

CITY COUNCIL MEETING

Tuesday, July 14, 2015

Grimes City Hall 5:30 P.M.

The regular meeting of the Grimes City Council was called to order by Mayor Tom Armstrong on Tuesday, July 14, 2015 at 5:34 P.M. at the Grimes City Hall. The Pledge of Allegiance was led by Mayor Armstrong.

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

GENERAL AGENDA ITEMS.

APPROVAL OF THE AGENDA

Mayor Armstrong asked for approval of the agenda.

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

Roll Call: Ayes: All. Nays: None. Motion passes: 3 to 0.

Approval of the Consent Agenda

A. Minutes from June 23, 2015 Meeting B. Resolution 07-0115 Approving the Release of Property Owned By All Points Development LC From Development Agreement By the Authority of the City of Grimes, Iowa (Dec 18, 2007) C. Resolution 07-0215 Approving the Release of Property Owned by All Points Development LC from Development Agreement by the Authority of the City of Grimes, Iowa (May 8, 2008) D. Change Order #2 J&K Contracting LLC for the Grimes Hwy 141 Sanitary Sewer Improvements decreasing final quantities -\$5,050 (adjustment of final quantities) E. Pay Request #2 to J&K Contracting LLC for the Hwy 141 Sanitary Sewer Improvements – \$3, 828.50 F. Pay Request #3 J&K Contracting LLC for the Hwy 141 Sanitary Sewer Improvements – retainage to be paid out in 30 days - \$17,108.50 G. Engineer's Statement of Completion to J&K Contracting LLC for the Hwy 141 Sanitary Sewer Improvements H. Excavating and Dirt Services - \$3,750 (strip, stockpile trees and overgrowth, reshape slopes of Bank of drainage ditch) I. Krueger BP #4 Class C Beer Permit with Sunday Sales J. Mid-American for a Refundable Advance for Construction of Underground Electric Service Extension Proposal (electric serve to serve metered street lighting at 2101 SE 19th Street) \$4,868.89 K. Utility Refunds (refunds on balances left on accounts) L. Quote for Booster Station Automatic Transfer Switch from Ziegler for \$13,660 M Change Order #7 to Concrete Technologies for the SE 19th Street Paving Project increasing Contract \$5,331.50 (signage revision and concrete prices) N. Accept Annexation Petition and Direct City Attorney to Start Proceedings. O. Proposal from Northway for Acidizing One of the North Wells – \$13,750 P. Pilot System Rental from Harn (3 month rental and maintenance of reverse osmosis water treatment systems base cost of \$30,000 optional services available for additional fee) Q. 28E Annual Contribution to Bravo Greater Des Moines \$2,500 (support arts, culture and Heritage organizations to provide performances, exhibitions and education programs to residents of Central Iowa) R. Alcohol License for Carryout Native Wine for Casey's General Store #2520 S. Ziegler Annual Maintenance Contract for the Grimes Community Complex - \$3739.56 T Set a Bid Date of August 5, 2015 at 10 am and August 11, 2015 Public Hearing and Award of Contract for Construction of Heritage a Grimes Plat 2 Phase 2 U. Allender Butzke Engineers Inc - \$6,350 (geotechnical exploration at water treatment plant) V. Pay Application #10 ASR Well No. 1 Well Pump and Control Building Improvements to C L Carroll Co. Inc. - \$65,680.25 W. Pay Request #17 to Concrete Technologies for the SE 19th Street Paving Project - \$67,134.08 X. Development Agreement with City of Grimes and Edward Rose Millennial Development LLC Y. AECOM for the NW Transportation Corridor Feasibility Study - \$4,642.14 Z. Claims Report in the amount of \$630,076.22

a. Finance Report for June 2015 b. Block Party request for SE Park Street added: Professional Services Agreement for Crossroads Business Park of Grimes Plat 6 (Destination Drive), Agreement pertaining to the Subdivision Platting and Development of Land in the City of Grimes called Crossroads Business Park II, ASR Well No. 1 Monitoring by Tyco.

Jun-15

	Beg Balance	Receipts	Expenses	Ending Balance
General Fund	1,792,760.43	82,649.64	871,423.90	2,490,123.14
Special Revenue Fund	1,707,355.42	101,071.12	788,718.82	1,056,242.28
Debt Service Capital Improvements	5,097,495.09	10,041.96	2,068,979.93	3,039,457.83
Enterprise Fund	-1,810,105.41	573,976.00	840,000.56	5,336,606.29
Total	6,000,852.12	335,437.93	1,085,230.13	5,349,465.43
	12,788,357.66	1,103,176.65	5,654,353.34	17,271,894.97

Moved by Bickford, Seconded by Patterson; that the Consent Agenda shall be approved. Roll Call: Ayes: All. Nays: None. Motion passes: 3 to 0.

