

CITY COUNCIL MEETING
Tuesday, February 11, 2014
Grimes City Hall 5:30 P.M.

The regular meeting of the Grimes City Council was called to order by Mayor Armstrong on Tuesday, February 11, 2014 at 5:30 P.M. at the Grimes City Hall.

Roll Call: Present: Evans, Blackford, Patterson, Altringer. Absent: Bickford

GENERAL AGENDA ITEMS.

APPROVAL OF THE AGENDA

Mayor Armstrong asked for approval of the agenda.

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

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

Approval of the Consent Agenda

A. Minutes from meeting on January 28, 2014 B. Change Order #4 SE Main Street to Absolute Concrete, Inc. in the amount of \$28,488.01 (*additional paving for parking at 304 SE 2nd St, additional paving for dumpster pad at 204 SE Main Street, additional paving for gap at rear of 200 SE Main Street, modified sub base quantity adjustment*) C. Fee Proposal for Structural Engineering Services for artwork display wall and foundation project by Tometich Engineering, Inc. in the amount of \$5,800 (*design of wall and foundation and preparation of contract documents for bidding*) D. John Deere 4720 Compact Utility Tractor and accessories from Van-Wall Equipment -\$72,934.18 Mower – state bid price (*public works equipment*) E. Ford F150 Truck from Ed Stivers Ford Lincoln Inc. \$18,956 state bid price (*public works equipment*) F. Certificate of Substantial Completion for the SE Main Street Improvements (*this states that Fox Engineering finds the project to be substantially complete. The engineer attaches a list of items that need to be completed or corrected*) G. Resolution 02-1114 Approving Condemnation of right of way, utility easement, temporary construction easement and storm sewer and drainage channel easement from Hunter Farms for SE 19th Street Project (if negotiations are not successful condemnation will be necessary to keep SE 19th Street Project on schedule with IDOT) H. Resolution 02-1214 Approving condemnation of temporary construction easement from Storage Holdings LLC for SE 19th Street Project. (*property is being sold and current owners have not responded to request for temporary construction easement so condemnation is necessary. New owners would allow the easement so condemnation would not be needed. Condemnation hearing set so as to keep SE 19th Street Project on schedule with IDOT*) I. Class C Beer Permit (BC) with Sunday Sales Alcohol License Renewal for Dollar General Store 3/01/14 (*liquor licenses must be approved annually at local level and license issued by state*) J. Class C Liquor License (LC) with Sunday Sales Alcohol License Renewal for Food Depot Bar and Grill 2/15/14 (*liquor licenses must be approved annually at local level and license issued by state*) K. Codification of current Grimes City Code by Sterling Codifiers – \$11,000 - \$15,000 L. Grimes Master Agreement with Fox Engineering for five year term through December 15, 2018. M. Pay Request 5 to Layne Christensen Company for the Jordan Well \$153,712 (*payment for work completed on well*) N. Pay Request #8 to Absolute Concrete Construction for SE Main Street Improvements - \$13,530.88 (*pay request for work completed on SE Main Street*) O. Claims Report dated February 11, 2014 in the amount of \$524,735.98.

Moved by Evans, Seconded by Patterson; the Consent Agenda shall be approved.
Roll Call: Ayes: All. Nays: None. Motion passes: 4 to 0.

FIRE CHIEF REPORT

Chief Krohse was present to update the Council on the fire department. He advised they closed out the month of January with 92 calls. He stated that many of the calls were weather related. Chief Krohse reported that they had received a grant through Prairie Meadows Community Betterment Grants for \$10,000 towards a Lucas Device. He advised that this is an automatic CPR device which cost \$13,800.

PATOL REPORT

Deputy Ballinger of the Polk County Sheriff's department was present. He advised that during the time frame of January 8, 2014 through February 11, 2014 they received 385 calls for service with 193 traffic stops for a total of 578 contacts of which 53 cases were made. Deputy Ballinger advised that many of the calls were weather related. He stated that at the Public Health and Safety Board's recent meeting they had discussed the traffic congestion around South Prairie Elementary and came up with some recommendations for the area along with some recommendations regarding a fire zone ordinance that would assist Walmart.

PUBLIC AGENDA ITEMS

A. Request for Alley Closure Between 300 NE Jacob Street and 308 NE Jacob Street by Rod and Julie Engstrom

Rod and Julie Engstrom of 300 NE Jacob Street were present to address the Council regarding the request to have the alley closed between 300 NE Jacob Street and 308 NE Jacob Street. Julie Engstrom expressed some vandalism issues that have happened to their property in recent months along with speed concerns of the traffic that comes down this alley. She also advised that all four neighbors affected by this alley were now in support of having the alley closed. The Council discussed several options to aid the situation in this area along with whether the alley needed to stay open for any future trails by the City. City Administrator Brown advised the Fox Engineering had looked at this area previously and this would not be an area for a trail. The Council asked City Administrator Brown to find out the costs associated with closing an alley as this cost would be covered by the adjacent property owners. City Administrator Brown will report back to the Council with those estimates.

