CITY COUNCIL MEETING
Tuesday, October 22, 2019
Grimes City Hall 5:30 P.M.

The regular meeting of the Grimes City Council was called to order on Tuesday, October 22, 2019 at 5:30 P.M. at the Grimes City Hall. The Pledge of Allegiance was led by Mayor Mikkelsen .
Roll Call: Present: Gisch, Altringer, Hamp, Johansen Burger

AGENDA ITEMS
Approval of the Agenda
Mayor Mikkelsen asked for approval of the agenda.
Moved by Altringer, Seconded by Gisch, to approve the agenda.
Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

CONSENT AGENDA
A. Minutes from previous meeting, B. Residential Utility Adjustment $2,428.65, C. Utility Refunds totaling $1,204.84, C. Happy Medium $9,250 (second payment for new branding) D. The Northway Corporation $23,904.50 repairs to the Jordan Well, E. Ownership Update for Alcohol License for Casey's General Store #2520, F. Ownership Update for Alcohol License for Casey's General Store #3746, G. Alcohol License Renewal Rehab Bar & Grill, H. Resolution 10-1219 Approving Personnel Transactions, I. Pay Requests: 1. Payment #20 to Absolute Concrete $11,059.35 for the S James and SE 37th Street Improvements, 2. Change Order #6 to Absolute concrete increasing the contract $11,059.35 for the S James and SE 37th Street Improvements 3. Veenstra and Kimm, Inc. Inspection Fees $19,220, 4. McClure Engineering Professional Fees for the Grimes Reverse Osmosis Water Treatment Plant Phase 1 $27,770.50, 5. Pay Request #1 OMG Midwest, Inc. d.b.a. Des Moines Asphalt & Paving for the 19th and County Line Road HMA $325,358.7, 6. Change Order #1 McAninch Corporation for the Hope Commercial Plat 1 increasing the contract $27,932.30 to include additional traffic signal modifications, 7. Change Order #2 to Grosch Irrigation for the New Jordan Well increasing the contract $2,315.40, 8. Pay Request 12 Concrete Technologies Inc $118,832.05 SE 37th Street at Hwy 141 Improvements; K. Authorization to Enter into Contract with OPG-3, Inc. for Document Management System Software, City Clerk Capture Filing and Agenda Management Process, L. Ogle's Greenhouse Landscaping $10,000 – Grimes Shade Program, M. Lyle Sumek Associates, Inc $25,960.35 Strategic Planning Workshops, N. PSA with Bolton & Menk for Hwy 44 Design Work, O. FOX Engineering Professional Services $99,488.87, P. City of Johnston $33,579.97 for July –Sept reimbursement expenses, wage reimbursement, Q. Staffing Request for Parks and Recreation Department, R. Resolution 10-1419 Accepting Warranty Deed and Easements for County Line Road, S. Claims Report $1,268,999.46
Moved by Altringer, Seconded by Gisch, to approve the Consent Agenda
Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

Recognition of Adam Koch and Cooper Pierce for their "Tame the Flame" Video
Fire Chief Jim Clark addressed the Council to advise them of a recent $5,000 prize awarded to the Johnston Grimes Metropolitan Fire Department from Underwriters Laboratories. Clark introduced Adam Koch, who with Cooper Pierce, created a fire safety video they entered into a national safety consciousness contest. Koch and Pierce had designated the Johnston Grimes Metropolitan Fire Department to be the recipient of any awards they earned. Chief noted that both individuals had attended Dallas Center Grimes schools. Chief presented a showing of the "Tame the Flame" video that won honorable mention. Chief Clark told the council that the funds would be used for fire safety education

programs along with smoke detectors and batteries to provide to residents that may not have working units. Mayor Mikkelsen thanked both Koch and Pierce and offered them a Certificate of Appreciation, commending their dedication and contribution to the communities.

PUBLIC FORUM

"People wishing to address the Council need to sign up on the sheet which has been provided on the table near the door. Each person will be allowed three minutes from the podium and may address no more than two issues per Grimes Rules of Procedure for Conduct of City Business – May 2005."

