



GRINNELL CITY COUNCIL REGULAR SESSION MEETING
MONDAY, APRIL 21, 2008 AT 7:00 P.M.
IN THE COUNCIL CHAMBERS

MINUTES

The Grinnell City Council met in regular session Monday, April 21, 2008 at 7:00 p.m. in the council chambers. Mayor Canfield presided with the following council members in attendance: White, McNaul, Wilson, Wright, Worley and Witt.

AGENDA AND CONSENT AGENDA

White made the motion, second by Witt to approve the agenda and consent agenda as follows:

- Previous minutes as drafted from the Monday, April 7, 2008 Regular Session.
- Approve Liquor License application for The Depot Crossing Restaurant, 1014 3rd Avenue.
- Approve request from Stonewall Coalition for Grinnell College Pride Parade, Saturday, April 26 at 12:00 noon and permission for making specific streets inaccessible to vehicles.
- Approve request from Grinnell Car Club.

AYES: All. Motion carried

PUBLIC HEARINGS:

The Mayor announced that it was the time and place for the public hearing on the proposed sale of municipally owned parking lot to Kum & Go, LLC. He asked for any verbal or written comments for or against the sale of the property.

There was one objection to the sale.

Worley made the motion, second by White to close hearing at 7:08 p.m. AYES: All. Motion carried.

The Mayor announced that it was the time and place for the public hearing for the Airport Runway Grooving Project. He asked for any written or verbal comments for or against the bids received. There were none.

Witt made the motion, second by Worley to close the hearing at 7:10 p.m. for the Airport Runaway Grooving Project. AYES: All. Motion carried.

White made the motion, second by McNaul to approve the bills as follows: TIF Rebate Agreement payments for EPC in the amount of \$32,443.00 (full year) and Sho-Me in the amount of \$12,365.78 (2nd half payment). AYES: All. Motion carried.

The council acknowledged receipt of the monthly communications and meeting meetings as follows:

- A. Finance Committee minutes: April 7, 2008.

- B. Planning Committee minutes: April 7, 2008.
- C. Public Works and Grounds Committee minutes: April 7, 2008.
- D. Public Safety Committee minutes: April 8, 2008.
- E. Planning and Zoning minutes: April 8, 2008.
- F. Park Board Meeting minutes: April 9, 2008.

No official action was necessary.

FINANCE COMMITTEE

White made the motion, second by Witt to approve Resolution No. 3300 - "RESOLUTION APPROVING THE SALE OF CITY REAL PROPERTY." (*City owned parking lot to Kum & Go*). AYES: All. Motion carried.

White made the motion, second by Witt to approve Resolution No. 3301 - "RESOLUTION APPOINTING REGISTRAR AND PAYING AGENT FOR THE \$200,000 GENERAL OBLIGATION NOTES (Banker's Trust Company, N.A. will serve as the Registrar). AYES: All. Motion carried.

White made the motion, second by Witt to approve Tax Exemption Certification for the \$200,000 G.O. Notes. AYES: All. Motion carried.

White made the motion, second by Witt to approve Resolution No. 3302 - Resolution No. 3302 - "RESOLUTION AMENDING RESOLUTION AUTHORIZING THE ISSUANCE OF THE \$200,000 G.O. NOTES." AYES: All. Motion carried.

White made the motion, second by Witt to approve Resolution No. 3303 - "RESOLUTION APPOINTING PAYING AGENT, BOND REGISTRAR AND TRANSFER AGENT AGREEMENT AND AUTHORIZING THE EXECUTION OF THE AGREEMENT FOR THE \$6,500,000 G.O. LOCAL OPTION SALES TAX BONDS. AYES: All. Motion carried.

White made the motion, second by Witt to approve Tax Exemption Certificate for the \$6,500,000 G.O. Local Option Sales Tax Bond. AYES: All. Motion carried.

White made the motion, second by Witt to approve continuing Disclosure Certification for the \$6,500,000 G.O. Local Option Sales Tax Bond. AYES: All. Motion carried.

White made the motion, second by Witt to approve RESOLUTION NO. 3304 - "RESOLUTION AUTHORIZING THE ISSUANCE OF THE BONDS OF THE \$6,500,000 G.O. LOCAL OPTION SALES TAX." AYES: All. Motion carried.

A brief discussion was held on the lease with Grinnell Newburg School District at the Community Center. No official action was taken.

The Council discussed the sanitary sewer fees. The city staff's intent is to have the new rates in place and effective by the 1st of July.

White made the motion, second by McNaul to approve Resolution No. 3305 - RESOLUTION OF SUPPORT FOR POW I-80 RURAL BUSINESS ENTERPRISE GRANT (RBEG) APPLICATION. AYES: All. Motion carried.

The Campbell Funds were approved as presented.

PLANNING COMMITTEE

The council allowed the discussion of permitted uses in commercial zoning districts. A citizen had requested the opportunity to discuss the same in regard to the new bar located at 6th Avenue and Reed Street.

Jerry O'Halloran, owner of the 9th Hole located at 310 6th Avenue spoke and apologized for the crowd and the noise from Friday, April 18, 2008. They never expected that large of a turnout. They will tone it down. He also is assuming that the newness will wear off and the crowds will lessen. He will be adding trees and bushes. They'll monitor the parking lot and the number of customers. He wants to be a good neighbor.

Resident Karen Rupe stated that people are very upset about the bar being located in their neighborhood. She wasn't aware of the regulations with zoning of particular commercial properties and residential properties. What this group would like to see is a change in an ordinance in regard to where you can locate a bar.

