

CITY COUNCIL MEETING

Tuesday, March 10, 2015

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, March 10, 2015 at 5:30 P.M. at the Grimes City Hall. The Pledge of Allegiance was led by Mayor Pro Tem Evans.

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

GENERAL AGENDA ITEMS.

APPROVAL OF THE AGENDA

Mayor Pro Tem Evans asked for approval of the agenda.

Moved by Bickford, Seconded by Altringer; the Agenda shall be approved with the moving of Public Agenda item F after item L as requested by engineer on the project.

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

Approval of the Consent Agenda

A. Minutes from February 24, 2015 B. Vessco Redundant Chlorine Feed System \$6,743. (treat excessive ammonia levels in the Jordan Well) C. Meadowlark Place Apartments II Storm Water Management Facility Maintenance covenant and Permanent Easement Agreement D. Change Order 6 C.L. Carroll Co. Inc. for the ASR Well No. 1 Well Pump and Control Building Improvement to revise ASR I/R piping and chemical injection points, relocate four (4) disconnects, and relocate PH and Chlorine Analyzer Sampling Points E. Lien on Property at 509 NW Calista Court for stopbox repair F. John Deere 950M Riding Mower \$8713.15 with trade of \$5500 for net of \$3,215.15 (replacing current mower) G. John Deere 1585 Font Deck with Cab - \$31,843.01 trade in of \$12,000 net cost \$19,843.01 (replacing mower with year rounds use front wheel drive H. Attachments to John Deere 1585 62" rear discharge mower \$3,214.80 and 60" hydraulic angling blade \$1,482 I. Resolution 03-0115 Setting Date of April 14, 2015 for Public Hearing of the Expanded Urban Renewal Area Designation and on Urban Renewal Plan Amendment J. Resolution 03-0215 Authorizing City to Issue Quit Claim Deed to Former City Alleyway Property Abutting 509 N Main Street (this alley transfer was never filed back in 1992 and property if being sold) K. Set a Bid Date of April 8, 2015 at 10 am and Set a Public Hearing and Action for City Council on April 14, 2015 for the North Sports Complex Fencing Improvements L. Set a Bid Date of April 8, 2015 at 10:30 am and Set a Public Hearing for City Council on April 14, 2015 For the Highway 141 Sanitary Sewer Improvement M. Pay Request 6 C.L. Carroll Co Inc. for the ASR Well #1 Well Pump and Control Building Imp. - \$150,938.04

Claims dated March 10, 2015 - \$490,978.64.

Moved by Patterson, Seconded by Bickford; 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 department. He advised they had 55 runs for the month of March. He stated that call numbers were down from last year possibly due to better weather and less accidents. He added that 60% of the calls were EMS.

Patrol Report

Deputy Ballinger from the Polk County Sheriff's Department was present to update the Council on the month of February for the department. He advised they had 306 calls for service, 175 traffic stops, and 8 arrests for a total of 481 contacts. Deputy Ballinger advised that they were using new software that would make them able to break down their reports easier.

PUBLIC AGENDA ITEMS

A. Public Hearing for the 2015-2016 City Budget

Mayor Pro Tem Evans opened the Public Hearing at 5:35 pm. City Administrator Brown advised that the tax rate was staying the same, this would be a balanced budget and the City was in a good financial position. There being no written or oral comments the Hearing was closed at 5:36 pm.

B. Approval of 2015-2016 City Budget

Moved by Bickford, seconded by Patterson; the 2015-2016 Fiscal City Budget shall be approved.
Roll Call: Ayes: All. Nays: None. Motion passes: 4 to 0.

C. Public Hearing for the 2014-2015 Budget Amendments

Mayor Pro Tem Evans opened the Public Hearing at 5:36 pm. City Administrator Brown stated that every year there are some amendments to the budget as when the budget is approved it is not always possible to know every expenditure and revenue source the City will have. She added that this amendment would cover to cost of purchasing the new Public Works building and we need to account for the debt that will be incurred for this purchase and the timing of some of the capital improvement projects.

D. Resolution 03-0315 Approving the Amendment for the 2014-2015 Budget Amendment

Moved by Bickford, Seconded Patterson; Resolution 03-0315 approving the amendment for the 2014-2015 Fiscal Budget Amendment shall be approved.

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

E. Public Hearing and Action on a request from Diligent Kennybrook LLC to rezone Kennybrook South which consists of 18.52 acres from a PUD Planned Unit Development with an underlying zoning of R2-70 and R2-60 to R-3 Medium Density Residential.

Mayor Pro Tem Evans opened the Public Hearing at 5:37 pm. Erin Ollendike of Civil Design Advantage, 3405 SE Crossroads Drive, Suite G, Grimes addressed the Council on behalf of Diligent Kennybrook LLC. Ollendike stated that the site consists of 18.5 acres and is currently zoned PUD Planned Unit Development with an underlying zoning of R2-70 and R2-60. Ollendike stated that the owner would like to have the area rezoned to R-3 Medium Density Residential to allow for the construction of a townhome development. She added that these would be the townhomes that were discussed at an earlier meeting by Redwood Living which would give a density of eight units per acre. There being no further oral or written comments the Hearing was closed at 5:39 pm.

