

CITY COUNCIL MEETING
Tuesday March 10, 2020
Grimes City Hall 5:30 P.M.

The regular meeting of the Grimes City Council was called to order on Tuesday March 10th, 2020 at 5:30 P.M. at the Grimes City Hall. The Pledge of Allegiance was led by Mayor Mikkelsen.
Roll Call: Present: Johansen, Gisch, Borcharding Absent: Altringer, Burger

AGENDA ITEMS

Approval of the Agenda

Mayor Mikkelsen asked for approval of the agenda.

Moved by Borcharding, Second by Johansen, to approve the agenda.

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

CONSENT AGENDA

A. Minutes from previous meeting B. Resolution 03-0220 To Enter into Mediator Agreement C. West Side Mechanics- \$7,544.30 D. Grimes Chamber and Economic Development \$12,254.50 E. Utility Refunds - \$564.14 F. Pay Requests and Change Orders: a. Pay Request #5 to McAninch Corporation for the Hope Commercial Plat 1 \$98,603.36 b. Pay Request # 5 to Concrete Technologies Inc for SW County Line Road Improvements \$191,469.00 c. Change Order #1 to Concrete Technologies Inc for SW County Line Road Improvements increasing contract \$22,670.30 d. Pay Request # 6 to Lee Chamberlin Consultant Engineers, Inc for the SE Trailridge Road and SE Little Beaver Drive Culvert Improvements \$ 39,941.63 e. Resolution 03-0520 Approving Change Order No. 6 and Pay App No. 10 With Deduction for the Little Beaver and Prairie Creek Channel f. Change Order #7 to Absolute Concrete for the SE 37th and S James Street Improvement Project decreasing the contract \$4,587.00 g. Pay Request #2 to Snyder & Associates for the IA 141 SB Ramp & IA 44 Traffic Signal Warrant Review \$770.00 G. Professional Services a. Pay Request #1 to Civil Design Advantage for Concept Planning – WRA Sewer Connection \$4,791.60 b. Veenstra & Kimm, Inc. for Engineering Services for WRA Connector Phase 1 Alignment Selection and Facility Plan \$11,828.95 c. FOX Engineering for Engineering Services \$72,393.66 H. Professional Services Agreement between the City of Grimes and Nilles Associates, Inc. for MSR Permit Management and SWPPP Inspection Services I. Governor's Days Requests J. 5 Day Alcohol License Grimes Chamber and Economic Development for Governor's Days K. Request for Street Closure for Block Party L. BRAVO – 28E Agreement Contribution Second Quarter \$4,296.38 M. Reimbursement of Cash Bond to Lutheran Church of Hope \$30,425.00 N. Claims Report \$838,825.04
Moved by Gisch, Second by Borcharding, to approve the Consent Agenda.

Roll Call: Ayes: All. Nays: None. Motion passes: 3 to 0

5. Update from Grimes Volunteer Support Services – GVSS – Jay Brewer

Jay Brewer, 11329 NW Towner Drive addressed the Council with the annual update on Grimes Volunteer Services (GVSS). Brewer stated shortly after the initial organization of the Volunteer Services in February 2010, the City of Grimes offered office space for the nonprofit, totally volunteer, group to base out of. Brewer thanked the City for their support and assistance in the effort to help the elderly or disabled to remain independently in their own homes for as long as possible. Brewer noted a number of records had been achieved over 2019 among which he noted that GVSS volunteers had provided 37,243 miles of travel from 4010 trips in one year with 229 clients listed. Brewer presented a Certificate of Appreciation to the City. Mayor Mikkelsen in turn thanked Brewer and his volunteers for the many years of value and support their services offered to the residents.

