CITY COUNCIL MEETING
Tuesday May 26, 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 May 26, 2020 at 5:30 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 Altringer, 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. Wulfekuhle Injection & Pumping Inc. quote $39,961.83 C. Resolution 05-1020 Personnel Transactions D. Municipal Supply Inc. $13,291.22 E. Resolution 05-1320 Authorizing Mayor to Execute and Submit Annexation Application F. Alcohol Licenses: a. Aldi #109 New Class C Beer Permit with Sunday Sales b. Kum & Go #141 Renewal of Class E Liquor License with Sunday Sales c. Kum & Go #237 Renewal of Class E Liquor License with Sunday Sales d. Casey’s General Store #2520 Renewal of Class E Liquor License with Sunday Sales e. Pour Choices adding Outdoor Services to existing license G. Pay Request for Professional Services a. Pay #6 to HR Green for the SE 37th Street @ Highway 141 Reconstruction $19,707.85 b. Pay Request #4 to Civil Design Advantage for Concept Planning – WRA Sanitary Sewer Connection $12,283.11 c. Allender Butzke Engineers Inc. for Concrete Testing and Observation Grimes 1.5 MG Water Tank $1,688.45 d. Allender Butzke Engineers Inc for Concrete Testing and Observation Grimes Reverse Osmosis Water Treatment Plant $420.20 e. Allender Butzke Engineers Inc for Density Testing Compacted Fills for Grimes Reverse Osmosis Water Treatment Plant $857.75 f. Allender Butzke Engineers Inc for Special Inspection for Grimes Reverse Osmosis Water Treatment Plant $341.70 g. Allender Butzke Engineers Inc for Concrete Testing and Observation for Grimes Reverse Osmosis Water Treatment Plant $375.60 h. Allender Butzke Engineers Inc for Concrete Testing and Observation for Grimes 1.5 MG Water Tank $1,325.95 i. Allender Butzke Engineers Inc. for the Special Inspections for Grimes Reverse Osmosis Water Treatment Plant $211.70 j. Allender Butzke Engineers Inc for Density Testing Compacted Fills for Grimes Reverse Osmosis Water Treatment Plant $255.95 k. Allender Butzke Engineers Inc for Concrete Testing and Observation for Grimes1.5 MG Water Tank $997.15 l. Payment #6 McClure Engineering Company for New 1.5 MG Elevated Storage Tower – Construction Phase $14,840.00 m. Payment #7 McClure Engineering Company for Reverse Osmosis Treatment Plant Phase 1 $59,753.25 n. Whitfield and Eddy Law $18,287.50 H. Pay Requests: a. Concrete Technologies, Inc for SE 37th Street @ Highway 141 $240,793.67 I. Software and Professional Services Agreement J. Reliant Gases $6,093.60 K. Claims Report $2,336,920.35

Moved by Gisch, Second by Altringer, to approve the Consent Agenda.
Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

5. Update from Polk County Supervisor Robert Brownell

Polk County Supervisor Brownell addressed the Council with an update on the County COVID response activities and practices. Supervisor Brownell noted that the cases have not come even close to the original projections and with the active response by Iowa, there is great progress with flattening the curve. Supervisor Brownell noted that the state is getting opened back up slowly, but it is progressing, and he hoped that this would provide a reasonable balance between reviving the economy and staying as safe as possible. Supervisor Brownell reminded everyone of the initial projections and how additional information as well as the social distancing practices has played a major part of cutting those projections. Supervisor Brownell said the state would be allocating approximately 44 Million towards COVID related issues. He added this funding would help the homeless population by creating safe places for them to quarantine. SupervisorBrownell stated that locations like hotels and motels and converting a portion of the fairgrounds to accommodate the projected needs to meet safe housing for the homeless. Supervisor Brownell added that many of the initial locations were now being emptied out and converted back to their initial uses. Mayor Mikkelsen thanked Supervisor Brownell for his efforts and for the update on the current situation.

