

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

*Please note that this City Council Meeting was held as an electronic meeting pursuant to Iowa Code Section 21.8 due to the national health emergency that makes it impossible or impractical for an in person meeting.

The regular meeting of the Grimes City Council was called to order by electronic meeting/Zoom on Tuesday April 14, 2020 at 5:33 P.M. Mayor Mikkelsen stated the meeting was being held electronically as provided under Iowa Code, Chapter 21.8 due to the national health emergency that makes it impossible or impractical for an in person meeting. The Pledge of Allegiance was led by Mayor Mikkelsen.

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

AGENDA ITEMS

Approval of the Agenda

Mayor Mikkelsen asked for approval of the agenda.

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

Roll Call: Ayes: All. Nays: None. Motion passes: 4 to 0.

CONSENT AGENDA

A. Minutes from previous meeting B. Proclaiming the last Friday in April as Arbor Day C. Hawkeye Truck Equipment \$17,950 D. Contract with Mitel for Phone Services E. Utility Refunds F. Water Meter Refund G. Building Permit Refund H. Reimbursement for 3rd Quarter Wages and Supplies for Fire Department to the City of Johnston \$21,371.12 I. Resolution 04-0120 Setting a Date of Meeting at Which it is Proposed to Approve a Development Agreement with Anderson Four, LLC, Including Annual Appropriation Tax Increment Payments for April 28, 2020 J. Pay Requests: a. Pay Request #6 to McAninch Corporation for Hope Commercial Plat 1 \$277,462.61 b. Pay Request #6 to Concrete Technologies Inc for SW County Line Road Improvements \$141,675.39 c. Pay Request #19 to Concrete Technologies Inc for SE 37th Street at Highway 141 \$103,014.70 d. Pay Request #4 Shank Constructors, Inc for the Reverse Osmosis Water Treatment Plant Phase I \$983,421.00 K. Professional Services Payments: a. Pay Request #13 Veenstra & Kimm, Inc – engineering services for WRA Connector Phase 1 Alignment Selection and Facility Plan \$1,506.55 b. Pay Request #3 Veenstra & Kimm, Inc – engineering services for WRA Connector Phase 2 Design Services \$5,165.23 c. Pay Request #5 Bolton & Menk Inc for SW County Line Road Improvements Construction Services \$19,981.00 d. Pay Request #6 Bolton & Menk, Inc for SW County Line Road Improvements Construction Services \$16,605.00 e. Pay Request # 5 to Bolton & Menk for Hope Commercial Plat 1 Improvements Construction Services \$3,655.00 f. Pay Request #6 to Bolton & Menk for Hope Commercial Plat 1 Improvements Construction Services \$2,330.00 g. Pay Request #3 to Bolton & Menk, Inc for Highway 44 & SW County Line Road Intersection Improvements \$1,627.00 h. Pay Request #4 to Bolton & Menk, Inc for Highway 44 & SW County Line Road Intersection Improvements \$2,195.00 i. Lee Chamberlin Consultant Engineers for 2020 City of Grimes Drainage Improvements Trailridge and Little Beaver \$17,212.50 j. Lee Chamberlin Consultant Engineers for GIS Program \$9,700 k. RDG Planning and Design - \$90,749.11 – Park development per contract l. Christensen Development 1 LLC \$10,454.00 Owner's Representative Fee - Library m. Whitfield and Eddy Law \$15,092.50 L. Resolution 04-0220 Approving Consent and Agreement for Improvements Within Overland Flowage Easement for Brentwood Estates, Lot 14

M. Resolution 04-0320 Approving Consent and Agreement for Improvements Within Overland Flowage Easement, Sanitary Sewer Easement, and Detention Easement for Chevalia Pointe Plat 1, Lot 2
N. Resolution 04-0420 Approving Consent and Agreement for Improvements Within Overland Flowage Easement and Land Buffer Easement for Lot 9 in Heritage at Grimes Plat 3 2016 NE Park Drive
O. Resolution 04-0620 Approving Professional Services Agreement with Veenstra and Kimm, Inc for the NW Territory Lift Station and Force Main
P. Resolution 04-0520 To Authorize the Installation of a Patio for the Concession Stand Area Located at the North Sports Complex and Drainage Improvement at the South Sports Complex
Q. Resolution 04-0720 Personnel Transactions
R. Finance Report for March 2020
S. Claims Report \$2,520,369.65
Moved by Gisch, Second by Borcharding, to approve the agenda.
Roll Call: Ayes: All. Nays: None. Motion passes: 4 to 0.

PUBLIC FORUM

Cheryl Marvin, 3305 SE Glenstone Drive, addressed the Council with questions on where to get a copy of the recently released City Budget and wanting updates on the Council's plan for addressing Covid-19 and personnel questions. Mayor Mikkelsen directed staff to relay the information once the meeting concluded.

PUBLIC AND COUNCIL AGENDA ITEMS

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

Development Services Coordinator Alex Pfaltzgraff stated that this is the second review of the proposed rezoning request from Hope Commercial. Pfaltzgraff stated the concept drawing shows approximately 18.6 acres of property generally located north of E. 1st Street and west of highway 141. He said this concept plan is consistent with the Future Land Use Plan and adjoining classification. Pfaltzgraff added that a draft zoning change and development agreement that outlines restricted uses and expectations would be available for approval with the final consideration of Ordinance 732.

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

Roll Call: Ayes: All. Nays: None. Motion passes: 4 to 0.

