

CITY COUNCIL MEETING

Tuesday, May 24, 2016

Grimes City Hall 5:30 P.M.

The regular meeting of the Grimes City Council was called to order by Mayor Pro Tem Altringer on Tuesday, May 24, 2016 at 5:30 P.M. at the Grimes City Hall. The Pledge of Allegiance was led by Mayor Pro Tem Altringer

Roll Call: Present: Altringer, Bickford, Hamp, Johansen, Blackford

GENERAL AGENDA ITEMS.

Approval of the Agenda

Mayor Pro Tem Altringer asked for approval of the agenda.

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

Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

Approval of the Consent Agenda

A.Minutes from previous meeting Integrated Print \$3,196.54 (programs booklets for Parks and Rec Programs C.AECOM \$19,360.92 (NW Transportation corridor Feasibility Study) D.Grimes Chamber and Economic Development Class B Beer License for Governors Days E.Harn R/O \$377,265 (Phase I Water System Improvements Emergency Supplemental Supply Reverse Osmosis System) F.Flooring America \$13,179.01 (carpet for former YMCA area at GCC) G.Request for cul-de-sac closure for graduation party NE Ashwood Court May 28, 2016 H. Constructed Wetland Group Professional Service Agreement (Reed beds at plant) I. Hawkins Inc. - \$2,852 (water treatment plant) J. Bound Tree Medical – Lifepak for Fire Department \$5,999.99 K.Request for Street Closure for Block Party Chevalia Court L. The University of Iowa \$19,032 (Groundwater Modeling of the Jordan Aquifer) M.Refund for Overcharge on Building Permit \$200 (Genuine Homes) N. Vacation of Trail Easement in Chevalia Valley Plat 1 O.JBTT Site Plan Storm Water Management Facility Maintenance covenant and Permanent Easement Agreement (Chevalia Pointe Plat 1) P. Finance Report for April 2016 Q.Request for street closure for block party on NW 3rd Court June 11, 2016 R.Resolution 06-2814 Expenditures for Public Purpose \$1,903.21 S.Claims Dated May 24, 2016 in the amount of \$986,226.95

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

Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

Apr-16

	Beg Balance	Receipts	Expenses	Ending Balance
General Fund	2,445,067.22	2,611,861.60	489,689.70	4,567,239.12
Special Revenue Fund	2,553,996.32	863,639.22	2,093,170.96	1,324,464.58
Debt Service Capital Improvements	3,287,752.79	1,979,042.86	4,883.00	5,261,912.65
Enterprise Fund	3,679,436.57	441,985.88	319,098.32	3,802,324.13
Total	6,300,421.30	1,334,428.91	1,478,548.79	6,156,301.42
	18,266,674.20	7,230,958.47	4,385,390.77	21,112,241.90

US Water Report

Andy Wood of US Water and Grimes Water and Wastewater was present to update the Council. He advised that the new reverse osmosis system is almost completely installed and should be online the week of June 6th. Wood provided updates on the wastewater plant operation and maintenance along with the distribution and collection system operations. City Administrator Brown asked Wood if the addition of the new locate company was helping them. Wood stated that it had freed up one person to do other things that are needed so it has been good.

Mayor Armstrong arrives at 5:35 pm and assumes the gavel.

PUBLIC AGENDA

A. Gateway Industrial Park Plat 1 – Lot 1

Jason Conway of the OPUS Group, Minnetonka, Minnesota was present to address the Council regarding the site plan. He reminded everyone that Owens Minor had a ribbon cutting today which is in another OPUS building that has been recently built in Grimes. He stated that this business would employ 150 people. He spoke to the two buildings being considered tonight and stated that Lot 1 building would contain more office space than warehouse and Lot 2 building would be more warehouse than office space. Jason reviewed some enhancements that had been made to the building at the request of the Council from the previous meeting. He stated these included added vegetation, parapets and bump outs at different locations of the building. Council asked for some additional clarification on the building features. Council thanked OPUS for working with staff on enhancements to the building that met the requirements for the Hwy 141 Corridor as defined in Grimes Code of Ordinances.

Moved by Johansen, seconded by Hamp; the Gateway Industrial Park Plat 1 – Lot 1 shall be approved subject to Fox Engineering letter dated April 29, 2016.

Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

B. Gateway Industrial Park Plat 1 – Lot 2

Jason Conway of the OPUS Group, Minnetonka, Minnesota presented updated plans for Lot 2. He reminded the Council this building would be higher percentage warehouse space than office and this building was in the transportation overlay district in Grimes. Conway presented the changes that had been made to the building exterior at the request of the Council from the previous meeting. He added that some of these enhancements included vegetation and additional glass. Mayor Armstrong asked for clarification of the drawings if the colored areas contained bump outs like those in Lot 1. Conway stated he did not have that information. Council Member Johansen stated he had the same question but did want to thank them for adhering to the 40 linear feet of glass as requested previously by Council. City Engineer Holtz stated that he had not had time to view this new rendering to confirm the total amount of linear glass but understood the Council had agreed to allow glass higher on the building and not eye level due to the building being a warehouse. Mayor Armstrong confirmed this had been approved by Council at the previous meeting. Council Member Johansen stated he was willing to approve the site plan subject to bump outs on each end of the building. Conway advised that he could not approve having those be bump outs at this time. He added that bump outs come at an additional cost and that they are warehouse buildings and the market will only bear a certain rent as opposed to office buildings whose rent is substantially higher. Conway stated this building was very similar to the R&R warehouse building that was also in the transportation overlay district. Council Member Hamp stated that he understood the difference between the two buildings and that they were in different

building code districts and moved to approve the building as presented subject to Fox Engineering letter dated April 29, 2016, Seconded by Bickford.

Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

C. Governors Days Requests

Brian Buethe of Grimes Chamber and Economic Development was present to request assistance from the City of Grimes for the Governors Days celebration which will be held June 9-11. He thanked major contributors: Toyota, Heritage of Grimes, Fox Engineering and Rainbow Play Systems along with Athletico Physical Therapy who will be sponsoring the 5K Run and MS Moments who will sponsor the bags tournament. Buethe reviewed some of the activities that would be held during the celebration. Buethe advised they had also applied for an alcohol license during the event. He also asked for financial assistance in the amount of \$10,000 to go towards to purchase of fireworks on July 4th. Buethe advised that for further information you can go to the City's webpage for direct link to all the activities. Buethe thanked the City for their support over the years to an event that just gets better and better. He added that he wanted to add a word of thanks to Vickie Lilly and Marie Hutcheson for all their work on this celebration.

Moved by Johansen, Seconded by Altringer; the Governors Days request shall be approved as presented.

Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

D. Governors District Alliance Band and Car Show Approval Request on SE Main Street (include approval for 5 day outdoor alcohol license for Stevie C's, Mustang Grill, and Rehab Bar & Grill)

Brian Buethe of Grimes Chamber and Economic Development represented the Governors District Alliance with a request for a band on June 9th and a car show on June 12th. Buethe advised that the businesses: Mustang Grill, Rehab Bar and Grill and Steve C's are working together to plan, organize and supervise these events. He added that each of this business had applied for an outdoor license for this event. Buethe advised they would be asking for the street to be closed in the Governors Days District during these times and would ask for assistance from the City. The Council discussed having some additional security during these times.

Moved by Johansen, Seconded by Bickford; that the band and car show along with the alcohol licenses for outdoors to Mustang Grill, Rehab Bar and Grill and Steve C's shall be approved.

Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

PUBLIC FORUM

No one addressed the Council

COUNCIL ACTIONS

A. Ordinance #655 Second Reading An Ordinance Amending the Grimes Official Zoning Map, Pursuant to the Code of Ordinance Section 165.05 By Changing the Zoning of 3.85 acres currently zoned Planned Unit Development (PUD) Single Family to PUD-Planned Unit Development Multi Family Medium Density known as Heritage At Grimes

Moved by Johansen, Seconded by Bickford; the Second Reading of Ordinance #655 changing the zoning from PUD Single Family to PUD Multi Family Medium Density shall be approved.

Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

Moved by Altringer, Seconded by Blackford; Third reading of Ordinance #655 shall be waived.
Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

Moved by Altringer, Seconded by Blackford; Ordinance #655 shall now pass.
Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

B. Approval of Appeal of FEMA's Preliminary Flood Insurance Rate Maps for the City of Grimes and Polk County

City Engineer Mitch Holtz reviewed the documentation that would be provided back to FEMA to support not changing the flood zone maps. Holtz stated that it could be next spring before they hear back from FEMA.

Moved by Johansen, Seconded by Altringer; the appeal to FEMA's Preliminary Flood Insurance rate maps for the City of Grimes and Polk County prepared by Fox Engineering shall be approved.

Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

COUNCIL DISCUSSIONS

Mayors Report

Mayor Armstrong stated that he had attended on behalf of the MPO a Transportation Leadership Academy in Indianapolis. He stated the next one would be in Boston. Mayor Armstrong stated it was very enlightening and gave him new insights into traffic flows.

Mayor Armstrong made the following appointment: Amy Montford to the Board of Adjustment to fill an unexpired term until January 2020.

Moved by Altringer, Seconded by Blackford, this appointment shall be approved.

Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

City Attorney Report
No Report

City Engineer Report

City Engineer Holtz stated that the box culvert construction in Heritage is moving along well and should be finished by the end of June.

City Staff Report

City Administrator Brown reminded everyone of the Legion and Boy Scout Memorial Day Ceremony at 10:00 am on Monday followed by a reception at the Grimes Community Complex.

Old Business

New Business

Adjourn Moved by Hamp; Seconded by Altringer; there being no further business, the meeting shall be adjourned at 6:53 p.m.

Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

ATTEST:

Rochelle Williams, City Clerk

Thomas M. Armstrong, Mayor

DRAFT