Debt Service Capital Improvements	2,304,539.16	754,795.06	0.00	3,059,334.22
Enterprise Fund	2,220,940.85	51,155.65	408,962.23	1,863,134.27
Total	4,474,000.86	478,890.96	189,553.59	4,763,338.23
	13,600,794.98	3,832,132.62	1,161,971.77	16,270,955.83

Patrol Report

Deputy Ballinger of the Polk County Sheriff's Department was present to update the Council. He advised there were 313 calls for service with 125 traffic stops for a total of 438 contacts and 59 cases.

Council Member Altringer asked if there was any more information on the mailbox incidents. Deputy Ballinger advised he had not heard anything further.

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

A. Public Hearing and Action on a Request from Brooke Ridge West for a Land Use Change and Rezone 15.9 acres currently zoned A-1 Agricultural to R2-70 Single Family and two family dwellings.

Mayor Armstrong opened the Public Hearing at 5:39 pm

Dean Roghair, Civil Design Advantage, 3405 SE Crossroads Drive, Suite G, Grimes, Iowa addressed the Council on behalf of Stanbrough Realty Company. Roghair stated that his site consists of approximately 15.9 acres and is zoned A-1 Agricultural and they are requesting it be rezoned to R2-70 Single and Two Family Dwelling District in addition to a land use change. He added that currently the land use is HDR (high density residential) and this would request it to be changed to LDR (low density residential).

There being no further oral or written comments the Public Hearing was closed at 5:41 pm.

City Engineer Gade advised that the Land Use Plan had this area as a high density residential area which was proposed by the developer at that time. He stated that at this time the developer feels that the LDR would match the adjacent development. He advised that at the Planning and Zoning meeting the request for the rezone and land use change was approved. Council Member Altringer asked Gade if he had any concerns over the requested changes. Gade advised that in the beginning he had asked about the land use of HDR. He advised that they are in favor of the LDR. Council Member Tapper added that he was in favor of this change but would want to be sure that we have a good mix of HDR and LDR when looking at the Comp Plan. Council Member Patterson added that he too would like to have the Comp Plan reviewed for the mix.

Moved by Patterson, Seconded by Tapper; the First Reading on the request from Brooke Ridge West for a land use change and rezone of 15.9 acres currently zoned A-1 Agricultural to R-2-70 Single Family and Two Family dwelling shall be approved.

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

B. Public Hearing and Action on Rezone Request from Metro Waste Authority from A-1 Agricultural to M-3 Heavy Industrial and a request for waiver of the Hwy 141 Mixed Use Development Corridor District.

Mayor Armstrong opened the Public Hearing at 5:45 pm. Tom Hadden, Executive director for Metro Waste Authority, 300 E Locust Street, Suite 100, Des Moines, Iowa presented an overview of their plans for the development of solid waste transfer station.

There being no further oral or written comment the Public Hearing was closed at 5:47 pm.

City Engineer Gade advised that the Planning and Zoning Board had recommended approval of the rezone request from A-1 Agricultural to M-3 Heavy Industrial and acceptable to waive the Hwy 141 overlay requirement due to the railroad property and the distance from Hwy 141. Mayor Armstrong asked if this would still go to the Board of Adjustments for a Special Use Permit and Gade advised that was correct. Mayor Armstrong stated that he felt this was good use of the property. Council Member Patterson advised that he was in favor of the request but asked if when the rail is removed would there need to be screening. Council Member Tapper asked what type of screening would be required. Council Member Patterson stated that he was thinking trees. Council Member Tapper stated that since this is not an issue at this time it could be small trees. Hadden stated that they would be happy to work with Gade on trees that would be acceptable for screening in this area. Hadden also provided traffic counts in the area as requested previously by Council. He stated that their facility would have a maximum of 134 trucks per day.

Moved by Tapper, Second by Patterson; the First Reading of the rezone request from Metro Waste Authority from A-1 Agricultural to M-3 Heavy Industrial and a request for a waiver of the Hwy 141 Mixed Use Development Corridor District subject to Fox Engineering letter dated November 21, 2013 and the addition of buffering shall be approved. Council Member Patterson said that he could be flexible with the installation of the trees.

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

C. Approval of Plans and Specifications and Set a Bid Date of Jan. 22, 2014 and a Public Hearing and Award of Contract for Jan. 28, 2014 for the Glenstone Park Phase I

Bob Gibson of Civil Design Advantage, 3405 SE Crossroads Drive, Suite G, Grimes, Iowa.

