

CITY COUNCIL MEETING
Tuesday March 24, 2020
Grimes City Hall 5:30 P.M.

Electronic Meeting as Provided Under Iowa Code, Chapter 21*

Last Tuesday, the Governor issued an Executive Order for a moratorium on gatherings of 10 or more to assist in public efforts to limit the spread of a potentially deadly virus. A decision was made at that point by the city to conduct all city meetings, including the upcoming City Council Meeting, electronically pursuant to Iowa Code Section 21.8 Electronic Meetings.

The regular meeting of the Grimes City Council was called to order by electronic meeting/ Zoom Meeting on Tuesday March 24, 2020 at 5:36 P.M. at the Grimes City Hall. The Pledge of Allegiance was led by Mayor Mikkelsen.

Roll Call: Present: Johansen, Gisch, Borcharding, Altringer, Burger

AGENDA ITEMS

Approval of the Agenda

Mayor Mikkelsen asked for approval of the agenda.

Moved by Gisch, 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. Request for Street Closure for Pancake Feed Johnston-Grimes Firefighters Association C. Hawkeye Truck \$17,950 – wing retrofit D. Hawkins, Inc \$6,446.80 water treatment E. Municipal Supply Inc \$5,021.50 – water meters F. Resolution 03-0820 Personnel Transactions G. Iowa Department of Human Services \$30,261.67 H. Dell Marketing LP \$7,869.20 I. Pay Requests: a. Pay Application 3 to Shank Construction, Inc for the Reverse Osmosis Water Treatment Plant – Phase I \$487,861.10 J. Professional Services a. Whitfield and Eddy Law \$13,990.00 b. Pay Request #5 to McClure Engineering Company for the Reverse Osmosis Water Treatment Plant – Phase 1 \$67,693.38 c. Pay Request #4 to McClure Engineering Company for the New 1.5 MG Elevated Storage Tower – Construction Phase \$3,948.50 d. Pay Request #4 to HR Green for the SE 37th Street @ Highway 141 Reconstruction \$10,394.38 e. Pay Request #2 to Civil Design Advantage for the concept Planning – WRA Sanitary Sewer Connection \$15,669.00 K. Renaissance Group Inc \$6,517.97 L. Invision \$12,004.60 M. O'Halloran International \$10,569.66 N. Finance Report O. Claims Report \$1,174,594.15

Moved by Burger, Second by Gisch, to approve the agenda.

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

PUBLIC FORUM- None

PUBLIC AND COUNCIL AGENDA ITEMS

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

A. City of Grimes Budget for FY20/21

a. Public Hearing on City of Grimes Budget for FY 20-21

Mayor Mikkelsen opened the Public Hearing at 5:40 PM on the City of Grimes Budget for FY20-21.

Council Member Gisch stated that he was proud that the Council was able to deliver on the property tax reduction. Being no written or verbal comments, the Public Hearing was closed at 5:40 PM.

b. Resolution 03-0320 Approval of FY 20/21 Budget

Moved by Johansen, Second by Altringer, to approve Resolution 03-0320 for the FY 20/21 Budget.
Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

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

Development Services Director Alex Pfaltzgraff addressed the Council stating that upon review, it was determined that the location of the Ordinance on Fencing was located within the Building Code and 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. Pfaltzgraff stated that Staff recommended waiving the third reading.

Moved by Gisch, Second by Burger, to approve the Second Reading of Ordinance 731 Amending the provision of the Building and Property Regulations and Zoning Ordinance of the City of Grimes Regarding Fences.

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

Moved by Gisch, Second by Burger, to waive the Third Reading of Ordinance 731 Amending the provision of the Building and Property regulations and Zoning Ordinance of the City of Grimes Regarding Fences.

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

Moved by Gisch, Second by Altringer, Final Approval for Ordinance 731 Amending the provision of the Building and Property regulations and Zoning Ordinance of the City of Grimes Regarding Fences.

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

C. Rezone 18.6 acres from A-1 to C-2 for Hope Commercial

Pfaltzgraff addressed the Council stating that the Rezone request tonight comprised of 18.6 acres located along East First Street and NE Gateway Drive. Pfaltzgraff stated that this rezone would allow the property to be changed from A-1 Ag to C-2 Commercial. Pfaltzgraff said the developer and staff have been working together on a draft of the Development Agreement for this parcel. Pfaltzgraff stated that he wanted to point out that staff recommends extending the transportation overlay standards to be extended to encompass the entire area to be rezoned to ensure continuity across the project. Pfaltzgraff stated that Planning and Zoning have reviewed the project and recommend approval.

a. Public Hearing on Rezone of 18.6 acres from A-1 to C-2 for Hope Commercial

Mayor Mikkelsen opened the Public Hearing at 5:49 PM on the City of Grimes Budget for FY20-21. Being no written or verbal comments, the Public Hearing was closed at 5:49 PM.

b. First Reading of Ordinance 732 Rezoning Hope Commercial from A-1 to C-2.

Moved by Gisch, Second by Johansen to approve the First Reading of Ordinance 732 Rezoning Hope Commercial from A-1 to C-2.

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

D. Rezone of 3.28 acres from A-1 to R-1 for Kasperbauer Property

Pfaltzgraff said this request is for 3.28 acres located along NW 27th, also known as NW 82nd depending on if you are using City or County addressing. He said the North Sports Complex is located directly to the east of the property. Pfaltzgraff noted that in the development agreement for this property, the

building requirements and restrictions that are in place in the development directly to the north, known as Town and Country Estates. He added that they were replicated in the requirements for this property to ensure the standards and character of the surrounding area is upheld.

a. Public Hearing on Rezone of 3.28 acres from A-1 to R-1 Kasperbauer Property

Mayor Mikkelsen opened the Public Hearing at 5:55PM. Being no written or verbal comments, the Public Hearing was closed at 5:56PM.

b. First Reading of Ordinance 733 Rezoning 3.28 acres from A-1 to R-1 for Kasperbauer Property

Motion by Altringer, Second by Johansen, to approve the First Reading of Ordinance 733 Rezoning 3.28 acres from A-1 to R-1 for Kasperbauer Property per the Planning and Zoning Commission letter dated March 3, 2020.