1. Ordinance 644 First Reading to Rezone Kennybrook South from PUD Planned Unit Development with an underlying zoning of R2-70 and R2-60 to R-3 Medium Density Residential consisting of 18.5 acres

Moved by Patterson, Seconded by Bickford; the First Reading of Ordinance #644; a request to rezone Kennybrook South from PUD Planned Unit Development with an underlying zoning of R2-70 and R2-60 to R-3 Medium Density Residential, shall be approved.

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

F. Heritage - Preliminary Plat 2 (moved to the end of Public Agenda)

G. Autumn Park- Preliminary Plat 6

Emily Harding, of Civil Design Advantage, 3405 SE Crossroad Drive, Suite G, Grimes was present to address the Council on behalf of Grimes Lots LLC. Harding stated that this 13.94 acre parcel will have 34 single family lots. She stated this would complete the family portion lots of Autumn Park development. Harding added that this would extend NW Brookside Drive to the north property line and NW 8th Street to the West and constructs NW Sienna Drive. She stated that 10 ft trails would be installed that would loop the system. Harding informed the Council that the box culvert under Brookside Drive would be installed. She stated that two outlots containing a creek would be conveyed to the City of Grimes for ownership and maintenance just like the previous plats in Autumn Park. She stated that storm water detention was handled during the platting of Plat 2. City Engineer Gade advised that a gravel hammerhead would be added to the end of the street to be used as a turnaround for emergency and City vehicles. Gade also discussed that at the end of these streets the adjacent property owner would be responsible to extending the utilities when this is developed. Gade advised that P&Z recommended approval subject to Fox Engineering comment letter.

Moved by Patterson, Seconded by Bickford; Autumn Park Preliminary Plat 6 shall be approved subject to Fox Engineering comment letter dated February 25, 2015.

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

H. Crossroads Business Park – Preliminary Plat 6

Emily Harding of Civil Design, 3405 SE Crossroads Drive, Suite G, Grimes addressed the Council on behalf of Premier Development. Harding stated that this plat is located east of Hwy 141 and north of SE 37th Street in the northwest corner of Crossroads Business Park. She informed the Council that this parcel contains 11.5 acres and contains 6 lots zoned M-2 light industrial. She added this will extend SE Destination Drive to the north property line. City Engineer Gade added that this completes the Crossroads Business Park development. He stated that at the end of the street there would be a full gravel turnaround for emergency and City equipment. Gade stated that P&Z recommended approval.

Moved by Patterson, Seconded by Bickford; Crossroad Business Park Preliminary Plat 6 shall be approved.

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

I. Canoyer Gardens Expansion – Site Plan

Shane Devick, of CEC 2400 86th Street, Urbandale, addresses the Council on behalf of Canoyer Garden Center. Devick advised that the owners are proposing an additional greenhouse for the purpose of growing their own product and will not be for public usage. He added that the sight would have a future additional building and parking lot so they could leave their options open. Devick stated that there were connecting sidewalks along with a loading dock and fire access drive. He stated again this would not be a public building but used for growing product to move into the retail facility. Devick stated that this expansion building mimics their existing building without the front entry. He did clarify that the new building would be 130' wide and the existing building is 160' wide. City Engineer Gade stated that the building would be identical in material used as the original with glass and an insulated metal paneling along the bottom. Gade reminded the Council that the original building was granted a waiver for the metal paneling as this is not normally allowed along the Hwy 141 corridor. He added that due to the amount of glass on the building it was granted a waiver. Gade reviewed the landscaping along the sight. He stated there will be a storage area with a non-opaque decorative fence that will contain plant material. Gade stated that the storage area would have rock surfacing. He stated again this is not allowed in the Hwy 141 corridor but since it would not be used for parking of any type he recommended approval of the rock which would allow for drainage of the plants. Gade advised that

since there could be an additional building expansion in the future he would recommend not enforcing the additional landscaping by the storage area. He reviewed the fire access which meets the code. Gade reviewed the sodding. He stated that the owners were asking for a waiver from sodding and be allowed to do a hydro seed mix since it is such a large area. Council Member Evans asked if the items going into the storage area would be carried in and Devick advised that was correct. Devick provided a picture of the proposed fence. He added that it is a mandate by the state that the plants can't be on hard hot surface. Gade stated that he thought it wise that as approval of this side that it be clarified that the storage area is used for plant material and it will not be subject to vehicle travel on it, which will make them in compliant. He added that if this changed they would be in violation. Council Member Altringer asked if we should go one step further and add if the storage unit use changes from plant material that opaque fencing and paving would be required. Gade advised that could be added on the plan. Gade reviewed conversations by Planning and Zoning Board. Devick stated he would add those requirements on the site plan.

Moved by Altringer, Seconded by Patterson; the Canoyer Gardens Expansion Site Plan with the acceptance of the building materials, the waiving of sod requirement and allowing hydro seeding, allowing the outside storage of plant materials with the non- opaque fencing and gravel surface that would not be subject to vehicle traffic be approved with the understanding that if the use changes an opaque fence and paving of the storage area would be required.