<u>PUBLIC FORUM</u>- None

<u>PUBLIC AND COUNCIL AGENDA ITEMS</u>

A. Resolution 05-1120 Setting a Public Hearing for Consideration of 80/20 Annexation for July 14, 2020 at 5:30 pm.

Development Services Director Alex Pfaltzgraff addressed the Council stating that the City has received applications for voluntary annexation for properties located north of NW 27th Street and east of County Line Road in an area that encompasses approximately 80 acres of development ground. Pfaltzgraff stated that in order for the City to process the application, additional properties south of NW 27th would need to be included in the annexations to prevent the creations of “islands”. He added that Staff have reached out to the two property owners concerned and has had discussions with one. Pfaltzgraff stated that staff has prepared a pre-annexation agreement with the property owners, however, nothing has been returned as yet. Pfaltzgraff stated that the state does allow for annexation of non-consenting properties, up to 20% of the overall annexation area.
Moved by Gisch, Second by Johansen, to approve Resolution 05-1120 to Set a Public Hearing for Consideration of 80/20 Annexation for July 14, 2020 at 5:30 pm.
Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

B. M-Keds Plat 2, Lot 2 Site Plan

Pfaltzgraff told the Council that the applicant is requesting approval of the site plan of M-Keds Home Plat 2 lot 9 which consists of one building with 72,500 sq. ft. of warehouse space and 8,000 sq. ft. of office space. Pfaltzgraff said that the property is located within the M-1A zoning district and the property is not located in an overlay district. Pfaltzgraff noted that staff has some concern that the intent of the architectural standards in place are not being fully met. He said specifically, Chapter 165.51 indicates that façade modulation by use of physical offsets, color, pattern or texture should be used as well as architectural detailing, typically accomplished by way of incorporating decorative reveal joints.

Pfaltzgraff stated that, after lengthy discussion, while the project meets the minimum standards, staff is still of the opinion that there should be additional detailing added, but staff is ultimately supportive of the project. Travis Sisson, managing partner of Penta Partners, LLC 7300 Westown Parkway #310, West Des Moines addressed the Council stating that the building does have color banding and the required glazing. Sisson noted that due to the location, the building has very little exposure to the public and only has one corner that could be viewed from public right of way. After general discussion, it was determined that the project did meet minimum standards for that zoning area.
Moved by Gisch, Second by Borcherding, to approve M-Keds Plat 2, Lot 2 Site Plan
Roll Call: Ayes: Gisch, Burger, Borcherding, Johansen, Nays: Altringer. Motion passes: 4 to 1.

C. **Resolution 05-1420 Approving Hope Commercial Plat 2 – Final Plat**
Pfaltzgraff stated that the subject property has been rezoned from A-1 to C-2 and the preliminary plat has been approved. He said this project will subdivide approximately 18 acres into 8 commercial lots and all will be zoned C-2 with the Transportation Corridor Overlay.
Moved by Johansen, Second by Borcherding, to approve Resolution 05-1420 Approving Hope Commercial Plat 2 Final Plat subject to staff comment letter dated April 3, 2020.
Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

D. Brookefield Estates – Preliminary Plat
Pfaltzgraff told the Council that the applicant is requesting approval of the preliminary plat for six residential lots that consist of 6.53 acres in total. . Pfaltzgraff noted that this plat is in Polk County and within 2 miles of the City of Grimes corporate boundary, and as such, subject to review by the Grimes Planning and Zoning Commission and City Council. He said the subject property is located .5 miles north of Grimes' city limits and cannot be reasonably annexed or serviced with public utilities
Moved by Gisch, Second by Johansen, to approve Brookefield Estates Preliminary Plat.
Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

E. Public Hearing and Resolution 05-0220 Action on Budget Amendment for Fiscal Year 2020
City Administrator Anderson told the Council that this is the first budget amendment for Fiscal Year 2020 and related to debt proceeds. Finance Director Marcia Woodke and said this amendment became necessary when several projects created unplanned expenses that had not been in the original budget. Mayor Mikkelsen opened the Public Hearing at 6:38 pm. Being no written or verbal comments, Mayor Mikkelsen closed the Public Hearing at 6:38 pm.
Moved by Gisch, Second by Johansen, to approve Resolution 05-0220 Action on Budget Amendment for Fiscal Year 2020.
Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

