CITY COUNCIL MEETING
Tuesday January 14, 2020
Grimes City Hall 5:30 P.M.

The regular meeting of the Grimes City Council was called to order on Tuesday January 14, 2020 at 5:30 P.M. at the Grimes City Hall. The Pledge of Allegiance was led by Mayor Pro Tem Altringer
Roll Call: Present: Gisch, Borcherding, Johansen, Burger, Altringer

Mayor Pro Tem Altringer introduced and welcomed Andrew Borcherding to the Council. She stated that the Council looked forward to working with him.

AGENDA ITEMS
Approval of the Agenda
Mayor Pro Tem Altringer asked for approval of the agenda.
Moved by Johansen, Second 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. Finance Report for November 2019 and December 2019 C. Catch Des Moines – July-Sept 2019 Hotel/Motel Tax $5,822.92 D. Royal Flooring $6,310.27 flooring at Grimes Community Complex E. Iowa Communities Assurance Pool Membership for 2020 $171,507.87 F. Denman & Company, LLP – professional services $8,649.00 G. OPG-3 Inc – document management software $41,655.00, $6,475.00 and $2,775.00 H. BRAVO Greater Des Moines $5,822.92 I. City of West Des Moines Metro Home Improvement Program Annual Contribution $7,737.00 J. Municipal Supply, Inc. for water meters $9,163.50 and $7,357.25 K. Invision – Architect for Grimes Public Library $60,023.00 L. Grimes Industrial Park 5 - Assignment of Development Agreement M. Utility Refunds $1,011.64 N. Fox Engineering – Professional Fees $53,935.84 O. Whitfield & Eddy Law – Professional Fees $8,525.00 P. PFM Financial Advisors – Professional Fees $33,092.80 Q. Veenstra & Kimm Professional Fees for Engineering Services for WRA $4,855.90 R. Veenstra & Kimm Professional Services for Inspections $4,875.00 S. Veenstra and Kimm, Inc for Professional Services for Inspections for November $11,155.00 T. Resolution 01-0220 Resolution Approving Personnel Transactions U. Iowa Signal Inc $5,069.00 – repairs to signal at High School (reimbursed by insurance) V. Kohles & Bach Inc. $10,100.00 furnace at Grimes Community Complex W. Polk County Emergency Management Agency $5,711.50 –funding of emergency management administration per 28E Agreement X. Alcohol License Renewals: 1. The Radish Class C Liquor License with catering privilege and Sunday sales 2. Mustang Grill Class C Liquor License with outdoor services and Sunday sales 3. Pancheros Mexican Grill Class B Beer with Outdoor Services and Sunday Sales 4. New License for Pour Choices Neighborhood Bar Class C Liquor License with outdoor and Sunday sales 5. Dollar General Class C Beer Permit with Sunday Sales 6. Americinn of Grimes Special Class C Liquor License with Sunday Sales Pay Requests and Change Orders Y. Pay Request #3 to McClure Engineering for the Reverse Osmosis Water Treatment Plant – Phase 1 - $87,335.85 1. Pay Request #2 to McClure Engineering Company for the New 1.5 MG Elevated Storage Tower – Construction Phase $50,943.10 2. Pay Request # 3 to Concrete Technologies for SW County Line Road Improvements $623,648.16 3. Pay Request # 9 to Grosch Irrigation Company for the New Jordan Well $92,006.54 4. Change Order # 4 to Grosch Irrigation Company for the New Jordan Well increasing the contract $1,810.26 5. Pay Request #16 to Concrete Technologies for SE 37th at Hwy 141 Reconstruction 6. $562,406.65 7. Pay Request #2 to HR Green for the SE 37th @ Highway 141 Reconstruction $107,048.88 8. Pay Request #1 to Bolton

& Menk, Inc for the Hwy 44 & SW County Line Road Intersection Improvements $1,730.00 9. Pay Request # 3 to Bolton & Menk for the SW County Line Road Improvements Construction Services $8,435.50 10. Pay Request #3 to Bolton & Menk for the Hope Commercial Plat 1 Public Improvements Construction Services $9,772.50 11. Pay Request to Lee Chamberlin Consultant Engineers for the 2020 Drainage Improvements – Trailridge and Little Beaver $4,400.00 12. Pay Request to Lee Chamberlin Consultant Engineers for the GIS Program $17,900.00 13. Pay Request to Lee Chamberlin Consultant Engineers for SW County Line and SW 19th Street $10,320.50 14. Pay Request to Lee Chamberlin Consultant Engineers for Lions Park Survey $4,127.00 15. Change Order #5 to All Terrain Seeding for the Little Beaver & Prairie Creek Channel Improvements increasing the contract $2,200.00 16. Pay Request #6 to Progressive Structures, LLC for the Grimes 16 inch RAW Water Main $8,707.39 17. Pay Request #3 to McAninch Corporation for Hope Commercial Plat 1 $170,189.68 Z. Claims Report for January 14, 2020 in the amount of $3,674,726.28 and December 20, 2019 in the amount of $707,510.94
Moved by Johansen, Second by Burger, to approve the Consent Agenda.
Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0

