

CITY COUNCIL MEETING

Tuesday, September 8, 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, September 8, 2015 at 5:30 P.M. at the Grimes City Hall. The Pledge of Allegiance was led by Mayor Armstrong.

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

GENERAL AGENDA ITEMS.

APPROVAL OF THE AGENDA

Mayor Armstrong asked for approval of the agenda.

Moved by Patterson, Seconded by Evans; the Agenda with the addition of Item P; shall be approved.

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

Approval of the Consent Agenda

A. Minutes from August 25, 2015 meeting B. Logan Contractors \$2,574 for rental equipment for street and intakes repairs (2 weeks) C. Award to F.G.M. Architects \$8,000 (needs analysis of current fire station in Grimes)D. Contract with FRUSA and the City of Grimes for Services to Collect EMS Billing E. Work Change Directive #4 CL Carrol Co. Inc. for Pipe Repair WCD #4 - \$13,358.55 and request for extension to Oct 1 2015 completion F. Jetco Inc. PLC Processor Controls Lime Process - \$4,827.20 G. Logan Contractor - \$3,275.13 for crack sealing and supplies H. Request for Reduction in Sewer Cost on Water Bill due to leak in the amount of \$57.02 I. McKinney Excavating – water main repair at NW Brookside Drive - \$3,620 J. Grimes Lots LLC for Autumn Park Plat 6 reimbursement for boulevard paving in Autumn Park Plat 6 \$48,494. K. Request for New Construction Incentive for Shade Tree Auto L. Resolution #09-0115 2015 Fiscal Year Street Finance Report M. Change Order No. 10 to CL Carroll Co., Inc. for the ASR Well No. 1 Well Pump and Control Building Improvements - \$19,658.55 (install new 8 inch ductile iron pipe, maintenance to existing pipe, provide and install 4” of insulation on generator exhaust and muffler)N. Pay Request #12 to C.L. Carroll Co. Inc for the ASR Well #1 Well Pump & Control Building Improvements - \$9,356.85 O. Finance Report for August 2015 P. Claims date September 8, 2015 \$373,967.62. P. Request to accept offer for sale of 2000 F-550 Mini Pumper to Pine Hill Fire Company for \$58,000.

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

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

	Beg Balance	Receipts	Expenses	Ending Balance
General Fund	2,014,533.20	146,639.43	582,128.42	1,579,044.21
Special Revenue Fund	1,078,220.40	114,854.04	72,102.61	1,120,971.83
Debt Service Capital Improvements	2,947,818.66	0.03	0.00	2,947,818.69
Enterprise Fund	5,920,344.78	5,150.00	120,775.51	5,804,719.27
Total	5,537,998.21	451,857.35	323,736.26	5,666,119.30
	17,498,915.24	718,500.85	1,098,742.80	17,118,673.29

Fire Chief Report

Chief Krohse was present to update the Council. He advised that year-to-date calls are 602 with 78 calls for the month of August. He added they are currently 26 calls lower than last year. Chief advised they had not had any significant reports for the month

Patrol Report

Deputy Ballenger from the Polk County Sheriff's Department was present to update the Council. He advised that the last month they have had 437 calls for service and 174 traffic stops for a total of 611 contacts. He added that of these there were 29 accidents, 46 assists, 52 building checks, 20 follow up calls, 24 parking tickets, 25 stalled vehicles and 23 stops for suspicious activity. Deputy Ballenger advised that they were working on some additional signage in Grimes and had assisted the high school by manually controlling the traffic light to aide in getting traffic moved through the area after the last home football game.

PUBLIC AGENDA ITEMS

A. Public Hearing on a Request for Rezone for Chevalia Pointe currently Zoned C-1 Commercial District to Planned Unit Development with an underlying zoning of R2-60

Mayor Armstrong opened the Public Hearing at 5:40 pm. Ryan Hardesty of Civil Design Advantage, 3405 SE Crossroads, Grimes addressed the Council. Hardesty stated that the property has 4.23 acres and is currently zone C-1 Commercial and the developer would like to rezone it to a PUD with an underlying zoning of R2-60 for thirteen single family homes. He advised that the property is located at the intersection of NE 27th Street and N James Street and is landlocked. Hardesty stated the developer is asking for a 25 foot front yard setback with a 50 foot right of way and allowance for a street centerline radius of 100 feet on this cul-de-sac. There being no further oral or written comments the Hearing was closed at 5:44 pm.

