

CITY COUNCIL MEETING

Tuesday, April 14, 2015

Grimes City Hall 5:30 P.M.

The regular meeting of the Grimes City Council was called to order by Mayor Armstrong on Tuesday, April 14, 2015 at 5:30 P.M. at the Grimes City Hall. The Pledge of Allegiance was led by Mayor Armstrong
Roll Call: Present: Evans, Blackford, Altringer and Patterson Absent: Bickford

GENERAL AGENDA ITEMS.

APPROVAL OF THE AGENDA

Mayor Armstrong asked for approval of the agenda with the following changes: Remove Item I. Setting Bid Date and Public Hearing Date for the East 1st Street Paving Project and move Item L. Memorandum Of Agreement to Council Actions

Moved by Blackford, Seconded by Evans; the Agenda with changes; shall be approved.

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

Proclamation Affordable Housing Week

Mayor Armstrong read a proclamation dedicating a week in April to educating the community about the importance and value of safe, stable and affordable housing in Grimes and throughout Polk County. The following proclamation was read by Mayor Armstrong: Whereas, access to safe, stable and affordable housing throughout Polk County impacts the lives of individuals and the economic vitality of our community. And whereas, Polk County Housing Trust Fund is working closely with organizations who build, develop and support affordable housing initiatives. And whereas, everyone benefits with affordable housing — the people who reside in these properties, their neighbors, businesses, employers and the community as a whole. And whereas, calling attention to the needs and benefits of affordable housing is paramount to the growth of our community. Now, therefore, I, Thomas M. Armstrong on behalf of the City Council and the citizens of City of Grimes do hereby proclaim the week of April 12-18, 2015, as Affordable Housing Week, a week dedicated to educating the community about the importance and value of safe, stable and affordable housing in City of Grimes and throughout Polk County.

Approval of the Consent Agenda

A. Minutes from March 24, 2015 Meeting B. Resolution 04-0115 Proposing To Vacate Public Lands and Convey to Adjoining Property Owners and setting a Public Hearing for 04-28-15 to Affirm Vacation of Alley and Convey To Adjoining Property Owners (property that backs up to property owned by Timothy Shawn Hippen that is a 8' piece, half of the old alley in the middle of the block, all adjacent parcels have been sold leaving this piece landlocked in the center of the block) C. Request for Hardship Waiver (request for assistance on City bill) D. Utility Refunds (credit balance on closed accounts) E. Leggette, Brashears & Graham, Inc. for Grimes Exploration and Aquifer Testing - \$59,842.24 F. Halvorson Trane – service and repair of make up air units #1, #3 and #4 at waste water treatment plant. Repairs include burners, ceramic plates, orifice tubes, electronic controller, belts and labor on all three units.- \$8,404.77 G. Accepting Acknowledgement/Settlement Agreement with Johnson's Phillips 66 for first offense Tobacco violation H. Change Order #7 with C.L. Carroll Co. Inc. for the ASR Well No. 1, Well Pump and Control Building Improvements adding \$18,724.61 (additional emergency and exit lights, core drilling to investigate voids under the floor slab, floor slab stabilization completed by URETEK and filling of the core drilled holes (I. Set Bid date of April 29, 2015 and Public Hearing Date of May 12, 2015 for approval of plans specifications and concur with the City of Johnston in the award of the bid for the East 1st Street Paving from 925' east of SE Destination Drive to NW 107th Street – removed from agenda) J. Governors Days Requests to the City of Grimes K. Resolution 04-0715 Certification for Collection of Water Service Fees to Polk County (moved to council actions L. Approve Memorandum of Understanding for the Central Iowa Code Consortium) M. Task Order No. 3364-15A Water Treatment Plant Consultation – Fox Engineering N. Pay Request 2-Final for the Highway 44 and Meadows/High School Traffic Signal to Iowa Signal, Inc. - \$4,039.84 O. Pay Request #7 to C.L. Carroll Co. Inc. for the ASR Well #1 Well Pump & Control Building Improvement -

\$158,780.75 P. Pay Request 12 to Concrete Technologies for the SE 19th Street Improvements - \$28,391.23 Q. Resolution 04-0515 Setting a Date of Meeting at Which it is Proposed to Approve a Development Agreement with Grimes Industrial Park II, LLC, including annual appropriation tax increment payments in an amount not to exceed \$481,650 R. Finance Reports S. Claims dated April 14, 2015 in them amount \$746,383.29.

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

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

6. Fire Chief Report

Chief Krohse updated the Council on the department activities for the month of March. He advised they had no structure fires but they did assist with a brush fire in Granger.

7. Patrol Report

Deputy Ballinger from the Polk County Sheriff's Department was present to update the Council. He advised they had 425 calls for service with 156 traffic stops for a total of 581 contacts with 5 arrests. Deputy Ballinger advised that currently they have no major cases they are working on.