PUBLIC FORUM – None

PUBLIC AND COUNCIL AGENDA ITEMS

A. Maximum Property Tax Dollar

Finance Director Marcia Woodke addressed the Council with the background for the Public Hearing. Woodke stated that item a and b is a new form required as part of the Government reporting process. Woodke noted that the City is not taxing for emergency levy, FICA or IPERS as the City is using LOSST revenue for those items. Woodke said that is to allow the City to levy for property tax dollars to cover the payments on the GO Bonds the City is going to issue. Item Ba. \$6,830,000 is to cover constructing of street, water system, sanitary sewer system, storm water drainage and sidewalk improvements, acquiring and installing street lighting, signage and signalization improvements, improvements to existing municipal parks, vehicles such as the ambulance, snowplow, and boom truck in addition to some street projects and infrastructure work. She indicated item Bb is for the Fire department land purchase, and item Bc. is for new park construction, Item Bd is for the Library funds. Woodke said that item Be provides the ability to combine those elements so that the City can tax on for the next year's budget for the payment of new debt.

a. Public Hearing for Maximum Property Tax Dollars for FY 20/21

Mayor Mikkelsen opened the Public Hearing for Maximum Property Tax Dollars at 5:42 pm. Being no written or verbal comments the Hearing was closed at 5:43 pm.

b. Resolution 03-0120 Approval of FY21 Maximum Property Tax Dollars

Council Member Gisch noted that part of the reduction on the tax levy was due to LOSST funds, and the City had made a commitment to the citizens, and this is part of the follow thru of that commitment. Motion by Johansen, Second by Gisch to approve FY21 Maximum Property Tax Dollars
Roll Call: Ayes: All. Nays: None. Motion passes: 3 to 0

B. General Obligation Essential Purpose Loan Agreement

a. Public Hearing on Proposal to Enter into a General Obligation Essential Purpose Loan Agreement and to Borrow Money Thereunder in a Principal Amount not to Exceed \$6,830,000

Mayor Mikkelsen opened the Public Hearing at 5:43 pm. Being no written or verbal comments, the Public Hearing was closed at 5:43 pm.

b. Public Hearing on Proposal to Enter into a General Obligation General Purpose Loan Agreement #1 and to Borrow Money Thereunder in a Principal Amount not to exceed \$210,000

Mayor Mikkelsen opened the Public Hearing at 5:44 pm. Being no written or verbal comments, the Public Hearing was closed at 5:44pm.

c. Public Hearing on Proposal to Enter into a General Obligation General Purpose Loan Agreement #2 and to Borrow Money Thereunder in a Principal Amount not to exceed \$700,000

Mayor Mikkelsen opened the Public Hearing at 5:44 pm. Being no written or verbal comments, the Public Hearing was closed at 5:44 pm.

d. Public Hearing on Proposal to Enter into a General Obligation Urban Renewal Loan Agreement and to Borrow Money Thereunder in a Principal Amount not to Exceed \$1,070,000.

Mayor Mikkelsen opened the Public Hearing at 5:45 pm. Being no written or verbal comments, the Public Hearing was closed at 5:45 pm.

e. Resolution 03-0420 Authorizing General Obligation Loan Agreements, Combining Loan Agreements, Approving the Future Issuance of General Obligation Bonds and Providing for the Levy of Taxes to Pay the Same.

Motion by Gisch, Second by Borcharding, to approve Resolution 03-0420 Authorizing General Obligation Loan Agreements, Combining Loan Agreements, Approving the Future Issuance of General Obligation Bonds and providing for the Levy of Taxes to Pay the Same.

Roll Call: Ayes: All. Nays: None. Motion passes: 3 to 0

C. Set Public Hearing for Approval of FY20/21 Budget for March 24, 2020 at 5:30 pm

Motion by Gisch, Second by Borcharding, to Set Public Hearing for Approval of FY20/21 Budget for March 24, 2020 at 5:30 pm.

Roll Call: Ayes: All. Nays: None. Motion passes: 3 to 0

D. Amending Provisions of the Building and Property Regulations and Zoning Ordinance of the City of Grimes Regarding Fences.

Development Services Director Alex Pfaltzgraff provided the background on this Amendment stating that it was determined that the location of the Ordinance on Fencing was located within the Building Code. He added it was determined that it would be more appropriately placed within the Zoning Ordinances which would allow the Board of Adjustment to take any necessary actions on appeals that may be brought forward. Pfaltzgraff noted this action would allow an opportunity to modernize, clarify and better define ornamental as well as residential fencing requirements in that Ordinance.

a. Public Hearing to Consider Amending Provision of the Building and Property Regulations and Zoning Ordinance of the City of Grimes, Iowa, Regarding Fences.

