CITY COUNCIL MEETING
Tuesday, June 11 2019
Grimes City Hall 5:30 P.M.

The regular meeting of the Grimes City Council was called to order on Tuesday, June 11, 2019 at 5:30 P.M. at the Grimes City Hall. Council Member Johansen chaired the meeting. The Pledge of Allegiance was led by Council Member Johansen
Roll Call: Present: Gisch, Hamp, Johansen Absent: Altringer, Berger

AGENDA ITEMS.
Approval of the Agenda
Council Member Johansen asked for approval of the agenda.
Moved by Hamp, Seconded by Gisch; the agenda with the addition of the fire department and patrol report; shall be approved.
Roll Call: Ayes: All. Nays: None. Motion passes: 3 to 0.

CONSENT AGENDA
A. Minutes from previous meeting B. Iowa Cigarette and Tobacco Permits Renewals 2019-2020 C. Pay Request #2 to Cahoy Pump Services for the ASR Modifications $123,823 D. Municipal Supply Inc – meters $24,620.82 E. Resolution 06-0119 Resolution Approving Personnel Transactions F. Louie's Flooring $7,285 (flooring at Public Works building) G. Set a Public Hearing on Ordinance 728 Amending the Grimes Code of Ordinances Chapters 135 and 140 Regarding Permits for Right of Way Work for June 25, 2019 H. Pay Application #3 to Concrete Technologies, Inc for the SE 37^{th} Street at Hwy 141 Improvements $244,941.64 I. Resolution 06-0219 Setting a Date of Public Hearing to Consider Amending Provisions of the Zoning Ordinance of the City of Grimes, Iowa Regarding Board of Adjustments for July 9, 2019 J. Pay Request #3 to All Terrain Seeding for the Little Beaver & Prairie Creek Improvements $41,331.04 K. Big Dog Storage – Storm Water Management Facility Maintenance Covenant and Permanent Easement Agreement L. Resolution 06-0419 Setting Time and Place for Public Hearing on Proposed Rezoning of Certain Property Generally Located West of Highway 141 and North of Beaverbrook Blvd from A-1 Agricultural District to R-1 Single Family Dwelling District and R-3 Medium Density Family District for July 9, 2019 M. Pay Request #1 to CB& I for the Elevated Storage Tank $123,146.60 N. Resolution 06-0519 Approving Lieutenant and Captain Promotions & Pay Rate O. Pay Request #3 to Grosch Irrigation Company for the New Jordan Well $375,271.85 P. Change Order #1 Progressive Structures for the 16 inch RAW Water Main $3,211.63 deduction Q. Approval of Martens & Company Contract for Auditing Services not to exceed $17,000 R. Resolution 06-0619 Amending the City of Grimes Purchasing Policy to Include Language that Prohibits the Use of Debit Cards S. Central Pump & Motor Co. $6,844.48 T. Grimes Chamber and Economic Development Contribution and Reimbursement $36,423.32 U. Resolution 06-0719 Personnel Transactions for rate of pay V. Resolution 06-0819 Approving and Adopting the Grimes Employee Classification and Compensation Plan, Phase I W. Training Contract Between the City of Grimes and DMACC Emerging Leaders Series X. Resolution 06-0919 Authorizing Payment of Moving Expenses Pursuant to City Administrator Employment Contract Y. Request for Block Party NW 3^{rd} Court Z. Claims Report $4,404,209.51 AA. Finance Report
Moved by Hamp, Seconded by Gisch; the Consent Agenda; shall be approved.
Roll Call: Ayes: All. Nays: None. Motion passes: 3 to 0.

Johnston/Grimes Metropolitan Fire Department Lieutenant and Captain Promotions
Council Member Johansen gave the oath of office to each fire fighter receiving a promotion: Captain Promotion: Sean McAndrew, Matt Price, Tristan Johnson, and Lieutenant Promotions: Ty Wheeler, Joel Decker, Ryan Redmond.

Fire Department Report

Chief Clark advised there were 244 calls for service across all district. He broke down the calls by station: Station 37-69 calls, Station 38 – Grimes 37, Johnston -52, Station 39 – 94 calls. Chief Clark advised a home in Grimes had been struck by lighting and had sustained extensive damage.

