CITY COUNCIL MEETING
Tuesday April 28, 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 28, 2020 at 5:31 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, Borcherding, Altringer, Burger

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

CONSENT AGENDA
A. Minutes from previous meeting B. Municipal Supply Inc $10,082.50 water meters C. Kleener Image $5,245.99 materials for patio at North Sports Complex D. Landscape by Design, Inc. $23,284.71 park improvements at North and South Sports Complexes E. Computer Resource Specialists $5,223.45 F. AccuJet $22,208.00 CIPP Lining G. Grimes Chamber and Economic Development $12,254.50 H. Resolution 04-1820 Approving the City of Grimes Fee Schedule for 2020 I. Professional Service Agreements: a. MSA – 2020 North Sports Complex Sewer Extension; 2020 North Pointe Storm Sewer Extension b. Calhoun-Burns and Associates – City of Grimes 2020 Bridge Inspection Program c. Snyder & Associates – Iowa Highway 141 Southbound Ramp and Iowa Highway 44 Traffic Signal and Turn Lane Improvements J. Payments for Professional Services a. RDG Planning & Design –Multipurpose Building $1,820.00 b. RDG Planning & Design – South Sports Complex $2,445.00 c. RDG Planning & Design – Lions Park $5,437.14 d, RDG Planning & Design – North Sports Complex $1,537.10 e, Payment #5 to McClure Engineering for the New 1.5 MG Elevated Storage $10,193.00 f. Payment #6 to McClure Engineering for the Reverse Osmosis Water Treatment Plant $45,078.45 g. Pay Request #3 Civil Design Advantage – WRA Sanitary Sewer Connection – PA #3 - $5,864.62 h. Pay Request #5 HR Green – SE 37th Street and Highway 141 Reconstruction – PA #5 - $12,539.88 i. Bishop Engineering – Heritage @ Grimes – Invoice - $500.00 j. Allender Butzke Engineers - Reverse Osmosis Water Treatment Plant – Phase 1 – Invoice $801.25 k. Allender Butzke Engineers - Reverse Osmosis Water Treatment Plant – Phase 1 $1,179.20 l. FOX Engineering Associates $11,606.25 m. Allender Butzke Engineers – Concrete Testing for 1.5 MG Water Tank $357.40 K. Pay Requests and Change Orders a. Concrete Technologies – SE 37th Street and Highway 141 Reconstruction $312,702.18 b. Resolution 04-0820 Approving Change Order #7 and Pay Application #11 with Deductions for the Little Beaver and Prairie Creek Channel Improvements 1. Change Order #7 All Terrain Seeding – Little Beaver and Prairie Creek Channel Improvements decreasing contract $26,974.00 2. Pay Request #11 to All Terrain Seeding for the Little Beaver and Prairie Creek Project $40,260.64 L. Resolution 04-0920 Approving Consent and Agreement for Improvements within Storm Sewer and Overland Flowage Easement for Lot 10 in Glenstone Trail Plat 7 Lot 10 (3001 SE Keystone) M. Resolution 04-1020 Approving Consent and

Agreement for Improvements within Water Main Easement Lot 30 in Millard Place Pat 2 (101 NE 7th Court) N. Resolution 04-1120 Approving Consent and Agreement for Improvements within Overland Flowage Easement for Lot 11 in Autumn Park West Plat 1 (1601 NW 8th Street) O. Resolution 04-1220 Approving Consent and Agreement for Improvements within Overland Flowage Easement for Lot 102 in Beaverbrooke West Plat 8 (1713 NW Prairie Creek Drive) P. Resolution 04-1320 Approving Consent and Agreement for Improvements within Surface Water Flowage Easement for Lot 26 in Silkwood Meadows Plat 1 (2200 NE 10th Court) Q. Resolution 04-1420 Approving Consent and Agreement for Improvements within Overland Flowage Easement for Lot 30 in Brooke Ridge West Plat 3 (2612 NW Ridgewood Drive) R. Licensing a. Renewal of Spirits Liquors Class E Liquor with Sunday Sales b. Renewal of Plaza Tapia Class C Liquor with Sunday Sales S. Claims in the amount of $870,714.72.
Moved by Burger, Second by Gisch, to approve the Consent Agenda.
Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

PUBLIC FORUM

Rene Leppert, 215 NW Valley View, addressed the Council stating that she is that Coordinator for Senior Center at 410 SE Main at the Grimes Community Complex. Leppert said that there are 16 Senior Center locations in Polk County, most which are closed due to Covid-19. However, Leppert said the Grimes location, which partnered with Johnston, is still providing meals to go for 60 to 70 seniors. Leppert stated the drive through hours from 11 to 1 pm, and she wanted the Council to know the seniors are very appreciative of the service. Mayor Mikkelsen thanked Leppert and her staff for all they do for the communities and appreciated her update.

