CITY COUNCIL MEETING
Tuesday August 25, 2020

*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 August 25, 2020 at 5:30P.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: Mayor Scott Mikkelsen, David Gisch, Andrew Borcherding, Jill Altringer, Ryan Burger, Eric Johansen

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. Resolution 08-2620 Consent and Agreement for Improvements 201 NE 22nd Circle Lot 4 of Chevalia Valley C. Resolution 08-2720 Consent and Agreement for Improvements 2204 Little Beaver Drive Heritage at Grimes Plat 6 D. Change Orders: a. Change Order #1 to Shank Constructors, Inc for the Reverse Osmosis Water Treatment Plant - Phase 1 $37,166.00 E. Pay Requests: a. Pay Application #8 to Shank Constructors for the Reverse Osmosis Water Treatment Plant Phase 1 $1,416,281.85 F. Professional Services Pay Requests: a. Pay Request #10 McClure Engineering Company for the Reverse Osmosis Water Treatment Plant – Phase 1 $49,286.35 b. Pay Request #9 McClure Engineering Company for the New 1.5 MG Elevated Storage Tower – Construction Phase $11,215.00 c. Whitfield & Eddy Law $16,445.00 d. Allender Butzke Engineers Inc. for Grimes Reverse Osmosis Water Treatment Plant $6,402.70 e. FOX Engineering $19,493.15 G. Resolution 08-2120 Approving the Annual Street Finance Report for 2020 Fiscal Year H. Resolution 08-2520 Requesting Reimbursement from the Iowa COVID-19 Government Relief Fund I. Wulfekuhle Injection and Pump $40,109.08 lime removal J. Grimes Purchasing & Procurement Policy Update K. Authorizing Purchase of GPS Equipment L. Authorizing Purchase of 2 Vehicles for Development Services M. Resolution 08-2920 Setting a Date for a Public Hearing on Designation of the Expanded Grimes Urban Renewal Area and on Urban Renewal Plan Amendment N. Claims Report $2,012,711.83
Moved by Altringer, Second by Gisch, to approve the Consent 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. Public Hearing and First Reading of Ordinance 738 for Willow Hills
Development Services Director Alex Pfaltzgraff addressed the Council stating the applicant is requesting approval of a rezoning from A-1 to R-1 for property located within unincorporated Polk County. Pfaltzgraff said following the annexation process, the property, currently zoned A-1 Agriculture will need to be rezoned to R-1 to allow for the construction of a single-family dwelling. Pfaltzgraff said the applicant desires to subdivide the approximately 40.18-acre property into 86 single family lots and one outlot for parkland dedication. The single family lots range from 0.27 to 0.60 acres in size, and the outlot for parkland dedication totals 3.54 acres. He said a right-of-way dedication will be necessary for NW 27th Street to provide 60' from centerline. Pfaltzgraff noted that the future land use plan calls for this area to be Low Density Residential, which is consistent with the proposed development intent. Mayor Mikkelsen opened the Public Hearing at 5:35 pm. Being no written or oral comments, the Public Hearing was closed at 5:35 pm. Council member Altringer asked if it would be possible to create a direct route to 27th street though the property rather than pursuing the proposed cul-de-sac's as exhibited on the initial proposal. Pfaltzgraff expressed concern regarding traffic speed issues with a direct route. Altringer encouraged additional discussion with the developer as the project proceeds.
Motion by Johansen, Second by Altringer, to approve the first reading of Ordinance 738 for Willow Hills.
Roll Call: Aye: All, Nays: 0 Motion passes 5-0

B. Crossroads Plat 6, Lot 1 Site Plan
Development Services Director Pfaltzgraff said the applicant is requesting approval of the site plan for a large unit storage facility. Pfaltzgraff said this property is just under two acres and is located within the M-2 zoning district and is not within any overlay district. Pfaltzgraff said the four building on site total 35,360 square feet and the façade proposed will be principally constructed of metal with stone along the bottom of the building frontage. Pfaltzgraff explained that given the available space between the man and overhead doors, staff had suggested installing the required square footage of stone on the front of the building that faces SE Destination Drive. Pfaltzgraff that this would be consistent with how similar projects have been processed in the past and that he would recommend approval subject to any remaining staff comments. Council Member Gisch asked if this was the same percentage of brick as a similar project was required to have recently. Pfaltzgraff confirmed that they are comparable.
Motion by Johansen, Second by Gisch to approve Crossroads Plat 6, Lot 1 Site Plan.
Roll Call: Aye: All, Nay: 0 Motion passes 5-0