8. Presentation- Walnut Creek Watershed Management Authority- Pat Boddy

Pat Boddy of RDG Planning who is the Project Director for the Walnut Creek Watershed was present to give an overview of the Watershed project. Boddy stated that the watershed addresses quality of water, flooding and education in an attempt to improve the overall water quality.

9. GVSS (Grimes Volunteer Support Services) Update

Jay Brewer President of GVSS was present to update the Council. Brewer thanked the Council for providing them with space the last 4 years. He stated that currently they have 86 pieces of equipment that they loan out at no charge. Brewer stated that they are currently doing 115 trips per month to assist people. The Council thanked Brewer for all his work.

10. Update from Polk County Supervisor Bob Brownell

Supervisor Brownell provided an update on the new full service convention center hotel that will be going up on 5th Avenue in Des Moines. Supervisor Brownell stated this is a much needed hotel which will help in bringing more economic growth to the area. He also discussed the Homeless Shelter downtown and their need for more space. Supervisor Brownell stated that property evaluations in Polk County are up. He added that if anyone has an issue with their evaluation there is a protest process in place. He added there would be a hearing on May 5, 2015 from 5-6:30 pm. at the Giovannetti Community Shelter in Walker Johnston Park, 8900 Douglas Avenue, Urbandale to discuss the proposed improvements at the Interstate 35/80 and Iowa 141 interchange (Rider corner). Supervisor Brownell added that he enjoyed working with GVSS. He provided information on the new enhanced 911 feature available in Polk County and encouraged everyone to sign up.

PUBLIC AGENDA ITEMS

A. Crossroads Business Park of Grimes Plat 7

Emily Harding, CDA 3405 SE Crossroads Drive Suite G Grimes, addressed the Council on behalf of Grimes Lots LLC. Harding stated this parcel is located on the east side of SE Destination Drive and north of SE 37th Street. She stated that this is a re-plat of Crossroads Business Park Plat 4, for the purpose of creating outlots to contain the FEMA floodplain areas. Harding stated that by separating the outlots from the buildable areas, the owners would not be required to carry flood insurance. City Engineer Gade advised he has no issues with this and recommended approval.

Move by Patterson, Seconded by Evans; Crossroads Business Park of Grimes Plat 7 shall be approved.

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

B. Public Hearing and Action on North Sports Complex Fencing Improvements

Mayor Armstrong opened the Public Hearing at 6:05 pm. City Engineer Gade stated that this project consisted of paving dugouts and bleachers and placement of fencing for six (6) ball fields. He added the work also included installation of “skinned” area and fencing for four (4) batting cages. Gade advised that two bids were received on the project with a range of a high bid of \$425,400 to a low bid of \$418,500. He added that the engineer’s bid on this project was \$273,096 which brings the low bid in at \$145,404 over the engineer’s opinion. Gade recommended rejecting all bids and possibly rebidding this with the other proposed Complex improvements later this Spring.

There being no further oral or written communication the Hearing was closed at 6:10 pm.

Moved by Altringer, Seconded by Patterson; the bids for the North Sports Complex Fencing Improvements be rejected.

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

C. Public Hearing and Action on Highway 141 Sanitary Sewer Improvements

Mayor Armstrong opened the Public Hearing at 6:11 pm. City Engineer Gade stated that this project consisted of construction of a sanitary sewer to increase capacity of an undersized sanitary sewer north of SE 19th Street along Highway 141. He added this would increase the sanitary sewer from a 15” to a 30”. Gade stated that two bids were received with a high bid of \$345,400.00 and a low bid of \$343,170.00. He added that the engineer’s estimate on this project was \$259,750.00. Gade stated that the low bid was \$83,420 over the engineer’s estimate but that the work needs to be done in order for development to continue in the area and that this system has been over capacity for quite some time.

There being no further oral or written communication, the Hearing was closed at 6:15 pm.

Moved by Evans, Seconded by Blackford; the bid for the Highway 141 Sanitary Sewer Improvements to J & K Contracting, LLC of Ames, Iowa at a bid price of \$343,170.00; shall be awarded.

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

D. Public Hearing on 2015 Addition to the Grimes Urban Renewal Area Designation and Plan

Mayor Armstrong opened the Hearing at 6:17 pm.

City Administrator Brown stated that the areas on the map provided need to be covered in the boundaries of the urban Renewal Area. She added this would authorize the undertaking of new urban renewal projects which would consist of the following: undertaking constructing and installing improvement to the City’s parks and recreation facilities; providing economic development support to the Prairie Business Park Commercial/Industrial development; provide economic development support to Phase Four of the Grimes Distribution Center Project; provide economic development support to the Heritage at Grimes Development Project; and the undertaking of 2015-2017 Street Enhancement Program. Brown went on to say that the a consultation was offered on March 23, 2015 to Polk County and the Dallas Center Grimes Community Schools as required by the code. Brown stated that neither attended the meeting but was asked some questions by phone regarding the amendment but had no issues.

There being no further oral or written comments the Hearing was closed at 6:21 pm.