PUBLIC AND COUNCIL AGENDA ITEMS

A. Urban Renewal Plan Amendment

Development Services Director, Alex Pfaltzgraff, advised the Council that the Urban Renewal Plan before them includes an amendment which would add an Economic Development project for Legacy Point. He added that Planning and Zoning had approved the Site Plan Amendment for Lot 1, Building 1, in December of 2019. Pfaltzgraff stated that Staff recommends approval of Resolution 04-1520 to Approve Urban Renewal Plan Amendment for the Grimes Urban Renewal Area and Resolution 04-1620 Approving Development Agreement with Anderson Four, LLC Authorizing Annual Appropriation Tax Increment Payments and pledging certain Tax Increment Revenues to the Payment of the Agreement.

a. Public Hearing Urban Renewal Plan Amendment

Mayor Mikkelsen opened the Public Hearing at 5:41 PM. Being no written or verbal communication from the public on this matter, the Public Hearing was closed at 5:41 PM.

b. Resolution 04-1520 to Approve Urban Renewal Plan Amendment for the Grimes Urban Renewal Area.

Motion by Gisch, Second by Johansen, to approve Resolution 04-01520 to approve the Urban Renewal Plan Amendment for the Grimes Urban Renewal Area.
Roll Call: Ayes: All, Nays: None Motion Passes 5-0

B. Development Agreement with Anderson Four, LLC,

Pfaltzgraff stated that the Development Agreement before the Council has not changed from the draft presented previously, noting that the Tax Increment would not exceed $500,000 over a five year period.

a. Public Hearing on Development Agreement for Anderson Four, LLC
Mayor Mikkelsen opened the Public Hearing at 5:44 PM. Developer Mark Anderson addressed the Mayor and Council to express appreciation for this opportunity to move forward with this incentive for Tenants. Being no other written or verbal communication from the public on this matter, the Public Hearing was closed at 5:45 PM.

b. Resolution 04-1620 Approving Development Agreement with Anderson Four, LLC, Authorizing Annual Appropriation Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement
Motion by Gisch, Second by Borcherding, to approve Resolution 04-01620 to Approve the Development Agreement with Anderson Four, LLC.
Roll Call: Ayes: All, Nays: None Motion Passes 5-0

C. Legacy Park Lot 1 – Site Plan
Pfaltzgraff explained to Council that this site plan will consist of a total of four buildings, to be built in two phases, and that they will be similar in appearance to the previous buildings established in that area. Pfaltzgraff stated that this Site Plan was reviewed by Planning and Zoning in December of 2019 and recommended approval of the design. Mayor Mikkelsen said that Anderson Four has set the standard for good looking buildings and that they have been a good partner in the development of that area.
Motion by Gisch, Second by Johansen to Approve the Site Plan for Legacy Park, Lot 1 per the Staff Letter dated November 5th, 2019.
Roll Call: Ayes: All, Nays: None Motion Passes 5-0

D.Third Reading of Ordinance 732 Rezoning Hope Commercial from A-1 to C-2
Pfaltzgraff stated there had not been any changes or modifications since the first reading. Pfaltzgraff also stated there is a final Development Agreement attached with the Ordinance.
Motion by Gisch, Second by Johansen, to approve the Third Reading of Ordinance 732 Rezoning Hope Commercial from A-1 to C-2
Roll Call: Ayes: All, Nays: None Motion Passes 5-0

Motion by Gisch, Second by Johansen, to approve the Final Reading of Ordinance 732 Rezoning Hope Commercial from A-1 to C-2
Roll Call: Ayes: All, Nays: None Motion Passes 5-0

