

CITY COUNCIL MEETING

Tuesday, July 9, 2019

Grimes City Hall 5:30 P.M.

The regular meeting of the Grimes City Council was called to order on Tuesday, July 9, 2019 at 5:30 P.M. at the Grimes City Hall. The Pledge of Allegiance was led by Mayor Mikkelsen.

Roll Call: Present: Gisch, Hamp, Altringer, Berger Absent: Johansen

AGENDA ITEMS.

Approval of the Agenda

Mayor Mikkelsen requested for approval of the agenda.

Moved by Hamp, Seconded by Altringer to approve the agenda.

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

CONSENT AGENDA

A. Minutes from previous meeting B. Branding Contract with Happy Medium C. Happy Medium Payment #1 \$9,250 for new branding, logo package, water tower logo D. Right-Of-Way and Public Property Tree Removal E. Alcohol License Renewal for Walmart Supercenter #5748 Class E Liquor License F. Resolution 07-0119 Extension of the Agreement between the City of Grimes, Iowa and the City of Johnston, Iowa for the Sharing of Administrative Resources Supporting Fire and Emergency Medical Services (EMS) G. Pay Request #2 to CB&I for the New 1.5 MG Water Tower \$102,343.50 H. Certificate of Substantial Completion for Cahoy Pump Services, Inc for the ASR Modifications I. Pay Request #4 to Grosch Irrigation Company for the New Jordan Well \$751,440.28 J. Menards \$5,257.04 – New Shed at Waterworks Park K. Pay Application #5 to Concrete Technologies, Inc for the SE 37th Street at Hwy 141 Improvement \$53,838.97 L. Pay Application #4 to All Terrain Seeding for the Little Beaver & Prairie Creek Channel Improvements \$102,711.26 M. Professional Fees to FOX Engineering \$276,906.15 N. Pay Request #1 to Progressive Structures, LLC for the 16 inch RAW Water Main \$508,226.14 O. A&W Electric - \$6,119.70 – Governors Days Power at Park P. Strauss Security Solution \$8,387.39 Security Doors at Water Plant Q. Municipal Supply \$6,242 Water Meters R. Approval of Street Closure for Block Party July 27th from 5-10 pm. S. Hawkins Inc. \$7,740.00 Chemicals for Treatment T. Professional Services USIC Locating Service \$10,972.59 U. Des Moines MPO 2020 Assessment \$12,742 V. Professional Services V&K Inc. \$40,192.29 W. Claims \$1,707,194.14 Report X. Progress Payment #5 to Snyder & Associates for the SE 37th at Hwy 141 Improvements Traffic Signal Design \$864.00 Y. Street Closure Request for August 3, 2019 NW 3rd Street to block off the street between Calista and NW Valley Z. Grimes Chamber and Economic Development \$20,209.52

Moved by Gisch, Seconded by Hamp; the Consent agenda shall be approved.

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

Fire Department Report

Deputy Chief Schipper was present to update the Council on the department's activities. He stated the department had 235 calls across all districts for the month of June 2019. Deputy Chief Schipper broke the calls down by station as follows: Station 37 – 66 calls, Station 38 – Grimes district -15 Johnston district - 48, Station 39 – 100 calls. He added they had 6 mutual aid calls.

Mayor Mikkelsen gave the Oath of Office to the new Full Time Firefighter Sydney Tobis.

Patrol Report

Chief Krum from the Polk County Sheriff's Office was present to update the Council on the department's activities for June. Chief Krum stated they had 970 calls for services. He stated the majority of them were self-initiated along with building checks and traffic enforcement. He added that out of those calls 124 were citations, 153 warnings, 12 arrests for possession and 26 calls for fireworks complaints. Chief Krum stated there were 6 citations written with regard to fireworks.

US Water Report

No report

PUBLIC FORUM

No one addressed the Council

PUBLIC AGENDA

1. Grimes Park and Trail Master Plan – Mike Bell for RDG Planning and Design

Mike Bell and Charlie Cowell of RDG Planning & Design were present to review the Grimes Park and Trail Master Plan with the Council. Charlie Cowell stated that the Master Plan comes from recommendations from the Comprehensive Plan which identifies needs for the parks and trails. They stated the Master Plan is a vision of a premier park system to enhance and connect the community. Cowell added it will also enhance existing parks in the community. He stated they went through a planning process which involved the Council, staff and the community. Cowell advised they built off of the Grimes Comprehensive Plan that was adopted last January.