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

J. Gateway Corner- Site Plan

Bob Gibson of Civil Design Advantage, 3405 SE Crossroads Drive addressed the Council on behalf of Newblood Investment LLC. Gibson advised stated that this site consists of one acre and the developer proposed to provide a 5,300 square foot building with three bays providing for a coffee shop, retail, and a restaurant with approximately 41 parking stalls. The two outside buildings would have drive up lanes and Gibson reviewed the queuing of cars but felt due to the two different types of businesses busy times this will not be an issue. Gibson reviewed the building materials on this site plan along with the screening of the mechanicals. Council Member Altringer voiced concerns that in the past we had required the Verizon Building and Burger King to add additional brick to the site due to it being along Hwy 141 corridor. Gibson stated that the owners and the architect are out of town so he is unable to commit to anything further.

Moved by Altringer, Seconded by Bickford; that due to concerns over the building materials on this site plan this item be tabled until the next meeting on March 24, 2015.

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

K. Public Hearing On Proposal On Entering a General Obligation Loan Agreement

Mayor Pro Tem Evans opened the Public Hearing at 6:15 pm. City Administrator Brown advised this is the beginning of the 8.5 bond issue that we would be proceeding with over the next few months. She stated that \$700,000 of this would be subject to a reverse referendum. She went on to explain that if there were concerns this would go to a ballot for a special election to the public to vote on. Brown stated that this \$700,000 was part of the 2 million dollars used to purchase the Public Works building. There being no further oral or written comment the Hearing was closed at 6:17 pm.

L. Resolution 03-0415 Authorizing A Loan Agreement And The Future Issuance of General Obligation Corporate Purpose Bonds and Providing for the Levy of Taxes to Pay the Same

Moved by Patterson, Seconded by Bickford; Resolution 03-0415 authorizing a loan agreement and the future issuance of General Obligation Corporate Purpose Bonds and providing for the levy of taxes to pay the same shall be approved.

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

F. Heritage - Preliminary Plat 2

David Bentz of Bishop Engineering, 3501 104th Street Urbandale addressed the Council on behalf of Heritage Development. Bentz advised that this plat would build NE Beaverbrooke Boulevard from North James Street to Hwy 141. He added this would also add Gateway Drive to the south property line and 10th Street to Hwy 141. Bentz stated this would be built out as four lanes with left hand dedicated turn movement and two roundabouts in the center. He added that they were hoping to get the permanent pond in with the trail going around it and have it looking nice as an amenity. Bentz discussed the parkland dedication for the project. He stated that this development is 391.39 acres with approximately 537 lots. Bentz stated that outlot W would be a park. City Engineer Gade advised that they exceed the parkland dedication. He reviewed the parkland areas. The Council reviewed the parkland areas with Bentz. Mayor Pro Tem asked who would be taking care of the pocket parks and was advised it would be the City. Bentz added that these trails would connect up to the City ball park. He added that they were in negotiations with the school right now to build a school building on this plat and it would contain playground equipment. City Engineer Gade added that he would like direction when the multifamily lots start to develop if the Council is going to want an additional park land area which is part of the City Code. Bentz reviewed the different types of housing that would go in each development. He also reviewed access that would go into the water treatment plant. Mayor Pro Tem stated she would like to see playground equipment in Outlot W.

Moved by Bickford, Seconded by Patterson; the Heritage Preliminary Plat 2 shall be approved.

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

COUNCIL ACTIONS

A. Discussion of Thieleke Property for possible assessment as part of NW 70th Street

City Engineer Gade reminded the Council of the joint road improvement project with the City of Johnston along NW 70th Street. He added that the City of Grimes portion of this project is a little over \$800,000. Gade stated that he wanted to discuss with the Council the Thieleke property which is adjacent to NW 70th Street in determining the amount of the project to possibly be assessed. He stated that it would need to be determined the benefitted area, property value and then the apportionment of the project cost that could be assess and assessment deficiencies. Gade when through calculations with the Council to arrive at this amount and advised them that by Iowa Code the amount of the assessment to the property cannot exceed 25% of the property value. Gade advised that he was not looking for any action tonight but would bring this back at a later meeting with a resolution of necessity.

B. 28 E Metro Home Improvement Agreement

Dave Sigler the Public Works Administrator stated this was a renewal of an existing agreement with Metro Home Improvement. Sigler advised that some new language had been added to the agreement which allows Cities that do not have a high volume of using this program to only pay into it every other year. Sigler advised that there is currently a waiting list of 3 to 4 families in Grimes.

Moved by Altringer, Seconded by Patterson; the 28E Metro Home Improvement Agreement shall be approved.

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

COUNCIL DISCUSSIONS

Mayors Report

No Report

City Attorney Report

No Report

City Engineer Report

No Report

City Staff Report

No Report

Old Business

New Business

Moved by Altringer; Seconded by Bickford; there being no further business, the meeting shall be adjourned at 6:50 p.m.

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

ATTEST:

Rochelle Williams, City Clerk

Tamara Evans, Mayor Pro Tem