Resident Kirk (Ki) Shearer, 600 NW Sunset Court, addressed the Council with this concerns about a recent proposal to change the City logo. Shearer expressed concern regarding the fiscal responsibility of applying city funds to a project like this. He also questioned if the need was valid enough to have committed funds to this project when other needs were seen by him as more suitable. Mayor Mikkelsen thanked him for sharing his time and bringing his concerns to the Council.

PUBLIC AND COUNCIL AGENDA ITEMS

Council may consider and potentially act on the following Public Agenda items

A. R&R Property Settlement – Development Services

1. Public Hearing for the Amended Development Agreement with Prairie Business Park I, LLC Including Annual Appropriation Tax Increment Payments

Development Services Director Alex Pfaltzgraff addressed the Council with an overview of the agreement. Pfaltzgraff said this property settlement actually has 4 items to discuss, all pertaining to the development agreement along James Street and SE 37th Street. Mayor Mikkelsen opened the Public Hearing for the Amended Development Agreement with Prairie Business Park I at 5:45 pm. Being no oral or written comments, Mayor Closed the Public Hearing at 5:46 pm.

2. Resolution 10-1019 Approving the Amended Development Agreement with Prairie Business Park I, LLC Including annual Appropriation Tax Increment Payments

Motion by Altringer, Second by Hamp to approve Resolution 10-1019 for the amended development agreement with Prairie Business Park I, LLC including annual appropriation tax increment payments. Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

3. Resolution 10-1119 Approve the Final Settlement Agreement with Prairie Business Park I, LLC and PMR Realty Group, LLC

Development Services Director Alex Pfaltzgraff stated that this was a formal acceptance of the agreement which now included all the approved exhibits.

Motion by Johansen, Second by Hamp to approve Resolution 10-1119 for the final settlement agreement with Prairie Business Park I, LLC and PMR Realty Group, LLC

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

4. Resolution 10-1319 Final Special Assessment Certification Settlement Resolution with R&R Development

Motion by Johansen, Second by Hamp to approve Resolution 10-1319 for the final special assessment certification settlement resolution with R& R Development and authorizing the City Clerk to notify the

Polk County Treasurer's Office to remove the preliminary assessment on the properties referred to in the resolution.
Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

B. CTI Site Plan Amendment – Development Services

Alex Pfaltzgraff addressed the Council stating that this site along 37th Street was formerly Grimes Asphalt. Pfaltzgraff said that the site lay out does not change, however, the truck traffic currently passes thru the site on a gravel road. He added that in order to reduce the dust levels spreading out to the surrounding businesses, the owner wishes to pave the truck route as well as a portion of the area where they park the vehicles. Pfaltzgraff said that in addition to the paving, CTI wants to build a scale building on the north portion of the property. He stated the scale building would weigh the vehicles passing thru, would have two stories and a couple of offices. Pfaltzgraff said they are also proposing to install landscaping to help with screening the property.
Motion by Johansen, Second by Gisch to approve the CTI Site Plan Amendment subject to the Development Services lettered dated September 27, 2019.
Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

C. Mister Car Wash – Site Plan – Development Services

Development Services Director Alex Pfaltzgraff advised the Council that this parcel is located on Highway 141 and SE 11th Street. He noted that the car wash building is on the southern portion of the lot and has a single lane for bays for the cars to pass thru and an area of self-serve vacuum stations. Pfaltzgraff said that because this is located along the 141 Highway Corridor, there is a considerable amount of landscape plantings shown on this site plan both to screen along highway 141 and SE 11th as well as a number of internal landscape islands within the lot. Pfaltzgraff stated the storm water detention would be handled by a detention basin on the north end of the lot. He said that the building meets the stone, missionary and glazing requirements for that area and that both staff and Planning and Zoning recommend approval.
Motion by Johansen, Second by Altringer to approve the Mister Car Wash Site Plan subject to the Development Services letter dated September 11, 2019 and any additional comments.
Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

D. Resolution 10-0919 Setting a Public Hearing for Consideration of Planned Unit Development Amendment Heritage of Grimes Plat 5, Lots 1-12- Minimum Square Footages.