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

Pfaltzgraff stated that this is the second reading for the applicant requesting approval of a rezone from A-1 to R-1. Pfaltzgraff stated the property is currently located within unincorporated Polk County. He said the annexation process was initiated in January of 2020 and that was approved by Council on February 25, 2020. Pfaltzgraff said that following the approval, the request was submitted to the City Development Board who will hear the case in April. Pfaltzgraff stated that following the annexation of property into Grimes, all properties are zoned A-1 Agriculture. He added that the current A-1 regulations do not allow for the construction of a single-family dwelling upon any lot less than 10-acres in size, therefore a rezone is required. He added that in this particular case, the applicant has indicated a desire to subdivide the approximately 3.28 acres property into two single family lots and one outlot for parkland dedications. Pfaltzgraff stated that the single family lots are 1.45 and 1.37 acres in size, and the outlot for parkland dedication totals .46 acres and meets the future land use plan for this area to be low density residential.

Moved by Johansen, Second by Gisch, to approve the Second Reading of Ordinance 733 Rezoning 3.28 acres from A-1 to R-1 for Kasperbauer Property.

Roll Call: Ayes: All. Nays: None. Motion passes: 4 to 0.

C. Public Hearing and First Reading of Ordinance 734 Adjusting Water and Sewer Rates and Collection of Recycling Materials

City Administrator Jake Anderson addressed the Council stating that at the advice of the City Financial Advisor, the purpose of this Ordinance is to amend the Grimes Code of Ordinances Section 92.02(1) and 99.04 to increase the amount charged for water and sewer rates in order to adjust for increasing costs of maintenance, construction, production, storage and treatment of water and sewage. He added that Section 108.06(1B) is increased to account for increased costs related to recyclable material collection services.

Anderson provided an overview of the charges stating the charge for water for residential and commercial use will go to \$10.20 per each thousand gallons used, and the sewer service rate shall be \$7.65 for 1000 gallons. Anderson said that the monthly charge for collection of recyclable materials shall be \$3.45. He added these rates would be applied to usage that is billed on July 1, 2020.

a. Public Hearing on Adjusting Water and Sewer Rates and Collection of Recycling Materials

Mayor Mikkelsen opened the Public Hearing at 5:46 PM. Being no verbal or written public questions or comments from the public, the Mayor closed the Public Hearing at 5:46 PM.

b. First Reading of Ordinance 734 Adjusting Water and Sewer Rates and Collection of Recycling Materials

Council Member Johansen stated that this was not an increase that anyone wanted to be adding at this time; however, he wanted to acknowledge that this increase was to assure that several very needed and necessary water and sewer related infrastructure projects that were already in progress could continue. Johansen noted that to keep the costs in perspective; the neighboring community of Waukee was currently charging \$12.42 for the first 1,000 gallons, and \$8.44 for every 1,000 above that, with sewer rates at \$ 14.37 for the first 1,000 and \$10.86 for every 1,000 after that. Johansen stressed that the rates in Grimes are not out of the normal spectrum for growing communities, in fact rating well within the median for the metro area. Council Member Gisch also noted that it was very unfortunate timing for many residents, but acknowledged that the projects and services were not ones that could be delayed. Motion by Gisch, Second by Johansen, to approve the First Reading of Ordinance 734 Adjusting Water and Sewer Rates and Collection of Recycling Materials.

Roll Call: Ayes: All. Nays: None. Motion passes: 4 to 0.

COUNCIL DISCUSSIONS

1. Mayor's Report

Mayor Mikkelsen acknowledged that knowing so many residents have been challenged in both their work and professional lives over the last month, he wanted to share his thoughts, and assure everyone that he and the Council representatives are doing everything they can to help the residents and their families at this time. Mikkelsen said that there were a number of very encouraging activities that he had seen in Grimes with residents, individuals, and groups, going above and beyond in showing the strength of the community. Mikkelsen stated that among those to note, Grimes Volunteer Services, which helps serve hundreds of people every month for years by offering rides to doctor appointments or other errands for those that might not otherwise be able to get out. He noted that this is a completely volunteer driven program, that in these unrepresented times, have still found ways to continue serving those in need by delivering meals, or providing pick up or drop off for food. Mikkelsen also noted the Food Bank has had approximately a 25 percent increase in demand for food. He said while they had to make

adjustments to the process of how they provide these necessities, they are still able to keep operating. Mayor Mikkelsen said new volunteers have stepped in to help, and critically needed donations have increased as well to continue to take care of those in need. Mayor Mikkelsen wanted to make sure everyone was aware of these organizations, and encouraged those that are hungry or in need, to please reach out. Mayor Mikkelsen expressed appreciation as well for those that were able to continue to patronize those local businesses that were still open and to support their efforts in getting through these times. He was very encouraged by seeing the residents pull together as they have in so many ways and working as a community. Mayor Mikkelsen also noted that while it is still too early to tell what the full impact will be to the economy from Covid-19, he wanted to assure the residents that it is the job of the Mayor and Council to do everything possible to represent our city. He added they are doing everything they can to help the community and will deliver the very best services possible.

2. City Staff's Report

a. Update on Parkland Dedication Ordinance

Pfaltzgraff said that while everyone is working thru how to operate with the Covid-19 restrictions, they are still very focused on the City Strategic Plan. He noted that parkland dedication had been selected as a high priority, and that City Staff are currently monitoring surrounding communities and observing their practices and drafting a modification to the current policies and Ordinance to both improve and ensure the quality and quantity of future growth.

b. Update on Outdoor Storage Ordinance

Pfaltzgraff reported that staff is looking at how to proceed with those businesses that require outdoor storage and drafting guidelines for effective screening to maintain a high quality environment.

3. Council Reports

Council Member Gisch wanted to reiterate that the fiscal situation impacted by Covid-19 would be closely watched.

ADJOURNMENT

Meeting Adjourned at 6:00 PM

ATTEST:

Rochelle Williams, City Clerk

Scott Mikkelsen, Mayor