2. Resolution 07-0119 Approving the City of Grimes Park and Trails Master Plan

Moved by Gisch, Seconded by Burger; Resolution 07-0119 approving the City of Grimes Park and Trails Master Plan subject to future land plan if there is inconsistency that it would be amended.

Aye: Gisch Nays: Altringer, Burger, Hamp Motion fails: 1 to 3

Moved by Burger, Seconded by Altringer; Resolution 07-0119 approving the City of Grimes Park and Trails Master Plan shall be approved.

Roll Call: Ayes: All. Nays: None. Motion passes: 3 to 1.

3. O'Reilly Auto Parts – Site Plan

Paul Anderson of Anderson Engineering, 2405 W Woodland, Springfield, Missouri was present representing O'Reilly Auto Parts. He stated they had met all the city comments. Development Services Director Pfaltzgraff stated this site plan is located adjacent to the current Walmart. Pfaltzgraff provided an overview of the sight along with elevation drawings. He added the building met the requirement of the Hwy 141 and transportation overlay district requirements. Pfaltzgraff stated that Planning and Zoning reviewed the site plan and recommended approval.

Moved by Hamp, Seconded Altringer; the O'Reilly Auto Parts – Site Plan subject to FOX Engineering letter dated June 26, 2019; shall be approved.

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

4. DCG School District Administration Building – Preliminary Plat/Site Plan

Joel Jackson of Bishop Engineering was present representing the school. Jackson stated this building would be located on the SE corner of Meadow School. He stated this would be an administration building for DCG Schools along with a 93 parking stalls. Tim Veatch of FRK Architects provided renderings along with samples of the exterior building materials. Development Services Director Alex Pfaltzgraff stated that with the approval of the Final Plat (forthcoming), the applicant will deed over the necessary ROW, which will facilitate the future improvements to HWY 44.

Moved by Hamp, Seconded by Gisch; the DCG School District Administration Building – Preliminary Plat/Site Plan; shall be approved.

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

5. Latitude Lofts – Site Plan

Wyllys Mann of MVAH Partners was present representing Latitude Lofts site plan. He stated this development will be located on 4.7 acres at 551 SE Gateway Drive. He added that no public improvements would be needed

to utilities or right of way. Caleb Smith of McClure Engineering providing renderings of the building exterior along with exterior building materials for review. He stated there would be 2 parking spaces per unit for a total of 100 parking stalls in the 50 unit income based apartments. Development Services Director Pfaltzgraff stated this property is owned by Knapp Properties who in 2012 petitioned for a Special Use Permit that allowed for R-3 Multi-Family uses in a C-2 district that was granted by the Board of Adjustments. He added that construction of multi-family development has occurred over the past 2-3 years and this site is the last of the lots in this area that have a special use permit allowing multi-family. He advised the Council that the project is being funded through the Iowa Finance Authority and been awarded federal tax credits for the project. Pfaltzgraff stated the building meets the Hwy 141 requirements for building materials. He added that Planning and Zoning had reviewed the plans and approved them. Council Member Altringer asked if the developer currently owned the property. Mann stated that the site is under contract but have not closed on the property. Council Member Altringer stated that they had a very nice product and landscaping was very nice but she was concerned on how we got here. She added that the special use permit for this property was a Board of Adjustment action seven years ago. Council Member Altringer added there have been a lot of changes in the community since the special use permit was granted. She stated that she had some issue with this site plan being built on nice commercial ground that is along Hwy 141 and it wouldn't be what she would have as a vision. Council Member Hamp agreed with this comment. He added the building is great and meets all the requirements for the area. Council Member Gisch stated it did fit with the other buildings in the area but maybe wasn't exactly where he would have wanted it.

Moved by Hamp, Seconded by Gisch the Latitude Lofts – Site Plan subject to the comment letter dated June 18, 2019; shall be approved.

Roll Call: Ayes: Hamp, Gisch, Burger. Nays: Altringer Motion passes: 3 to 1.