Alex Pfaltzgraff told the Council that they had received a request from the developer to consider an amendment to the Planned Unit Development (PUD). Pfaltzgraff said this amendment was not affecting the size of the lots themselves; however the area related to this amendment currently has a requirement for the physical dwelling to have two stories and 2100 square feet and single story homes to have a minimum of 1750 square feet. Pfaltzgraff said the developer is asking to reduce that minimum square footage requirement to 1450 for ranch, or single story homes, and 1750 for two story dwellings. Pfaltzgraff noted that this is only a request to set a public hearing. General discussion was held on previous actions both denying and approving changes like the proposed, as well as discussion on the original developers' intent with this development. Michael Gaunt, Bishop Engineering 3501 104th Street Des Moines, addressed the Council noting that he had been involved with the Heritage project almost from the beginning. It was his belief that changing the size of the dwellings to the requested amount would not be significant and would provide a buffer between the larger homes to the north and the higher density land use to the south.

Motion by Johansen, Second by Gisch on Resolution 10-0919 to Set a Public Hearing for Consideration of Planned Unit Development Amendment, Heritage of Grimes Plat 5, Lots 1-12 Minimum Square Footages.
Roll Call: Ayes: Gisch, Burger Nays: Johansen, Altringer, Hamp Motion Fails: 3 to 2.

E. Economic Development Incentive Requests from Mark Paup of Golden Rule Plumbing and Heating

Brian Buethe of Grimes Chamber and Economic Development Director addressed the Council noting that he was only going to be addressing an incentive request from Golden Rule Plumbing and Heating at this time. Buethe noted that the Paup who is the owner of Golden Rule Plumbing and Heating is in the audience. He stated Paup's want to expand their operations and were proposing to build a 22,500 square foot facility on the lot addressed as 904 NE Main Street. Buethe stated the proposal is for a five-year sliding scale Tax Increment Finance Rebate. Buethe said that while Economic Development believed the land use would be a positive factor; they also believe that there is even greater value in the construction of this facility for job retention and creation for the City. Buethe stated that currently Golden Rule employs 74 full time employees. He added they intend to add 46 new positions of which 12 would be office positions. Council Member Altringer thought it sounded like a good plan to pursue, however, she asked to have Development Services look into rezoning the property if it made sense with the intended use. General discussion continued on the process and steps to proceed with preparing a Development Agreement with Golden Rule Plumbing and Heating. Development Services Director Pfaltzgraff said that the City would have a site plan back in November for Council consideration.

F. Professional Services Agreement to Provide Consulting and Related Services between the City of Grimes and Retail Strategies, LLC.

Brian Buethe addressed the Council to seek support on a proposal to contract with Retail Strategies LLC which is a national retail firm partnering with cities across the nation to grow retail opportunities. Buethe stated that they had approached many communities across Iowa to discuss the various marketing strategy companies. He stated they had received a number of positive responses to the Retail Strategies Academy Workshop for training on research, analysis and customized marketing. Buethe stated that he wanted to make the Council aware that they were looking into this program and wanted Councils input and guidance if they thought it was something to pursue.
Motion by Gisch, Second by Altringer to move forward with the Professional Services Agreement with Retail Strategies LLC to provide consulting and related services.
Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

G. PSA Agreement with Invision Architecture, LTD for Architecture and Interior Design of New Grimes Public Library

Library Director Cheryl Heid addressed the Council stating that in anticipation of the funding available from LOSST, the Library Board had been evaluating a number of Architect firms in the area to determine which would be the best for moving forward with the new Grimes Public Library. Heid stated that this decision was based on careful discussion and evaluation of experience and references. She stated the Library Board is requesting approval of the contract with Invision Architecture, LTD. General discussion continued on the review process as well as noting a number of buildings created by Invision and the support of staff with this process.
Motion by Gisch, second by Burger, to approve the PSA Agreement with Invision Architecture, LTD for Architecture and Interior Design of New Grimes Public Library.