C. 37th Street Hy-Vee Fast and Fresh – Site Plan
Pfaltzgraff said this applicant is requesting approval of the site plan for a 6,600 square foot convenience store and coffee shop with a gas station located at 3605 SE Gateway Drive. Pfaltzgraff stated that a plat will be required to subdivide the existing three vacant lots at the northeast corner of SE 37th Street and SE Gateway Drive to accommodate the proposed plan. Pfaltzgraff said this site is located within Zone 1 of the Highway 141 Mixed Use Development Corridor District. Pfaltzgraff said they are proposing a right in/right out access off of 37th Street and another entrance and exit on SE Gateway Drive. Council Member Altringer asked if traffic stacking would be an issue with the right in/right out proposed. Pfaltzgraff told the Council that the Iowa Department of Transportation required the entrance site to be moved further west than originally proposed to allow better traffic flow. He said the façade is proposed to be constructed of brick with cladding, aluminum trim, and canopies. Pfaltzgraff added that the gas pump canopy will be constructed with brick and aluminum to match the building. Pfaltzgraff said the building meets all of the minimum architectural standards within the Highway 141 Zone 1 Overlay.
Motion by Johansen, Second by Altringer, to approve the 37th Street Hy-Vee Fast and Fresh Site Plan.
Roll Call: Aye: All, Nay: 0 Motion passes 5-0

D. Resolution 08-2420 Authorizing and Approving a Loan Agreement, providing for the sale and issuance of $4,170,000 General Obligation Refunding Bonds, Series 2020B, and providing for the levy of taxes to pay the same

City Administrator Jake Anderson told the Council that the City had received 7 bids for .831%, which translates into savings of about 8% which comes to about $350,000 savings to Grimes. City Administrator Anderson recommended approval for this resolution. Mayor Mikkelsen expressed appreciation for identifying the savings opportunity for the taxpayers of the community.

Motion by Altringer, Second by Johansen, to approve Resolution 08-2420 Authorizing and Approving a Loan Agreement, providing for the sale and issuance of $4,170,000 General Obligation Refunding Bonds, Series 2020B, and providing for the levy of taxes to pay the same

Roll Call: Aye: All, Nay: 0 Motion passes 5-0

E. Resolution 08-2620 Approving Amended Development Agreement with Heritage at Grimes LLC

City Administrator Anderson explained that the next few agenda items were interrelated and said the original development agreement was with Heritage at Grimes, which then sold a significant portion of the undeveloped ground to Hope K. Farms. And for Hope K. Farms to proceed with the development, the land needs to be removed from the original agreement so that urban renewal proceedings can be initiated.

Motion by Burger, Second by Johansen to approve Resolution 08-2620 Approving Amended Development Agreement with Heritage at Grimes LL

Roll Call: Aye: All, Nay: 0 Motion passes 5-0

F. Grimes Urban Renewal Area

a. Resolution 08-2820 Deleting Property from the Grimes Urban Renewal Area

Motion by Gisch, Second by Burger to adopt Ordinance 739 Deleting Property from the Tax Increment Finance District for the Grimes Urban Renewal Area of the City of Grimes, Iowa Pursuant to Section 403.19 of the Code of Iowa.

Roll Call: Aye: All, Nay: 0 Motion passes 5-0

b. An Ordinance 739 Deleting Property from the Tax Increment Financing District for the Grimes Urban Renewal Area of the City of Grimes, Iowa, Pursuant to Section 403.19 of the Code of Iowa

City Administrator Anderson asked that given that the property owners are aware of these proceedings and have initiated amended Development Agreements, and are working on proposed development concepts, Staff would suggest that Council consider waiving the second and third readings.

Motion by Johansen, Second by Gisch to approve the First Reading of Ordinance 739 Deleting Property from the Tax Increment Finance District for the Grimes Urban Renewal Area of the City of Grimes, Iowa Pursuant to Section 403.19 of the Code of Iowa.

Roll Call: Aye: All, Nay: 0 Motion passes 5-0

Motion by Johansen, Second by Gisch to waive the second and third readings of Ordinance 739 Deleting Property from the Tax Increment Finance District for the Grimes Urban Renewal Area of the City of Grimes, Iowa Pursuant to Section 403.19 of the Code of Iowa.

Roll Call: Aye: All, Nay: 0 Motion passes 5-0

Motion by Johansen, Second by Gisch to adopt Ordinance 739 for Final Passage.

Roll Call: Aye: All, Nay: 0 Motion passes 5-0

COUNCIL DISCUSSIONS

1. Mayor's Report – Mayor Mikkelsen expressed appreciation for the Public Works staff on the cleanup after the recent storm. Mayor Mikkelsen noted that he had a lot of positive feedback from residents. Mayor Mikkelsen also thanked Council and staff on their time and efforts with the Strategic Planning process that is underway. Mayor Mikkelsen noted that these meetings are a valuable tool to highlight the community accomplishments over the past year, as well as identify priorities and goals to work towards as the community grows.

2. City Staff's Report- City Administrator Jake Anderson noted that it that the internet connections in place at the Community Center are not adequate to support the recent demands placed on them with the Covid requirements for hosting meetings. Anderson wanted the community to be aware that the City is looking into how to improve those capabilities to allow a hybrid meeting where residents can attend both in person, or on line should they prefer.

3. Council Reports- Council Member Gisch noted that anyone seeking additional information on the City Wide Clean up coming up this weekend can refer to either the City web site or go to the Metro Waste Authority web site for any updates, answers to questions, or additional information they may need.

ADJOURN

Motion by Altringer, Second by Johansen to adjourn the meeting at 6:04 pm.
Roll Call: Ayes: All, Nays: None Motion passes 5 to 0

ATTEST:

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Rochelle Williams, City Clerk Scott Mikkelsen, Mayor