Resident Lisa Delk – I'm not opposed to bars. Her biggest concern is with the traffic and safety. She has 3 year and 8 year old daughter and she is worried about their ability to sleep restfully

Resident Robert Withsent stated that he lives right next door to the bar. My outlook is that he sees it as an opportunity for new employment for the city. We are in an area where anything new employment is good. He feels it is a positive thing in regard to the revenue it creates. Jerry is cooperative and doing his best for everyone. He would still have the same outlook on the situation whether he rented or owned his residence.

Resident Rhonda Delk owns the daycare across the street. You cannot control what happens after patrons leave.

Resident Larry Burnell stated that he sees a real problem with the noise level.

Council member White stated that he didn't appreciate the 1:30 a.m. wake up call on Saturday morning. He stated that everyone needs to respect each other in these situations. He understands completely about noise because he purchased his home and business knowing that he'd have to deal with noise and people walking late at night. We might not like what's in our neighborhood but that's the way it is. I feel unfortunate that the opening night they had trouble. We know that we have to work together. This business owner did nothing to harm anyone. He is only trying to make a living and chose this venture to do so. We've all done something that people didn't like but that doesn't mean that you call the council people in the middle of the night. We all need to respect each other. It is not proper to be vindictive to anyone when you know you are located next to a highway and commercial property.

Council member Worley stated that it seems we have a bar opener who wants to do his best to be a good neighbor. Let's work with him and help this be the end result.

The Council did not consider the resolution awarding the construction contract to Garling Construction of Belle Plaine for the Drake Family Library Construction Project. There will be a special meeting to award the contract which must be done by May 2.

The council discussed the option of hiring contractual staff to assist with construction review for the Drake Family Library. No action was taken.

Worley made the motion, second by McNaul to approve Resolution No. 3306 – “RESOLUTION APPROVING FINAL PLAT FOR PHASE 2 - DEER RIDGE RUN SUBDIVISION.” AYES: All. Motion carried.

We received notification of the US Army Corps of Engineers Public Notice for Sapphire Lake. This will be available for the public to view at City Hall as well. The hearing is scheduled for May 7, 2008.

The Mayor is working on appointing a committee for the review of CBD design standards and other historic preservation techniques.

The group discussed a change in engineer for the Highway 146 planning efforts related to the available federal appropriation. There are concerns on the contract price of the engineering for this project.

PUBLIC WORKS AND GROUNDS COMMITTEE

Witt made the motion, second by Wright to approve the application to the FAA for assistance with the Runway Grooving Project at the Grinnell Regional Airport and Authorize the Mayor to sign and submit the application to the FAA for 95% federal assistance. AYES: All. Motion carried.

Witt made the motion, second by Worley to approve Resolution No. 3307 – “RESOLUTION TO AWARD CONTRACT FOR GRINNELL REGIONAL AIRPORT – RUNWAY GROOVING PROJECT.” AYES: All. Motion carried. *The bid was awarded to Cedar Falls Construction of Cedar Falls, Iowa.*

Witt made the motion, second by McNaul to authorize staff to proceed with the preparation work for Phase 3 of the CBD reconstruction. AYES: All. Motion carried.

Witt made the motion, second by Wright to approve bid for acidizing Well No. 8 in the amount of \$28,966.00 from Northway Well & Pump. AYES: All. Motion carried.

Witt made the motion, second by Wright to set public hearing date for receipt of bids for the Radio Read Water Meters. AYES: All. Motion carried. *The receipt of bids is scheduled for May 1st at 2:00 p.m. with bid award May 5, 2008 at 7:00 p.m..*

Witt made the motion, second by McNaul to Resolution No. 3308 - RESOLUTION APPROVING BIDS FOR THE FOLLOWING EQUIPMENT 1994 ALUMACRAFT CANOE, 1992 CHEVY PICKUP, FORD RANGER TOPPER AND A 1967 VERMEER STUMP CHIPPER.” AYES: All. Motion carried.

Witt made the motion, second by Wright to proceed with the annexation of the County Bridge and the road to it. AYES: All. Motion carried.

Witt made the motion, second by McNaul to set public hearing for 2008 Street Repairs. AYES: All. Motion carried. *The bid opening date is scheduled for May 1 at 1:00 p.m. and the bid award will be May 5, 2008 at 7:00 p.m.*

PUBLIC SAFETY COMMITTEE

The chair informed the council that the public safety committee has assigned Sergeant Hughes to prepare a security plan for the Community Center building.

RESOLUTION

Worley made the motion, second by White to approve Resolution No. 3309 – "A RESOLUTION TO APPROVE IMPROVEMENT PROJECTS AS SUBMITTED FOR PROPERTY AND REQUEST TAX EXEMPTION FOR THIS IMPROVEMENT ACCORDING TO CHAPTER 404 OF THE STATE CODE (Jimmy Lee & Cynthia Haines, 334 Park St.)."
AYES: All. Motion carried.

CITY MANAGER REPORT

The City Manager expressed his thanks to the 47 individuals who participated in the regional clean up on Saturday, April 19, 2008. He also thanked the council for allowing city equipment and vehicles to be used for the same.

ADJOURNMENT

White made the motion, second by McNaul to adjourn the meeting at 8:15 p.m. AYES: All. Motion carried.

GORDON R. CANFIELD, MAYOR

ATTEST:

P. KAY CMELIK, CITY CLERK