B. Public Hearing and Approval of Plans and Specification and Award of Contract for the Glenstone Park Phase I

Mayor Armstrong opened the Public Hearing at 6:00 p.m. Bob Gibson of Civil Design Advantage advised that 6 bids were received for the project. He stated that Civil Design Advantage has evaluated the low bid from Edge Commercial and determined the bid is complete and the proposed contract is fair and reasonable. CDA recommends award on the project for the base bid amount of \$154,900 subject to acceptance of contracts, bonds and insurance. Gibson reviewed with the Council the two alternate bids. Alternate 1 was an artificial grass at a cost of \$24,525 and Alternate 2 was a basketball court at a cost of \$37,730. There being no oral or written comments the Public Hearing was closed at 6:04 p.m.

Moved by Patterson, Seconded by Blackford; Glenstone Park Phase I shall be awarded to Edge Commercial for the base bid price of \$154,900 and the Council will evaluate within the next 30 days if they wish to accept either of the alternate bids.

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

C. Request from R & R Realty Group on behalf of Stang Property LLC to rezone 15.71 acres from A-1 Agricultural District to M-1A Commercial and Limited Light Industrial to refer onto Planning and Zoning for a Public Hearing and Action on March 4, 2014 and an Public Hearing and action by City Council on March 11, 2014

Greg Cabalka of Kirkham Michael Engineering, 11021 Aurora Avenue, Urbandale, Iowa was present on behalf of R& R Realty Group. Cabalka stated that this property had been brought before Council this last fall. He stated that the property sits on the SE corner of SE 37th Street and South James Street. Cabalka stated that the original site plan was to do master grading on the entire property and build on the east half which is already zoned M-1A Commercial and Limited Light Industrial. He advised that they were back to rezone the west half of the property M-1A as they have decide to build a larger building which would front South James Street.

Moved by Patterson, seconded by Blackford; the request from R&R Realty Group on behalf of Stang Property LLC to rezone 15.71 acres from A-1 Agricultural District to M-1A Commercial and Limited Light Industrial shall be referred to Planning and Zoning for a Public Hearing and Action on March 4, 2014 and a Public Hearing and action by City Council on March 11, 2014 shall be approved.

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

PUBLIC FORUM

Michael Schneider of 608 SE Meadowlark Drive, Grimes addressed the Council. He stated that he was interested in seeing if the Council would allow chickens in the City limits. Schneider advised that currently the code prohibits poultry. He stated that several communities allow hens and not roosters and have other regulations regarding housing. The Council advised that City staff will look further into what other communities allow and will follow up on this request.

COUNCIL ACTIONS

A. 28E to Create a Watershed Management Authority for Walnut Creek

City Administrator Brown asked to have this postponed.

Moved by Evans, Seconded by Blackford; this item shall be postponed to a later date.

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

B. Bridge Creek Preliminary Plat 5

Chad Billings, Engineering Resource Group, 2413 Grand Avenue, Des Moines IA 50312 addressed the Council on behalf of JJBT Land Development. Billings stated that their submittal today was for a re-plat of Plat 5 in Bridge Creek. Billings stated this is removing one lot from the original preliminary plat that was previous approved. He advised that this is for the extension of the roadway pavement for the cul-de-sac and extensions of other utilities that service the eleven lots in this development. City Engineer Gade advised that this is in compliance with the master plan they had submitted. He added that P & Z reviewed this plat and recommended approval.

Motion by Blackford, Second by Evans, Bridge Creek Preliminary Plat 5 shall be approved subject to Fox Engineering letter dated January 20, 2014.

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

C. Brooke Ridge West Preliminary Plat

Emily Harding, Civil Design Advantage, 3405 Crossroads Drive Suite G Grimes, addressed the Council on behalf of Newblood Development. Harding stated that Brooke Ridge West consists of 30 single family lots and one out-lot that contains two detention basins and a trail. She added that it was rezoned to R2-70. Harding stated that the lot sizes are 70' to above 80' wide. City Engineer Gade advised that the trail is between the two developments and that this shows the trail along the north property line which goes along with the Comprehensive Plan of the City. He added that Planning and Zoning did review this plat and recommend approval.

Altringer asked about trail stopping on the map. Gade stated that this is because there is a stream there and at some point when this develops to the south a trail bridge will be installed as part of a developer's agreement.

Moved by Evans Seconded by Patterson; Brooke Ridge West Preliminary Plat shall be approved subject to Fox Engineering's letter dated January 29, 2014.

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

COUNCIL DISCUSSIONS

1. Mayor's Report

2. City Attorney's Report

Attorney Henderson had no report.

3. City Engineer's Report

City Engineer Gade advised that the City of Grimes and City of Johnston have been working together as several projects that are affected at both City's boundaries.

4. City Staff Report

There was no report.

5. Old Business

None

6. New Business

None

ADJOURNMENT

Moved by Altringer, Seconded by Evans; there being no further business, the meeting shall be adjourned at 6:33 pm.

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

ATTEST:

Rochelle Williams, City Clerk

Thomas M. Armstrong, Mayor