Gibson stated that previously the Council had reviewed the overall design of this park. He stated that Phase I is \$150,000 which would include grading of the site and this would be around \$60,000. Gibson stated this would be placement of the berms and seeding, loops around the play area and moving existing trees. He stated there are two alternatives in the bid. Gibson stated that one is a basketball court and the other is the surfacing of the playground. He stated that one option that has been reviewed is artificial turf. Moved by Patterson, Seconded by Tapper to approve the plan and specifications and set a bid date of January 22, 2014 and a Public Hearing and award of contract for Jan 28, 2014 for the Glenstone Park Phase I. Council Member Patterson stated that he had spoken with the Park and Recreation Board about putting together a list of priorities prior to budget discussions. He added that there was some interest in completing the entire Glenstone Park improvements done at one time. Council Member Patterson was unsure if the entire board was in agreement to do the entire Glenstone Parks as all parks are needing upgrades. Gibson added that the entire design is completed at this time for the Glenstone Park.

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

D. Resolution No. 12-0113 To Fix a Date for a Public Hearing on Prairie Business Park Sanitary Sewer Extension and Action for January 14, 2014.

City Engineer Gade that this was necessary to start the land acquisition to add some water service stubs into the property at an approximate cost of \$160,000.

Moved by Patterson, Seconded by Tapper; Resolution No. 12-0112 to fix a date for a Public Hearing on the Prairie Business Park Sanitary Sewer Extension and action for January 14, 2014 shall be approved.

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

E. Set A Public Hearing on the Urban Renewal Plan Amendments Resolution 12-0213 for January 14, 2014.

City Administrator Brown advised that this is the process necessary to amend the urban renewal plan that would be new urban renewal projects that would provide tax increment financing support for renovation and redevelopment of the I.O.O.F. Building and Hubbell Realty Company financing agreement and TNC, LLC.

Moved by Patterson, Seconded by Tapper; Public Hearing on the Urban Renewal Plan Amendments Resolution 12-0213 shall be set for January 14, 2014.

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

PUBLIC FORUM

No one was present to address the Council

COUNCIL ACTIONS

No Council Actions

COUNCIL DISCUSSIONS

2. Mayor's Report

Mayor Armstrong appointed Kelsey Clark to the Planning and Zoning Commission. Mayor Armstrong advised that since the other boards meet after the first Council Meeting in January, that he will make those appointments then.

Moved by Patterson, Seconded by Tapper; Kelsey Clark shall be appointed to Planning and Zoning Commission.

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

Mayor Armstrong advised that the following boards are metro boards and need to be appointed prior to January 1, 2014. Mayor Armstrong stated that the E911 Board for Polk and Dallas Counties would be: Primary; Chief Krohse and the Alternate; Joe McAreavy. He added that the Des Moines MPO Representative for 2014 would be primary on the policy committee; Mayor Armstrong and alternate; Kelley Brown.

He stated on the technical committee the primary; John Gade and the alternate; Jerry Byg. Mayor Armstrong stated that on the Metro Waste Authority Board primary; Mayor Armstrong and alternate; Ron Long.

Moved by Tapper, Seconded by Shatava; those appointments shall be approved.

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

Mayor Armstrong awarded service recognition plaques and framed maps of the City of Grimes to outgoing City Council Members Mat Tapper and Tom Shatava. Mayor Armstrong thanked them for their commitment and service to the people of Grimes.

3. City Attorney's Report

No Report

4. City Engineer's Report

City Engineer Gade advised that they had received back a bridge inspection report on the bridge out on North James Street by the Water and Wastewater Plants which is requiring some load limits be put on the bridge. Gade did add that the recommendation is that over the next 3 to 5 years that this bridge be replaced due to the age of the structure.

5. City Staff Report

No Report

6. Old Business

Council Member Shatava thanked everyone for being able to serve the City of Grimes and hopes to do something further in the future. Council Member Tapper stated that it has been a great four years serving on the Council. He applauded the Main Street project. Council Member Altringer stated that Mat Tapper had brought a lot of loyal followers through Facebook.

The oath of office was administered to: Mayor Armstrong and Council Members Jill Altringer, Doug Bickford and Ty Blackford.

7. New Business

None

ADOURNMENT

Moved by Altringer, Seconded by Shatava; there being no further business, the meeting shall be adjourned at 6:19 pm.

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

ATTEST:

Rochelle Williams, City Clerk

Thomas M. Armstrong, Mayor