Patrol Report
Chief Krum from the Polk County Sheriff's Department addressed the Council. Chief Krum stated there were 997 calls for service with the majority of these calls being building checks and traffic stops. He added they had 100 citations with the majority of these being proof of insurance, 173 improper lighting, 25 arrests with these being controlled substance and driving under a suspended license. Chief Krum stated that everything went well with Governors Days and his officers really enjoyed the event.

PUBLIC FORUM

Lynn Campbell of 316 NE Harvey Street, Grimes Iowa addressed the Council regarding some drainage issues at her residence. Campbell added that she works for ISU in their outreach efforts and she would like to work with the City in the future.

PUBLIC AGENDA

A. Crossroad Business Plat 7 – Final Plat
Development Services Director Alex Pfaltzgraff stated this plat had been approved a year ago by Planning and Zoning and did not proceed to Council. The approval has expired so a new application was required to proceed. Pfaltzgraff stated this is a re-plat of Crossroads Business Park of Grimes Plat 4 and is located at the intersection of SE 33rd and Destination Drive. He added these would be lots for industrial and commercial development and is a re-plat incorporate some of the new floodplain features that were adopted back in February of 2019. Pfaltzgraff stated this plat had been approved by Planning and Zoning and staff and he had no further comments.
Moved by Hamp, Seconded by Gisch, Crossroad Business Plat 7 Final Plat subject to FOX Engineering letter dated May 20, 2019; shall be approved.
Roll Call: Ayes: All. Nays: None. Motion passes: 3 to 0.

B. Destination Ridge Plat 6 – Preliminary Plat
Paul Clausen of Civil Engineering Consultants, Inc addressed the Council on behalf of the applicant. He stated that Destination Ridge Plat 6 consists of 34.77 acres including Lot 1 and Lot 2 and an Outlot Z which would be serviced by a private street. Development Services Director Pfaltzgraff advised this plat is located north of SE 11th Street and east of Hwy 141 and west of SE Destination Drive. He added they have been in discussions with a possible user for lot 2. Pfaltzgraff advised that Planning and Zoning along with staff recommend approval of this preliminary plat.
Moved by Hamp: Destination Ridge Plat 6 Preliminary Plat subject to FOX Engineering letter date May 29, 2019. Council Member Gisch asked if there would be an issue with access for Outlot Z or would that be addressed at another time. Pfaltzgraff stated at some point Knapp will consider some conceptual planning for this lot. Pfaltzgraff stated he did not have any concerns as Destination and SE 11th are well built roads. He reviewed with the Council the traffic flows in the area. Gisch made a Second to the motion.
Roll Call: Ayes: All. Nays: None. Motion passes: 3 to 0.

C. Kennybrook Memory Care – Site Plan
Jordan Anderson, 2114 West Sheridan Street Olathe Kansas who is a representative for Scenic Development in Overland Park Kansas address the Council Anderson stated they are the managing partner of CCRC which is Kennybrook Village in Grimes. Anderson stated this unit would be a great addition to Grimes campus. He added in the past they had not been able to provide for residents who were in needed memory care. Nicole Neal of Civil Design Advantage, 3405 SE Crossroads Drive, Suite G, Grimes addressed the Council in regards to the project. She stated the project is located at 230 SW Brookside Drive. She stated the total size of property is

10.85 acres. Neal stated the existing Kennybrook Village is 64,000 square foot. She stated the addition would be a 16 room facility on the north side of existing building and a future phase would be 12 rooms on the south side. Neal stated they already have access to the addition but would be adding 12 parking stalls and would adding internal sidewalks to connect to the existing sidewalk and the right of way. She added they had no objection to staff comments. Development Services Director Pfaltzgraff reviewed the comments made by Neal and added this building meets or exceeds the Hwy 44 overlay corridor requirements. He added that Planning and Zoning Board recommended approval along with staff. Council Member Johansen stated he noticed the fire department had a few questions regarding the site and he wondered if those had been remedied. Pfaltzgraff stated they were still working through those issues but will be addressed. Council Member Gisch stated he welcomed the addition.
Moved by Hamp, Seconded by Gisch; the Kennybrook Memory Care Site Plan subject to FOX Engineering letter dated May 28, 2019; shall be approved. Council Member Johansen echoed those comments and stated the Kennybrook Village has been a really good partner in the community and there are many family connections with the community.
Roll Call: Ayes: All. Nays: None. Motion passes: 3 to 0.