6. Grimes Elevated Water Storage Tank – Site Plan

Development Services Director Alex Pfaltzgraff stated that the code states that all site plans require the approval of Council

Moved by Hamp, Seconded by Altringer; the Grimes Elevated Water Storage Tank – Site Plan; shall be approved.

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

7. Public Hearing and First Reading of Ordinance 729 Zoning Ordinance of the City of Grimes, Iowa regarding the Board of Adjustments

Development Services Director Alex Pfaltzgraff stated that currently the Zoning Ordinance allowed for the Board of Adjustments to grant Special Use Permits for multi-family developments to be located in C-1 and C-2 developments. He stated that over the years a number of special use permits have been granted and the majority has been acted upon. Pfaltzgraff advised that to date there are still 4 remaining special use permits on C zoned property. He added that one of these was Latitude Lofts. Pfaltzgraff stated that the prior Board of Adjustment actions carried no time expectation or expiration which is creating an issue for adjoining property owners and staff. He added this amendment to the Ordinance addresses Special Use Permit provision from the C-1/C-2 portion of the code, so requests will no longer be available. Pfaltzgraff stated the amendment will modernize the ordinance and clean up the Board of Adjustment regulations and impose time restrictions on prior special use permits. He added that he would be contacting the remaining holders of Special Use Permits and advises them of imposed time restrictions on prior special use permits. He reviewed the changes to the Ordinance with the Council. The Council asked to have the following wording added: Section 10E to state: Acted upon shall mean obtaining site plan approval or building permit approval and strike 365 days and add 180 days.

Moved by Hamp, Seconded by Altringer the First Reading of Ordinance 729 Zoning Ordinance of the City of Grimes, Iowa regarding the Board of Adjustments with changes to Section 10E to state: Acted upon shall mean obtaining site plan approval or building permit approval and strike 365 days and add 180 days shall be approved.

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

8. Public Hearing and First Reading of Ordinance 730 on a Proposed Rezoning of Certain Property Generally Located West of Hwy 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

Mayor Mikkelsen opened the Public Hearing at 7:21 pm. There being no oral or written comments the hearing was closed at 7:21 pm. Development Services Director Alex Pfaltzgraff stated that no action was needed as this item is being withdrawn by the applicant. He added that since a public hearing was advertised he felt we should hold it.

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 the LOSST website is up and the first of two flyers have gone out in the utility bills. He added that both the website and flyers had been developed by the Communications Intern Sydney Bishop. Council Member Hamp added that an informal meeting is being held on LOSST at 6 pm on Thurs July 11, 2019 at the library.

COUNCIL DISCUSSIONS

Mayors Report

Mayor Mikkelsen stated that it was a good turnout for the Ribbon Cutting at Menards. He added this is the largest footprint that Menards has built. Mayor Mikkelsen made the following appointments to the MPO: Matt Ahrens as TTC Primary and Alex Pfaltzgraff as alternate.

Moved by Hamp, Seconded by Altringer; the appointments shall be approved.

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

City Attorney Report

City Attorney Henderson stated that there are several cases currently in litigation and advised the Council to call him if they wished any updates.

City Engineer Report /Development Services Director

Development Services Director Alex Pfaltzgraff stated that Matt Ahrens has started his position with the City as the City Engineer. He added that Ahrens had been with the City of Ankeny the last 13 years as a staff engineer. Pfaltzgraff added that he had been in contact with the Census Bureau who had advised they were having difficulty getting enough workers for the upcoming census. He added they would like to assist the Census Bureau as much as possible with finding workers.

City Staff Report

City Administrator Anderson stated that the Council will be receiving calls from the facilitator for Strategic Planning on July 29, 2019. He added that staff has started working on the worksheets for this process.

Old Business

Council Member Hamp stated that DART had approved the extended fix route and discontinued the one calls service which will begin on October 13, 2019.

New Business

Moved by Altringer, Seconded by Hamp; there being no further business the meeting was adjourned at 7:36 pm. Roll Call: Ayes: All. Nays: None. Motion passes: 4 to 0.

ATTEST:

Rochelle Williams, City Clerk

Scott Mikkelsen, Mayor

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