B. Ordinance 648 First Reading to Rezone Chevalia Pointe currently Zone C-1 Commercial District to Planned Unit Development with an underlying zoning of R2-60.

City Engineer Gade provided a history of the property and stated that in the end this property was better suited to residential. Gade advised they are asking that this area be changed to residential in the land use plan. He added that in order to make this residential development work they are requesting a PUD on the property which would allow for normal residential lot depth of 120-125 foot deep. Gade stated that in order to do this they are requesting to change the normal right-of-way width from a standard 60 ft down to a 50 ft width. Gade stated that we have allowed this in other developments such as Meadowlark South and portions of the Heritage Developments. Gade added that discussions had been held about not putting the road down the center and allowing just sidewalks on one side creating more greenway. Council Member Evans asked for a review of the developments in the area. Council Member Evans asked if the only reason a PUD was being proposed in this area was to allow for the lot depths. Hardesty advised this was correct. Council Member Evans stated that the original intent of PUDs was to create a planned unit community with different types of housing and amenities. She stated was concerned about getting away from the original intent and just using this to put bigger houses on smaller pieces of property. Council Member Evans said she did understand this developer's concern but did not like seeing this trend continue as we go forward. Council Member Patterson stated that Planning and Zoning had looked at lot 11 in this development and this lot would create some challenges on the placement of a home. Council Member Patterson stated that a trail would go along James Street

and NE 27th Street. Council Member Patterson stated that Planning and Zoning had discussed having the side walk on one side with a trail outlet going between lots 9 and 10. Hardesty stated they did also have a plan to have the sidewalk on both sides of the street making it more conventional and believe they can make it work. Council Member Blackford stated that he agreed with the concerns voiced by Council Member Evans in regards to PUD's being done to build more houses on smaller lots. Council Member Patterson added that he would like this development to have sidewalks on both sides of the street and a trail connection at the back of the cul-de-sac which the other Council Members concurred.

Moved by Patterson, Seconded by Evans; the First Reading of Ordinance 648 providing for the rezone of Chevalia Pointe currently Zone C-1 Commercial District to Planned Unit Development with an underlying zoning of R2-60 shall be approved with the condition that the sidewalk be placed on both sides of the road and there shall be a trail connecting to N James Street.
Roll Call: Ayes: All. Nays: None. Motion passes: 3 to 0.

C. Heritage Plat 1

Larry Hyler of Bishop Engineering, 3501 104th Street, Urbandale was present to address the Council. He stated that they were here on behalf of Heritage Plat1 Final Plat. Hyler stated they have addressed all City comments and have made those changes. John Gade asked that this plat be approved subject to the Fox Engineering letter dated August 14, 2015 which would include legal reviews being approved. Moved by Blackford, Seconded by Evans; Heritage Plat 1 Final Plat shall be approved subject to Fox Engineering letter dated August 14, 2015.

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

Mayor Armstrong stated to the Council this was one of several plats we would be seeing over the next couple of years.

D. Pepperwood Glen Site Plan

Kelli MacGyer of Redwood, 23775 Commerce Park Suite 7, Beachwood, Ohio 44122. She stated this was part of the Kennybrook subdivision and would contain 126 units designed for empty nesters and young urban professionals. Ryan Hardesty from Civil Design Advantage, 3405 SE Crossroads, Grimes addressed the Council. Hardesty reviewed the site plan and advised that these are private streets with no on-street parking. He added that each unit contains a two car garage with a 25' wide driveway with some additional parking scattered along the site. City Engineer Gade stated they have talked about building this in phases but they would need to meet fire code as they develop. Gade also stated that he had addressed some ADA sidewalk concerns on the site plan. MacGyer advised that the lighting in this area is on photocells so the lighting is automatic. Gade also advised there is no on-street parking other than some designated parking areas. Gade also advised that each unit will have their own address.

Moved by Patterson, Seconded by Evans; the Pepperwood Glen Site Plan shall be approved subject to August 26, 2015 Fox Engineering letter.

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

PUBLIC FORUM

No one addressed the Council

COUNCIL ACTIONS

COUNCIL DISCUSSIONS

Mayors Report

No Report

City Attorney Report

No Report

City Engineer Report

No Report

City Staff Report

No Report

Old Business

None

New Business

none

Adjourn.

Moved by Blackford; Seconded by Evans; there being no further business, the meeting shall be adjourned at 6:05 p.m.

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

ATTEST:

Rochelle Williams, City Clerk

Thomas M. Armstrong, Mayor