E. Resolution 04-0215 to Declare Necessity and Establish an Urban Renewal Area, Pursuant to Section 403.4 of the Code of Iowa and Approve Urban Renewal Plan Amendment for the Grimes Urban Renewal Area

Moved by Patterson, Seconded by Altringer; Resolution 04-0215 shall be approved.

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

F. Animal Rescue League of Iowa, Inc. Contract

Mayor Armstrong explained that this is a partnering with the league regarding stray animals for the purpose of animal welfare and public safety. Council Member Altringer stated that she would like to see the contract signed for a one year agreement.

Moved by Evans, Seconded by Patterson; the Animal Rescue League of Iowa, Inc. contract shall be approved with the addition that the contract expire on June 30, 2016.

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

G. Public Hearing on an Ordinance Establishing A Tobacco Free Parks and Trail Policy For The City of Grimes, Iowa

Mayor Armstrong opened the Hearing at 6:22 pm. Dave Sigler Public Works Administrator reviewed parts of the Ordinance with the Council. There being no further oral or written comment the hearing was closed at 6:24 pm.

H. First Reading of Ordinance #645 Establish A Tobacco Free Parks and Trail Policy For the City of Grimes, Iowa

Moved by Patterson, Seconded by Bickford; the First Reading of Ordinance #645 shall be approved.

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

I. Request from Rick Hutcheson regarding the paving of alley located between Highway 44 and NE 2nd Street

Rick Hutcheson addressed the Council regarding his request to have the alley located between High 44 and NE 2nd Street paved. Hutcheson stated that he was paving a parking lot that was off of this alley. He stated that he estimated the cost to be around \$20,000. The Council discussed with Hutcheson their interest in seeing the fence taken down between his property and the neighbors in the strip mall along Hwy 44. Brown stated that there have been many complaints to City Hall regarding the eye sore this creates along Hwy 44. Hutcheson advised the Council that he was not interested in taking down the fence due to concerns of other patrons parking in front of his businesses. The Council discussed with him putting up signs to designate restricted parking. Mayor Armstrong offered to meet with Hutcheson at another date along with City staff to discuss the issue further. No further action was taken.

COUNCIL ACTIONS

1. Ordinance 644 Third 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 Blackford; the Third 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.

Moved Patterson, Seconded by Blackford; Ordinance 644 shall receive final passage.

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

B. Equipment Sharing Agreement (sharing of public works equipment between Cities of Clive, Grimes, Johnston, Norwalk, Urbandale, Waukee, West Des Moines, and Windsor Heights)

Public Works Administrator Dave Sigler provided the Council with some information on an equipment sharing agreement. Council Member Evans had some questions about the insurance coverage for the agreement. The Council decided not to take action until they had a chance to receive some further information on the agreement.

(moved from Consent Agenda)

L. Approve Memorandum of Understanding for the Central Iowa Code Consortium

City Administrator Brown advised this was brought forward to help improve consistency in the adoption and enforcement of construction codes through collaborative effort but not take away our independency away but also help with economic development to help even out the playing field.

Moved by Altringer, Seconded by Blackford; the Memorandum of Understanding for the Central Iowa Code Consortium shall be approved.

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

COUNCIL DISCUSSIONS

Mayors Report

Mayor Armstrong advised that due to part of the Council being gone on May 12, 2015 to attend the Washington DC Trip he was changing the meeting to May 13, 2015.

City Attorney Report

No report

City Engineer Report

City Engineer Gade reviewed some upcoming projects and funding.

City Staff Report

No Report

Old Business

a. YMCA Update and Funding Discussion (moved to after closed session)

New Business

Mayor Armstrong reminded everyone that Governors Days will be June 11-13. Council Member Blackford discussed concerns over some areas in town that may need a “no parking here to corner” signs

No report

Recess Open Session

Mayor Armstrong recessed open session at 7:08 pm.

Reconvene Open Session

Mayor Armstrong reconvened open session at 7:25 pm.

Moved by Altringer, Seconded by Blackford that Resolution 04-0414 providing for Closed Session ref 21.5 1 (c) To discuss strategy with counsel in matters that are presently in litigation or where litigation is imminent where its disclosure would be likely to prejudice or disadvantage the position of the governmental body in that litigation; shall be approved.

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

Rise from Closed Session

Moved by Evans, Seconded by Patterson to rise from closed session; shall be approved.

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

Reconvene Open Session

Moved by Evans, Seconded by Blackford to reconvene open session; shall be approved.

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

Open Session – cont.

New Business – cont.

Mayor Armstrong advised there was no action coming out of closed session.

a. YMCA Update and Funding Discussion (moved to after closed session)

City Administrator Brown advised that Gene Gabus was donating 1 million dollars towards to the YMCA and wanted to see if the City would be willing to donate \$500,000. She added that Gabus felt then this project could move along.

Council asked to have this item work shopped at another time.

Adjourn. Moved by Altringer; Seconded by Evans; there being no further business, the meeting shall be adjourned at 8:50 p.m.

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

ATTEST:

Rochelle Williams, City Clerk

Thomas M. Armstrong

DRAFT