PUBLIC FORUM

Ammon Taylor, Waste Management Des Moines, addressed the Council to extend an invitation to consider Waste Management's services for the waste contract for the City.

PUBLIC AND COUNCIL AGENDA ITEMS

A. James Street Villas Final

Development Services Director Alex Pfaltzgraff addressed the Council stating that this represents a Resolution for Approval of the Final Plat for James Street Villas. Pfaltzgraff said that this project has proceeded thru the appropriate processes and has been constructed in accordance with the approved drawings. He added that this request was originally brought forward in late 2019 while there were still some outstanding punch list items that needed to be addressed. Pfaltzgraff said that the Council requested that all punch list items be complete prior to approval. He stated that the regulatory floodway reports have been completed, reviewed and it was determined that no adverse impact to the regulatory floodway would be caused by this project. Pfaltzgraff said that the DNR has submitted those reports to FEMA. Pfaltzgraff said that this completes all of the outstanding items the Council had wanted to see completed and that he now recommends final approval for this project. Johansen added the warning that he was aware of issues with the job site previously, and he hopes the builder will take great care with the work site going forward and would be a good neighbor to the surrounding residences.
Motion by Burger, Second by Gisch, to approve the James Street Villas Final Plat per the Development Services memo dated January 14, 2020.
Roll Call: Ayes: All, Nays: None Motion passes: 5 to 0

B. Golden Rule Site Plan

Development Services Director Pfaltzgraff stated the site plan before them is for Golden Rule Plumbing, Heating and Cooling which is currently operating from 804 NE Main as well as renting additional space across the street. Pfaltzgraff stated they have acquired land directly north of the current main location and wish to develop that ground for expanded office and warehouse headquarters. He noted this site has two access points off of NE Main, and will have both gates and fencing and that there will not be any outdoor storage. Pfaltzgraff added that this site has a dry basin storm water detention pond on the north portion of the plan and backs along an existing trail. Pfaltzgraff said Golden Rule does not propose

using the entire 22,000 square foot building, but will have a section on the south side of the building for either a possible tenant or future expansion of Golden Rule. Pfaltzgraff stated that Planning and Zoning recommended approval subject to increased aesthetics along the façade facing NE Main. Pfaltzgraff said Golden Rule has submitted updated renderings to include additional windows, a store front entry, and foundation plantings with flowers and grasses are shown along the front façade to address those concerns. City Administrator Anderson informed the Council that there was a draft of a developer agreement included with this submittal. Council Member Altringer asked if this land would be rezoned. Anderson noted that rezoning had not been addressed in that draft, but would be addressed at a future hearing that would combine both the developer agreement as well as the possible rezoning of the land. Council Member Gisch said that he had been approached by a nearby resident that wanted to know if an environment impact study had been performed with this project, Gisch noted that Pfaltzgraff had responded with information that the location of this site was not subject to that requirement. Gisch also thanked the builder in their timely response with adding additional aesthetics to meet Planning and Zonings concerns.
Motion by Burger, Second by Gisch to approve the Golden Rule Site Plan per the Council Memo dated January 14, 2020.
Roll Call: Ayes: All, Nays: None, Motion passes: 5 to 0

C. Resolution 01-0120 to Enter Into a Fundraising Consultant Contract for Professional Services Regarding Public Library Improvements Between Grimes Public Library and Renaissance Group, Inc

Library Director Cheryl Heid addressed the Council stating that the library was requesting approval to enter into an agreement with a fundraising consultant to help obtain funds to go towards the building of a new library for Grimes. Heid said they had reviewed 15 different firms to provide this service and they recommended a contract with Renaissance Group. She added that this contract has been reviewed by legal counsel, who did not have any issues with the document. Council Members Gisch and Johansen expressed concern with the base costs involved in addition to potential expenses in the contract and wanted to ensure grants and gifts were part of the focus as part of this fund raising project. City Attorney Henderson added that the expenses to be reimbursed would be limited to gas, mileage and meals and as such would be relatively minor. Henderson added that the month to month contract renewal status would also ensure that if costs were not deemed acceptable for the return, this contract could be terminated.
Motion by Gisch, Second by Johansen, to approve Resolution 01-0120 to Enter Into a Fundraising Consultant Contract for Professional Services Regarding Public Library Improvements between Grimes Public Library and Renaissance Group, Inc.
Roll Call: Ayes: All, Nays: None, Motion passes: 5 to 0