Fire Chief Report

Fire Chief Krohse advised that for the month of June they had 70 runs which is down from 2014 of 91 runs. He added this brings the year to date total to 411 compared to 472 for the same time frame last year. He advised there were no major incidents this past month.

Patrol Report

Deputy Ballinger of the Polk County Sheriff’s Department was present to update the Council. He advised that for the month they had received 452 calls for service with 182 traffic stops for a total of 634. He added that of those 6 arrests were made. He stated that starting July 1 they would have two officers on duty for over nights. He added that Governors Days went really well.

PUBLIC AGENDA ITEMS

1. Heritage at Grimes Plat 3 - Preliminary Plat

Bill Jackson of Bishop Engineering, 3501 104th Street, Urbandale, Iowa addressed the Council. Jackson advised this 24 acre plat would contain 76 single family lots with a width between 70 to 75 feet. He stated that the parkland dedication would be part of the PUD development. Jackson advised that the storm water detention was being taken care of through the 2 to 3 acre lake that is south of this plat. Jackson advised that due to having the school and a park along this street that geometry is used when developing these streets which have been supported in being effective in reducing speeds. He added that speed limits signs have been shown to be less effective. City Engineer Mitch Holtz stated that dirt work was being started on the site. He added that Planning and Zoning was in agreement with using the street radius to aide in speed control along these streets. Holtz added that they had concerns but were in general agreement with the data that was supplied with regards to the traffic calming. Council Member Patterson said that Planning and Zoning had a really good discussion regarding this street design and he supported it.

Council Member Evans arrives at 5:43 pm.

Moved by Bickford, Seconded by Altringer; Heritage at Grimes Plat 3 – Preliminary Plat shall be approved.

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

2. Chevalia Valley Plat 2 - Preliminary Plat

Greg Judas of the Willmington Group, 8797 NW 54th Avenue #300, Johnston addressed the Council He stated that it had been recommended in the Fox Engineering letter to increase the centerline radius to 100 feet and set the speed limit at 20 miles per hour. Judas explained that due to the small area being developed they would like to keep the 60 foot radius and post the speed limit at 15 mph for that section to stay in compliance. Engineer Holtz did not have any issues with the 60 foot radius as long as the speed limits were posted at 15 mph. Council Member Evans asked about parking within the development. Holtz advised this would be addressed during the Final plat. Holtz also advised that EMS didn't have an issue with the design of the streets. The Council asked if the speed limit of 15 mph would be hard to enforce. Judas stated that since this is such a small development it would be hard to get speeds up before needing to stop at James Street so did not feel it would be an issue. Dave Sigler, the Public Works Administrator stated he had didn't have an issue with snow removal.

Moved by Patterson, Seconded by Bickford; Chevalia Valley Plat 2 Preliminary Plat shall be approved subject to Fox Engineering letter of June 29, 2015.

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

3. Destination Ridge Plat 4 - Final Plat

Erin Ollendike of Civil Design Advantage, 3405 SE Crossroads, Grimes addressed the Council on behalf of Edward Rose. Ollendike stated this was a request for the Final Plat for apartment homes located on the NE corner of SE 11th Street and SE Destination Drive. Ollendike stated this plat contains two lots, one for the apartment homes and the other for one-half of the SE 11th Street right-of-way. City Administrator Brown stated that since the parkland has already been dedicated by easement to the City it cannot count as a credit against the parkland requirement. The remaining amount should $3.1 \text{ acres} \times \$30,000 = \$93,000 - \$67,757 \text{ (credit for the trail)} = \$25,243 \text{ (remaining balance)}$ Brown clarified that when looking back through the records it was noted that trail land at been deeded over to the City previously by Knapp so Edward Rose would not get credit for the trail. The balance of $\$25,243 \times 384 \text{ units} = \65.74 per unit . Brown advised that they would work with them to allow those payments to be paid at the time each building permit is issued.

Moved by Patterson, Seconded by Evans; that Destination Ridge Plat 4 – Final Plat shall be approved subject to the park land fee requirement as indicated in the above paragraph.

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

4. Autumn Park Plat 6 - Final Plat

Dean Roghair of Civil Design Advantage, 3405 SE Crossroads, Grimes and Scott Temple of Grimes Lots LLC advised that Plat 6 consists of 34 single family lots on 13.9 acres. Roghair stated there were no changes from the preliminary plat. Mitch Holtz advised there were not any issues with this plat.

Moved by Evans, Seconded by Bickford; Autumn Park Plat – Final Plat shall be approved subject to Fox Engineering letter dated July 2, 2015.

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

5. Eagle Signs - Site Plan

Shane Devick of Civil Engineering Consultants, 2400 86th Street #12, Des Moines addressed the Council. Devick stated that the driveway access off of SE 37th Street would be shared with the lot to the west. He added that there would be fencing around the storage area. Holtz stated that this fencing needed to be chain link fencing with panels. Rob Stensland of Modern Design, 202 Main Street, Janesville, Iowa reviewed the building materials for the building which consisted of metal wall panels and cast stone. Devick stated that Fox Engineering was requesting that the area up to the storage building be paved and they were in agreement with this. He added that no further screening was necessary.