E. Hope Commercial Plat 2 – Preliminary Plat
Pfaltzgraff stated that the plan before the Council for consideration is a conceptual rendering only. Pfaltzgraff noted that this preliminary drawing showed 8 commercial lots and had been presented to the Planning and Zoning Board for initial review and approval. Mayor Mikkelsen noted that there is a lot of excitement in the community with this project. Council Member Gisch asked if there was any concern being raised about potential traffic stacking at the intersection of Highway 44 and SE Gateway. Pfaltzgraff stated that Staff is being mindful of that potential, and this project is meeting the Code requirements.
Motion by Johansen, Second by Borcherding to Approve the Hope Commercial Plat 2 Preliminary Plat.
Roll Call: Ayes: All, Nays: None Motion passes 5 – 0

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

Pfaltzgraff stated that there were not any changes from the previously approved readings and that Staff recommend approval.
Motion by Johansen, Second by Gisch, to approve the Third 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 5-0

Motion by Johansen, Second by Gisch, to approve the Final 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 5-0

G. Kyler Kiner Memorial Plat 1 – Preliminary Plat
Pfaltzgraff addressed the Council stating that the applicant is requesting approval of a preliminary plat, which will allow for the subdivision of the 3.28 acres property into two single family lots and one outlot for parkland dedication. Pfaltzgraff stated the purpose of the parkland dedication is to allow Public Works to address some drainage issues at the North Sports Complex.
Motion by Johansen, Second by Gisch, to Approve the Kyler Kiner Memorial Plat 1- Preliminary Plat
Roll Call: Ayes: All, Nays: None Motion Passes 5-0

H. Resolution 04-1920 Kyler Kiner Memorial Plat 1 – Final Plat
Motion by Gisch, Second by Burger, to approve Resolution 04-1920 to Approve the Kyler Kiner Memorial Plat 1-Final Plat Per the Staff Letter dated March 19, 2020.
Roll Call: Ayes: All, Nays: None   Motion Passes 5-0

I. Resolution 04-1720 Setting a Public Hearing for Approval of Proposal to Grant to JRL Dev, LLC an Easement Over City Property for Ingress/Egress for May 12, 2020
Pfaltzgraff said that with the approval of the Final Plat for Kyler Kiner Memorial Plat 1, Staff is recommending that the City grant an easement to JRL Development for the use of an ingress/egress easement. Pfaltzgraff stated that this easement would allow for a driveway access to the North Sports Complex Park Road. He said that by doing so, it will remove the need for a driveway out to NW 27th and reduce any potential conflicts and unnecessary friction along the roadway. After discussion, the Council chose to not take any action at this time.

J. M-Keds Home Plat Plat 1, Lot 2 – Site Plan
Pfaltzgraff stated that the applicant is requesting approval of the site plan for M-Keds Home Place Plat 1, lot 2 which consists of two buildings at approximately 24,000 square feet each. Pfaltzgraff said the property is located within Zone 2 of the Highway 141 Mixed Use Development Corridor District. Pfaltzgraff added that the Planning and Zoning Board recommended approval at their meeting on April 7, 2020.
Motion by Johansen, Second by Gisch, to approve the M-Keds Home Plat 1, Lot 2 Site Plan subject to the Comment Letter dated March 31, 2020.
Roll Call: Ayes: All, Nays: None   Motion Passes 5-0

K. Second 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 there were not any changes from the First Reading.
Motion by Gisch, Second by Johansen, to approve the second reading of Ordinance 734 adjusting water and sewer rates and collection of recycling materials.
Roll Call: Ayes: All, Nays: None Motion Passes 5-0

COUNCIL DISCUSSIONS

1. Mayor's Report

Mayor Mikkelsen stated that the City continues to monitor the Covid-19 situation and wanted to assure the residents that the community that we are taking every opportunity to keep the City operations running as smoothly as possible and that he appreciated everyone's support and efforts in this process.

2. City Staff's Report

Anderson noted that they planned to have a new service agreement for consideration with Metro Waste at the next meeting.

3. Council Reports - None

ADJOURNMENT

Motion by Altringer, Second by Gisch to Adjourn at 6:38 PM
Roll Call: Ayes: All, Nays: None Motion Passes 5-0