

**CITY COUNCIL MEETING**  
Tuesday, July 22, 2014  
**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, July 22, 2014 at 5:30 P.M. at the Grimes City Hall. Alissa Albright and Sierra Brown of Girl Scout Troop 976 led the Pledge of Allegiance.

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

**GENERAL AGENDA ITEMS.**

**APPROVAL OF THE AGENDA**

Mayor Pro Tem Evans asked for approval of the agenda. Moved by Patterson, 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 June 24, 2014 Meetings B. Pay Request from AECOM for the Northwest Transportation Corridor Feasibility Study - \$13,770.18 C. Ziegler Power Systems Annual Contract on Loader - \$3,739.56 D. Request for Block Park at NW 23<sup>rd</sup> Court E. Request for Sewer Write Off at 511 SW Kennybrook Drive in the amount of \$66.26 F. Wright Outdoor Solutions Bid for Grinding, Removal, Hauling, Refilling and Regrading of Tree Stumps on City Property - \$3,485 G. Set Public Hearing and Invitation to bid for the 2014 HMA Resurfacing Program for August 26, 2014 (resurface NE Harvey Street from City Hall parking lot to 200' north of NE 7<sup>th</sup> Street, on NE Circle Drive and Sunny Hill Cemetery Roads and include the project transverse joint repairs on HMA street in Beaver Brooke Subdivision H. Pay Application #2 to Concrete Technologies for the SE 19<sup>th</sup> Street Improvements in the amount of \$44,411.11 I. Pay Request to Edge Commercial, LLC for the Glenstone Park Phase 1 in the amount of \$31,914.72 J. Repair damaged curbs – JT Concrete - \$31,000 and Hendrickson Contractors – saw cutting-\$4,000 K. Approval to Pay Estimate #3 to TIO for the SE 19<sup>th</sup> Street Improvement in an amount not to exceed \$150,000 L. Claims dated July 22, 2014 in the amount of \$474,875.87.

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

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

**US Water Report**

No report was given.

**PUBLIC AGENDA ITEMS Council may consider and potentially act on the following Public Agenda items.**

**A. Crossroads Plat 5 Final Plat**

Emily Harding, Civil Design Advantage, 3405 Crossroads Drive Suite G Grimes, Iowa was present to address the Council on behalf of Premier Development LLC. She advised that this plat contained 13.77 acres with 7 light industrial lots zoned M-2. City Engineer Gade stated that legal was doing some final reviews and the punch list items were being addressed. He advised that Planning and Zoning recommended approval of the Final Plat.

Moved by Patterson, Seconded by Blackford; the Crossroad Plat 5 Final Plat shall be approved subject to the Fox Engineering letter of July 17, 2014.

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

#### **B. Autumn Park Plat 4 Final Plat**

Dean Roghair of Civil Design Advantage, 3405 Crossroads Drive, Suite G, Grimes, Iowa was present to address the Council. Roghair stated that this was the same as the preliminary plat that was presented back in February. He advised this was just over 12 acres containing 26 lots and zoned R2-60. City Engineer Gade advised that Planning and Zoning approved this plat and there are some legals to still be reviewed.

Moved Blackford, Seconded by Bickford; Autumn Park Plat 4 Final Plat shall be approved pending legals and the Fox Engineering letter dated July 17, 2014.

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

#### **C. Caymus Park Plat 1 Final Plat**

Emily Harding, Civil Design Advantage, 3405 Crossroads Drive Suite G Grimes, Iowa was present to address the Council. She stated this is 7.6 acres and zoned PUD with 15 single townhomes and 13 bi-attached townhomes. Harding stated that in lieu of parkland the developer wished to pay a parkland fee. City Engineer Gade advised that as part of this approval a letter would need to be provided to the City on the dollar amount for the parkland. Gade reviewed that these would be private streets but that in order for EMS services there was some discussion on renaming one of the street names in the plat for addressing.

Moved by Patterson, Seconded by Blackford; Caymus Park Plat 1 Final Plat shall be approved pending a letter to the City regarding a parkland fee, staff work with renaming the street and the Fox Engineering letter dated July 17, 2014.

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

#### **D. Kennybrook South Revised Preliminary Plat**

Emily Harding, Civil Design Advantage, 3405 Crossroads Drive Suite G Grimes, Iowa was present to address the Council. Harding stated that this was a 52.5 acre development zoned R-270 and PUD which would contain 151 lots. She stated due to new ownership of the property the park land had changed from 3.55 acres to 4.15 acres and moved further to the west. In addition this plan will eliminate a cul-de-sac. City Engineer Gade advised that Planning and Zoning had approved the Preliminary Plat.

Moved by Patterson, Seconded by Blackford; the Kennybrook South Revised Preliminary Plat shall be approved subject to Fox Engineering letter dated July 17, 2014.

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

#### **E. Glass Fabricators Site Plan**

Emily Harding, Civil Design Advantage, 3405 Crossroads Drive Suite G Grimes, Iowa was present to address the Council. Harding advised that owner Kathleen Jones and architect Jamie Malloy were also present. She stated that the site plan was located on Lots 5 and 6 of Crossroad Plat 5 which was approved earlier in the meeting. Harding added that this was 2.6 acres and zoned M-2. She stated that the company sells glass and store front aluminum products and wished to promote this by using some of this on the outside of their building. Jamie Malloy, the architect with Studio Melee Architects, 820 1<sup>st</sup> Street, West Des Moines, Iowa added that they are a family owned and in business over the last 20 years. Malloy stated they have outgrown their current facility and want to relocate to Grimes. He stated their main business was making

insulated glass panels for windows. Malloy provided an overview of the building and the site. City Engineer Gade advised that Planning and Zoning had approved this site plan subject to Fox Engineering letter of July 17, 2014. Mayor Pro Tem asked how many employees there would be. Malloy advised there would be around 17 employees.