Moved by Bickford, Seconded by Patterson; the Eagle Signs revised site plan shall be approved subject to Fox Engineering letter dated July 2, 2015 and that the fencing shall be chain link fence with slats and the storage area shall be paved.

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

6. Crossroads Business Park Plat 5, Lots 1-3 - Site Plan

Ryan Hardisty; Civil Design Advantage, 3405 SE Crossroads, Grimes was present to address the Council. Hardisty stated this building would be in the Crossroads Business Park. He stated that this would be a cold storage building and some office space. Hardisty reviewed the building materials to be used which included steel panels. He stated the building had roll up doors. He added that this site would not be fenced. City Engineer Holtz stated that due to the location and the zoning of this area screening and landscaping would not be required since they are not in the Hwy 141 overlay. He added that Planning and Zoning discussed if there was a need for screening at length and felt it did not need screening. Holtz added that the site was 600 ft from the mobile home park. Holtz stated that the only lighting would be wall packs.

Moved by Patterson, Seconded by Evans; the Crossroads Business Park Plat 5, Lots 1-3 Site Plan shall be approved subject to Fox Engineering letter dated June 26, 2015 and that landscaping would not be required on the west side of the building.

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

7. Crossroads Business Park Plat 5, Lot 7 - Site Plan

Ryan Hardisty of Civil Design Advantage, 3405 SE Crossroads, Grimes stated that this site plan would be very similar to the previously discussed site but would be used for RV storage. Hardisty stated that a wood fence would be used around the storage area. City Engineer Holtz stated that he had did not have an issue with fence due to it being used in such a small area.

Moved by Bickford, Seconded by Evans; the Crossroads Business Park Plat 5, Lot 7 Site Plan shall be approved subject to Fox Engineering letter dated June 29, 2015.

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

8. Bomgaars - Site Plan

Isaac Birocci of Olsson Associates, 7175 Vista Drive, West Des Moines, Iowa was present to address the Council. He stated that this project would be located on the NW side of SE 1th Street and SE Destination Drive. Birocci stated that the building would be 57,000 sq ft on 7 acres. He added that Bomgaars is a tractor supply, farm good, home goods and apparel store. Gary Neilsen of Neilson Mayne Architecture out of Omaha, Nebraska provided a review of the building materials on this building. He stated it would be a steel structure with precast arch panels. City Engineer Holtz that they had agreed on providing 176 parking stalls for this business. Holtz also reviewed the screening that would be on the north and east sides of the project leaving the south side open for a garden supply area.

Moved by Patterson, Seconded by Evans; the Bomgaars Site Plan shall be approved subject to the Fox Engineering letter dated June 30, 2015 and the parking calculation as stated of 1 stall per 400 sq ft shall be approved as well.

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

PUBLIC FORUM

Kristi Cole of 704 SE 2nd Street, Grimes Iowa addressed the Council regarding erosion issue on the back of her property due to the creek. Mayor Armstrong advised that city staff would work with her to address the issue.

COUNCIL ACTIONS

B. Third Reading of Ordinance #646 Amending the Grimes Code of Ordinances Chapter 108.06 to provide for the decrease in the charge for the collection of recyclable materials from \$2.65 to \$2.59 effective July 1, 2015.

Moved by Patterson, Seconded by Evans; the Third Reading of Ordinance #646 shall be approved.

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

Moved by Patterson, Seconded by Evans; Ordinance #646 shall receive Final Passage.

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

COUNCIL DISCUSSIONS

Mayors Report

Mayor Armstrong advised that he had met with the Tree Board for their kick-off meeting and they would be holding their second meeting this Wednesday. He added that there would possibly be an opening on the tree board as there is one member who we have not been able to get in contact with. Mayor Armstrong also advised that Governor Branstad would be in Grimes on Friday to make a special announcement regarding Home Base Iowa.

City Attorney Report

No Report

City Engineer Report

City Engineer Holtz stated that Bishop Engineering has put together some plans to make Beaverbrooke Blvd go from Hwy 141 to North James Street. He added that Mr. Gabus wanted to do more of the infrastructure right away so the City is going to bid out the culvert project right away and then bid the paving shortly after.

City Staff Report

City Administrator Brown stated that we are still looking for census workers. She stated that we have been asked by the census bureau to have 60 applications on file before they come to test. Brown also introduced Cheryl Heid as the new library director for Grimes. The Council welcomed her to the City.

Old Business
none

New Business
none

Adjourn. Moved by Altringer; Seconded by Bickford; there being no further business, the meeting shall be adjourned at 6:35 p.m.

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

ATTEST:

Rochelle Williams, City Clerk

Thomas M. Armstrong, Mayor

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