F. Resolution 05-1620 28E Agreement for Operation and Maintenance of the Metropolitan Salt Storage Facility By and Between the Cities of Urbandale, Johnston, Clive, Windsor Heights, Waukee, Grimes and Pleasant Hill
City Administrator Anderson told the Council that this agreement is largely in the same format as the previous agreement but does not including West Des Moines who was the administrative city. He added that the new contract would provide for the administrative activities by the City of Urbandale. Anderson said this will continue the bulk purchasing abilities of the agreement in all other aspects.
Moved by Altringer, Second by Gisch, to approve Resolution 05-1620 28E Agreement for Operation and Maintenance of the Metropolitan Salt Storage Facility By and Between the Cities of Urbandale, Johnston, Clive, Windsor Heights, Waukee, Grimes and Pleasant Hill

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

G. Resolution 05-1220 Setting the Date for the Sale of General Obligation Corporate Purpose Bonds, Series 2020A and authorizing the Use of a Preliminary Official Statement in Connection Therewith for June 9, 2020

City Finance Office Woodke addressed the Council stating that we are currently awaiting the rating from Moody's that should be arriving soon. Woodke stated that these Bonds will cover some projects that are currently in progress as well as some planned for next year that will come to a total of $8,835,000.

Moved by Gisch, Second by Altringer to approve Resolution 05-1220 Setting the Date for the Sale of General Obligation Corporate Purpose Bonds, Series 2020A and authorizing the Use of a Preliminary Official Statement in Connection Therewith for June 9, 2020

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

H. Resolution 05-1520 Authorizing the Renewal of the Agreement Between the City of Grimes Iowa and the City of Johnston Iowa for the Sharing of Administrative Resources and Equipment Supporting Fire and Emergency Medical Services

Fire Chief Clark addressed the Council stating that the current agreement had been extended in its current form for the past year. Clark said there have been some minor revisions to the agreement that is before the Council now. He stated the changes are to allow the two cities to operate with a single agency billing process without deeding over equipment. Clark also noted that by having extended the original three year agreement, this will now align the next renewal with that of the Union agreement in three years. Clark indicated that Johnston has already approved the new agreement. Administrator Anderson added that he would like to see the Fire Board commission an independent analysis of this arrangement between the two cities to verify and confirm that this is a beneficial relationship for the taxpayers as the initial goal was intended. Council Member Altringer also wanted a closer look at the various efficiencies that this joint partnership can take action on.

Moved by Altringer, Second by Burger, to approve Resolution 05-1520 Authorizing the Renewal of the Agreement between the City of Grimes and the City of Johnston Iowa for the Sharing of Administrative Resources and Equipment Supporting Fire and Emergency Medical Services

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

COUNCIL DISCUSSIONS

1. Mayor's Report

Mayor Mikkelsen said the Governor continues to update the state closure information as we continue to look at the best process to open up again. Mayor Mikkelsen also noted that he appreciated comments from Polk County Supervisor Brownell on the importance of supporting the county wide non-profit organizations during this time. Mayor Mikkelsen asked that everyone continue to support our own local volunteer and nonprofit groups who are working constantly to make sure the most vulnerable and at risk of our community are still able to receive the services and assistance they need. Mayor Mikkelsen also added that in a recent report from Brian Buethe of the Chamber he shared the most recent growth rates report from the state. He stated this report stated that Grimes came in 4^{th} in the state overall with a growth rate percentage of 79.3%. Mayor Mikkelsen said he was amazed with how our community continues to grow and that not the least of the many reasons for that growth is the involvement and participation of the residents.

2. City Staff's Report - None

3. Council Reports

Council Member Gisch asked if there was an update to the waste treatment plant odor questions. City Administrator Anderson said there is an informational graphic that has been posted to the city web site on the home page for everyone to access. Anderson asked that if anyone did not find their questions answered on that site to contact City Hall for any further questions or comments.

ADJOURN

Motion by Altringer, Second by Gisch, to Adjourn the meeting at 6:57 pm.
Roll Call: Ayes: All, Nays: None Motion passes 5 to 0

ATTEST:

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Rochelle Williams, City Clerk Scott Mikkelsen, Mayor