Moved by Blackford, Seconded by Bickford; the Glass Fabricators Site Plan shall be approved subject to Fox Engineering letter dated July 17, 2014.

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

**F. Public Hearing and Action on a Request from Dallas Center Grimes Schools for a Rezone of A-1 Agricultural to C-2 (2.29 acres) Commercial District and M-1A (6.19 acres) Commercial and Limited Light Industrial**

Mayor Pro Tem Evans opened the Public Hearing at 5:58 pm. There being no oral or written communication, the Public Hearing was closed at 5:58 pm. David Bentz of Bishop Engineering, 3501 104<sup>th</sup> Street, Urbandale, Iowa was present to address the Council. He advised that the rezone was a request in order for the Dallas Center Grimes Schools to build a bus maintenance facility at this location.

Moved by Patterson, Seconded by Blackford; the First Reading of Ordinance # 633 on a request from Dallas Center Grimes Schools for a rezone of A-1 Agricultural to C-2 (2.29 acres) Commercial District and M-1A (6.19 acres) Commercial and Limited Light Industrial shall now pass with the following stipulation: the school will agree to donate ROW along SW Jazzwood Drive as per the comprehensive plan, that SW Jazzwood Drive is currently a gravel roadway which is adequate at this time but the City will pay this roadway in the future and this could be an assessment project, and when City sanitary sewer and City water main service become available they will connect to it shall be approved.

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

Council Member Patterson asked if it would be helpful to move this rezone along in order for the school to bid out the facility. Bishop Engineer Bentz advised that would be helpful.

Moved by Patterson, Seconded by Blackford; the 2<sup>nd</sup> and 3<sup>rd</sup> Readings of Ordinance #633 shall be waived with all stipulations listed above.

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

Moved by Patterson, Seconded by Blackford; Ordinance #633 shall now pass with stipulations list above.

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

**G. Dallas Center-Grimes Bus Maintenance Facility Site Plan**

David Bentz of Bishop Engineering, 3501 104<sup>th</sup> Street, Urbandale, Iowa was present to address the Council regarding the site plan request from Dallas Center Grimes Schools. Bentz reviewed the site plan for the bus maintenance facility. City Engineer Gade stated that Planning and Zoning which to have an additional 50 feet of fencing added and that when the area to the south of the development develops landscaping will be added.

Moved by Blackford, Seconded by Bickford that the Dallas Center-Grimes Bus Maintenance Facility Site Plan with additional 50 feet of fencing added and the requirement when the area to the south of the development develop appropriate landscaping will be added and Fox Engineering letter of July 16, 2014; shall be approved.

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

**PUBLIC FORUM**

No one addressed the Council.

**COUNCIL ACTIONS**

**A. Set a Public Hearing for August 26, 2014 for the Renewing of Franchise Agreement with MidAmerican Energy Company**

Moved by Patterson, Seconded by Blackford; Public Hearing for August 26, 2014 for the renewing of Franchise Agreement with Mid-American Energy Company; shall be approved.

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

**B. Girl Scout Silver Award – Alissa Albright and Sierra Brown**

Alissa Albright and Sierra Brown of Girl Scout Troup 976 were present to address the Council. The girls advised that they were working on a Girl Scout Silver Award which involved doing a sustainable project in their community. The girls advised they wished to pick an area of town and stencil house numbers on the curb in order to aide emergency service and residents in locating addresses. The girls advised they were asking for permission to do the project and for the special traffic paint to be provided by the City and to borrow traffic cones, and vests. Council Member Bickford asked if this would be voluntary participation by the residents. Brown responded that earlier discussions with the Council and EMS had been very supportive of the idea of having a consistent location for house numbers and that this would be something that would be required with a long term goal of having every area have house numbers on the curb. Council Member Blackford asked about areas where this isn't currently curbed. Sierra Brown responded that they did review those areas but there really wasn't anything they could do at this time. Moved by Bickford, Seconded by Blackford; the requests for the stenciling for house numbers and supplies be shall approved.

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

**COUNCIL DISCUSSIONS**

**1. Mayor's Report**

No report

**2. City Attorney's Report**

No report

**3. City Engineer's Report**

City Engineer Gade advised that a considerable amount of utility work is going on in the community. He also stated that SE 19<sup>th</sup> Street is moving along well. City Council Member Blackford asked about looking at traffic concerns on NE Edgewood as they come onto E. 1<sup>st</sup> Street. City Engineer Gade advised that he would review possible short term solutions.

**4. City Staff Report**

City Administrator Brown advised that future meetings will be held in the banquet hall at the Grimes Community Complex while the renovation is going on at City Hall. Dave Sigler, Public Works Administrator advised that work would be done on off ramps off the Interstate on August 4<sup>th</sup> during the night as to not disturb as much traffic.

**5. Old Business**

**6. New Business**

Moved by Bickford, Seconded by Blackford; there being no further business, the meeting shall be adjourned at 6:34 pm.

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

**ADOURNMENT**

ATTEST:

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Rochelle Williams, City Clerk

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Thomas M. Armstrong, Mayor

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