Mayor Mikkelsen opened the Public Hearing at 5:50 pm. Being no written or verbal comments, the Public Hearing was closed at 5:50 pm.

b. First Reading of Ordinance 731 Amending Provision of the Building and Property Regulations and Zoning Ordinance of the City of Grimes Regarding Fences.

Motion by Johansen, Second by Gisch, to approve the First Reading of Ordinance 731 Amending Provision of the Building and Property Regulations and Zoning Ordinance of the City of Grimes, Iowa, Regarding Fences; shall be approved.

Roll Call: Ayes: All. Nays: None. Motion passes: 3 to 0

D. Resolution 03-0620 Approving Employee Benefits Renewal and Policy

Human Resources Director Erik Fisk addressed the Council with an overview of the Resolution 03-0620 to approve the Employee Benefits Renewal and Policy. Fisk stated that April is the City's renewal period for all employee benefits, including group health insurance. He said these benefits include group health insurance, vision, dental, and life insurance; as well as voluntary short and long-term disability, which are entirely at the employee's cost.

Fisk explained that the health insurance plan the City carries is unique because it is a traditional PPO plan that has been "grandfathered" because the City had the plan before the Affordable Care Act ("ACA") was passed. He noted that one constraint of the plan is that very little can be adjusted about it without jeopardizing its "grandfathered" status which has worked in the City's favor over the past several years as premiums have remained relatively stable. Fisk stated that for this year, the City received a quoted premium increase of 4.25%. By adjusting employee contribution rates, the City has have found a way to both maintain the "grandfather" status plan and lessen the financial impact to the

City to only a 2.3% increase. This was done by increases in employee contributions negotiated into the contracts with the collectively organized units of Fire and Public Works and an increase of non-union employee contribution from a current 3% contribution rate to a 5% contribution rate. To comply with Wellmark's requirements to keep the "grandfather" status plan, we are required to keep the employee contribution rate at or below 5%.

Motion by Gisch, Second by Johansen, to approve Resolution 03-0620 Approving Employee Benefits Renewal and Policy.

Roll Call: Ayes: All. Nays: None. Motion passes: 3 to 0

COUNCIL DISCUSSIONS

1. Mayor's Report -None

2. City Staff's Report

City Engineer Matt Ahrens informed the Council about two drainage projects that were planned. Ahrens stated the first was to extend a storm water run off drain to mitigate the flooding and erosion that had been taking place in several back yards in the North Point Park area. Ahrens indicated that by extending the piping to the nearby creek, there would not be continued runoff overland as water tries to reach the creek. Ahrens said the second project is to improve a drainage situation by Trailridge and Little Beaver. Ahrens said the larger rain events are prone to cause higher volumes of water than the currently sized culverts can handle appropriately. He recommended the smaller culverts to be replaced with larger culverts to prevent water backing up into yards along the creek bed. Ahrens said this project would need easements from the property owners in order to perform the work necessary. Pfaltzgraff stated that due to the scope of this project, there would be several public meetings held to explain the project as well as educate the area landowners of the process involved with improving the storm water flow. Ahrens said the process would most likely take several months to work through the public meetings and easement acquisition process. Council member Johansen asked if this project would allow any of the impacted owners to apply for a LOMA (Letter of Map Amendment) from FEMA to reduce their insurance requirements. Pfaltzgraff indicated that the area would have to be studied and he would look into addressing that option if it was determined that some of the residences would qualify.

Human Resources Director Erik Fisk addressed the Council on Pandemic Preparedness. Fisk stated that Staff are reviewing processes and looking into various options of addressing essential services for the community should the current Covid 19, or other events, disrupt the ability of staff to physically come into the office. Fisk said that he would have a comprehensive report prepared to submit to Council for consideration at the next Council meeting.

3. Council Reports None

ADJOURNMENT

Motion by Gisch, Second by Johansen, to Adjourn at 6:14pm

Roll Call: Ayes: All, Nays: None, Motion passes: 3 to 0

ATTEST:

Rochelle Williams, City Clerk

Scott Mikkelsen, Mayor