D. Resolution 06-0319 Authorizing and Approving a Certain Loan Agreement, Providing for the Issuance of $4,645,000 General Obligation Corporate Purpose Bonds, Series 2019A and Providing for the Levy of Taxes to Pay the Same
Moved by Gisch, Seconded by Hamp; Resolution 06-0319 authorizing and approving a certain loan agreement, providing for the issuance of $4,645,00 General Obligation Corporate Purpose Bonds, Series 2019A and providing for the levy of taxes to pay the same; shall be approved.
Roll Call: Ayes: All. Nays: None. Motion passes: 3 to 0.

E. Resolution 06-0819 Authorizing and Approving a Loan Agreement Providing for the Issuance of a $3,400,000 Taxable General Obligation Corporate Purpose Note, Series 2019B
Moved by Gisch, Seconded by Hamp; Resolution 06-0819 authorizing and approving a loan agreement providing for the issuance of a $3,400,000 taxable general obligation corporate purpose note, series 2019B; shall be approved.
Roll Call: Ayes: All. Nays: None. Motion passes: 3 to 0.

G. Professional Consultant Services with Lee Chamberlin Consultant Engineers for the 2020 City of Grimes Drainage Improvements SE 2nd Street and SE Trailridge Road RCB, SE 3rd Street and SE Little Beaver Street RCB, and SE Trailridge Road Storm Sewer Improvements
Public Works Director Weston Wunder stated that this project would be replacing two culverts and some intakes to help prepare for some street improvements early in the following fiscal year.
Moved by Hamp, Seconded by Gisch the professional consultant services with Lee Chamberlin Consultant Engineers for the 2020 City of Grimes Drainage Improvements; shall be approved.
Roll Call: Ayes: All. Nays: None. Motion passes: 3 to 0.

H. Third Reading of Ordinance 727 to Amend the Grimes Code of Ordinance Chapter 108.06 to Provide for the Increase in the Charge for the Collection of Recyclable Materials from $2.68 to $3.43 effective July 1, 2019
Moved by Hamp, Seconded by Gisch; the Third Reading of Ordinance 727 to amend the Grimes Code of Ordinance Chapter 108.06 to provide for the increase in the charge for the collection of recyclable materials from $2.68 to $3.43 effective July 1, 2019; shall be approved.
Roll Call: Ayes: All. Nays: None. Motion passes: 3 to 0.

Moved by Hamp, Seconded by Gisch; Ordinance 727 shall receive final passage.
Roll Call: Ayes: All. Nays: None. Motion passes: 3 to 0.

COUNCIL ACTIONS

A. Discussion and Guidance Relative to the Local Option Sales and Services Tax (LOSST) Referendum Scheduled for Tuesday, August 6, 2019

City Administrator Anderson stated that during the workshop held earlier the Council discussed LOSST. Anderson stated that information regarding LOSST would be on the City's website along with the newsletter for July. Anderson stated that the Council agreed that for tax reduction portion of LOSST they would be willing to cut the tax levy by $1.00 which would bring it to $11.81. Anderson explained that on a home with a valuation of $250,000 it would decrease the homeowner's taxes by $137.00 per year.

<u>COUNCIL DISCUSSIONS</u>

Mayors Report

No

City Attorney Report

No report

City Attorney had no report

City Engineer Report /Development Services Director

Alex Pfalzgraff, Development Services stated that an offer has been extended and accepted for the City Engineer position. He added he will be starting on July 8, 2019. He added there are quite a few commercial projects that will be coming before the Council in the coming weeks.

City Staff Report

City Administrator Anderson stated they were planning to give some information on a second opinion of cost for the library but that was during the earlier workshop.

Old Business

Council Member Hamp stated that the Council had received from City Administrator Anderson the new proposal from DART. He asked if there was any feedback as it would be going in front of the DART commission at their July meeting and if adopted would be in place for October. Council Member Johansen stated that he appreciated Council Member Hamp following up with DART following their last presentation to the Council. He added he appreciated DART's response to their concerns by adding in an extension to their route.

New Business

Moved by Gisch, Seconded by Hamp; there being no further business the meeting was adjourned at 6:11 pm. Roll Call: Ayes: All. Nays: None. Motion passes: 3 to 0.

ATTEST:

Rochelle Williams, City Clerk

Scott Mikkelsen, Mayor