D. Change Order # 3 to OMG Midwest, dba Des Moines Asphalt and Paving Company for the 2019 SW County Line and SW 19th Street Paving Improvements $132,735.30

Public Works Director Weston Wunder stated that staff recommended a change order in the amount of $132,735.30 to provide longevity to the project. Wunder added that this is a heavily trafficked road and will become a major access point to the new middle school. The increased material will allow for additional granular subbase to assure a 6 inch depth, and additional HMA pavement will ensure 19th Street Improvements would last.
Motion by Burger, Second by Borcherding, to approve Change Order # 3 to OMG Midwest dba Des Moines Asphalt and Paving Company for the 2019 SW County Line and SW 19th Street

Paving Improvements $132,735.30.
Roll Call: Ayes: All, Nays: None, Motion passes: 5 to 0

E. Pay Request #2 to OMG Midwest, dba Des Moines Asphalt and Paving Company for 2019 SW County Line and SW 19th Street Paving Improvements $1,090,793.97
Public Works Director Weston Wunder noted that he was impressed by the quality and timeliness of the project, however, there were a few outstanding items, and so the pay request before them represented the final bill, minus potential liquidated damages of $75,000 that may, or may not, be deemed payable once those final items have been competed in the spring.
Motion by Johansen, Second by Borcherding, to approve Pay Request # 2 to OMG Midwest, dba Des Moines Asphalt and Paving Company for 2019 SW County Line and SW 19th Street Paving Improvements in the amount of $1,090,793.97.
Roll Call: Ayes: All, Nays: None, Motion passes: 5 to 0

COUNCIL DISCUSSIONS

1.Mayor's Report
a. Appointments to Boards and Commissions
Mayor Pro Tem Altringer stated that she had the Mayor Mikkelsen's list of appointments for numerous City Boards. Altringer stated that for Planning and Zoning Board, Scott Almeida re-appointed for a 5 year term. Park and Recreation Board, Ross Junge and Darla Eastman both reappointed for a three year term. For the Tree Board, Sally Worley reappointed for a 4 year term. Library Board of Trustees: Jeremy Hamp, Erin Leifker, and Charles Strutt for new 6 year terms. Polk County Emergency Management Board: Ron Schipper, Polk County E-911 Board: Chief Clark and Alternate: Ron Schipper, Dallas County 911 Board: Primary: Chief Clark, and Alternate: Ron Schipper.
Motion by Gisch, Second by Johansen to approve appointees as stated.
Roll Call: Ayes: All, Nays: None, Motion passes: 5 to 0

Mayor Pro Tem Altringer proceeded with the appointments from Mayor Mikkelsen for the Council Liaisons for 2020 to the Boards. Mayor Pro Tem: Jill Altringer, Planning and Zoning Board: Andrew Borcherding, Park and Recreation Board: Ryan Burger, Library Board of Trustees: Eric Johansen, Public Health and Safety Board: Ryan Burger, Metro Waste Authority Board: David Gisch, Economic Development: Andrew Borcherding, Metro Advisory Committee: Eric Johansen, DART Board: Jill Altringer, Des Moines MPO: Primary Mayor Scott Mikkelsen, Alternate: Jake Anderson
Motion by Gisch, Second by Borcherding to approve appointees as stated.
Roll Call: Ayes: All, Nays: None, Motion passes: 5 to 0

2. City Staff's Report
City Administrator Anderson advised the Council that the Wastewater Reclamation Authority (WRA) Technical Committee met earlier that day and had a recommendation to bring to the City Council for an membership agreement with the WRA. Anderson said they would be sending over the agreement next week for the Council to consider at the next Council meeting on January 28th. Anderson also offered a reminder that the annual Partnership Dinner was going to take place on January 15th and there was still time to register for it.

Public Works Director Weston Wunder addressed the Council with an update on the Little Beaver and Prairie Creek Channel Improvement. Wunder provided Council with an overview of the project and what parts of the project still needed to be completed.

ADJOURNMENT

Motion by Gisch, Second by Borcherding to Adjourn at 6:28 PM
Roll Call: Ayes: All, Nays: None, Motion passes: 5 to 0

ATTEST:

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Rochelle Williams, City Clerk Scott Mikkelsen, Mayor