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

E. Set a Public Hearing on Adjusting Water and Sewer Rates and Collection of Recycling Materials for April 14, 2020

City Administrator Jake Anderson stated that the water and sewer rates were necessary to fund projects that are currently in process, such as the water tower and treatment plant improvements as well the WRA project. He added the increase for recycling is an increase by the provider. Anderson said this agenda item is only to set the Public Hearing.

Motion by Gisch, Second by Altringer to set a Public Hearing on Adjusting Water and Sewer Rate and Collection of Recycling Materials for April 14, 2020.

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

F. Legacy Park

Alex Pfaltzgraff presented an overview of the Development Agreement, Site Plan Amendment and Resolution 03-0920 as these items are inter related. Pfaltzgraff stated that in the Draft Development Agreement, there is a proposed \$500,000 maximum tax Incentive to the developer as well as a detail of the benefits to the City to allow this incentive. Pfaltzgraff said the applicant, Anderson Companies, has requested approval of a Site Plan Amendment to allow for a modification to the building elevations on Legacy Park Lot 2, building 2. He added that although the change is minor in nature, staff felt that it warranted a review. Pfaltzgraff said the building was originally proposed with a height of 32 feet. The proposed height allowed for additional high rack storage, if desired by the tenant. Due to the majority of tenants not needing the high rack storage, the applicant desires to reduce the overall height of the building by 6-feet, to a new height of 26-feet. Pfaltzgraff stated that no additional changes to the building façade or site have been proposed and the building still meets the minimum standards within the Zoning District, and HWY 141 Corridor Zone 2 Overlay.

a. Presentation of Draft Development Agreement Regarding Incentives

Council Member Gisch asked if the continuation of SE Gateway Drive could be included as part of this project. Pfaltzgraff noted the property that would be leading that development belonged to another developer, but that they anticipate that portion of the development in that area would be likely soon, but would be separate from the current agenda item.

b. Approval of Site Plan Amendment – Lot 2, Building 2

Motion by Gisch, Second by Burger, to Approve the Site Plan Amendment, subject to the letter dated November 5, for Lot 2, Building 2.

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

c. Resolution 03-0920 Set a Public Hearing on Urban Renewal Plan Amendment April 28, 2020

Motion by Johansen, Second by Altringer, to approve Resolution 03-0920 to Set a Public Hearing on Urban Renewal Plan Amendment April 28, 2020

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

G. Resolution 03-1020 Setting a Time and Place for Public Hearing on Proposed Rezoning of Property Generally Located North of E 1st Street and West of Hwy 141 from A-1 Agricultural to R-4 Planned Unit Development for April 28, 2020 (changed to May 12, 2020)

Pfaltzgraff stated that the City of Grimes received a request to rezone approximately 156.9 acres of property, generally located north of E 1st Street and west of HWY 141, located within the Hope Commercial Development. Pfaltzgraff said the applicant, Hope K Farms, is requesting a rezone from A-1 Agriculture to R-4 Planned Unit Development. He added that a portion of the request demonstrates consistency with the future land use plan. Pfaltzgraff stated that however there are portions that would be contrary to the original plan, specifically, the northern portion of the concept. Pfaltzgraff said the current land use plan demonstrates a future land use designation of single family. The proposed rezoning would allow for a portion of that property to remain as single family, with the balance being covered to medium and high density, mixed use and commercial development. Pfaltzgraff said that staff has been working with the applicant to develop a plan and set of regulations that demonstrates a thoughtful perspective to the form of the development. He added that with respect to adjoining land uses, and the regulations they will take the form of a Zoning Change and Development Agreement, which will be presented at the public hearing. Pfaltzgraff added that due to this being a relatively high profile project, and under the current meeting constraints, he would recommend the Council consider moving the Public Hearing from April 28, 2020 to May 12, 2020 to hopefully be able to hold the hearing in person, rather than via electronic meeting methods.

Motion by Johansen, Second by Gisch, to approve Resolution 03-1020 setting a time and place for public hearing on proposed rezoning of property generally located north of E 1st Street and west of Hwy 141 from A-1 Agricultural to R-4 Planned Unit Development and revising the public hearing date to May 12, 2020.

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

COUNCIL DISCUSSIONS

1. Mayor's Report

Mayor Mikkelsen expressed his appreciation and thanks to the entire Council and staff for meeting the challenges and their thoughtful and proactive service during the unrepresented pandemic situation.

2. City Staff's Report

City Administrator Anderson wanted to note his appreciation for the efforts and support provided by the IT Coordinator Jeff Macke during the past few weeks.

Human Resources Director Erik Fisk said that in response to the many questions and concerns by staff, he is drafting a guidance memo to address leave and illness issues. Fisk stated that he is also updating the City Employee Handbook to include the various measures needed to keep everyone safe and ensure practices are in place to prevent any potential spread. Fisk noted that these measures and requirements change frequently, and he wants to keep everyone updated and informed as much as possible as changes occur. City Administrator Anderson added that he had recently sent out a mandate to all departments to curtail any spending that was not immediately necessary.

3. Council Reports

ADJOURNMENT

Meeting Adjourned at 6:16 PM

ATTEST:

Rochelle Williams, City Clerk

Scott Mikkelsen, Mayor

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