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

H. Change Order #1 OMG Midwest, Inc d.b.a. Des Moines Asphalt & Paving -Field Tile Extension for the 2019 City of Grimes 19th Street and County Line Road HMA Pavement Improvements $26,589.20

City Staff Dave Guthrie addressed the Council stating that in the excavation process of work on the 19th Street and County Line Road project, they found a drain tile that was damaged. Guthrie said that after considering options it was decided that extending the drain tile and fixing it will help with drainage and also avoid damage to the roadway in the future.

Moved by Altringer, Seconded by Hamp; Change Order #1 with OMG Midwest, Inc d.b.a. Des Moines Asphalt & Paving field tile extension for the 2019 19th Street and County Line Road HMA Pavement Improvements in the amount of $26,589.20; shall be approved.

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

I. Access Agreement with Casey's Marketing Company –

Development Services Director, Alex Pfaltzgraff stated that the City of Grimes was approached by Casey's General Stores, Inc requesting a ¾ left turn access through the existing median on NE Beaverbrook Blvd. He added they are requesting this change to provide better access to their store on the south side of the street for people coming off Highway 141. Pfaltzgraff stated that city staff reviewed the request and stipulated the following conditions: 1. Casey's would pay for any costs associated with the improvements. 2. They would provide a 4-year maintenance bond for the proposed improvements. 3. They would have to execute an Access Agreement to protect the City of Grimes in the future if traffic problems developed as a result of these proposed improvements. This would allow the City of Grimes to request Casey's, at their expense, to put the median back to its current condition if traffic issues arise in the future. 4. They would have to get Iowa DOT concurrence on the proposed improvements. Pfaltzgraff stated that Casey's has submitted construction drawings for the proposed improvements, staff has reviewed and commented on them and Casey's has made any requested revisions. The construction of these proposed improvements is scheduled to occur as soon as they get approval from the City of Grimes and will be completed before the end of this construction season. City Engineer Matt Ahrens added that the design would be done as to not allow for traffic to turn back on the roadway. Council Member Johansen added that this access could also impact other businesses in the area to the south.

Moved by Johansen, Seconded Hamp; the access agreement with Casey's Marketing Company; shall be approved.

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

J. Resolution 10-0819 Approving the Strategic Plan for 2019

Council Member Gisch stated that when he looked at the Strategic Plan and saw all the things that have been accomplished he felt we need to make a concerted effort to jazz it up and get it out on Facebook every so often. He said it was very impressive. Council Member Johansen stated that he wanted everyone to know that the strategic plan is very lengthy and it take considerable time from the Council. He added it requires them to take time off of work of which they are very willing to do. Council Member Johansen stated that it is very helpful as they go through the year and where they want to allocate resources and the general direction of the Council. Council Member Johansen stated the Council has relied on it to make decisions and for direction. He adding that even though it is a lengthy

process it is very beneficial. Council Member Johansen thanked the staff, Council, Mayor and City Administrator Jake Anderson for their accomplishments.
Moved by Gisch, Seconded by Johansen; Resolution 10-0819 approving the Strategic Plan for 2019 shall be approved.
Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

COUNCIL DISCUSSIONS

1. Mayor's Report

2. City Staff's Report
Public Works Special Projects Coordinator discussed with the Council some ideas for use of existing and new public art program. He discussed with the Council their interest in forming an art committee in the future.

3. Council Reports
Council Member Gisch who is a board member for the MWA stated they had purchased additional equipment that may be used in the new materials recovery (MRF) facility in Grimes.

ADJOURNMENT

Moved by Altringer, Seconded by Johansen there being no further business, meeting was adjourned at 7:15 pm.
Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

ATTEST:

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Rochelle Williams, City Clerk Scott Mikkelsen, Mayor