CITY COUNCIL MEETING
Tuesday September 8, 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 September 8, 2020 at 5:35 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: Mayor Scott Mikkelsen, David Gisch, Andrew Borcherding, Ryan Burger, Eric Johansen Absent: Jill Altringer,

AGENDA ITEMS

Approval of the Agenda
Mayor Mikkelsen asked for approval of the agenda.
Moved by Johansen, Second by Burger, to approve the agenda
Roll Call: Ayes: All. Nays: None. Motion passes: 4 to 0.

CONSENT AGENDA

A. Minutes from previous meeting B. Resolution 09-0120 Approving Fire Chief to Dispose of Used Fire Helmets Based on Useful Years of Service Formula C. Resolution 09-0220 Designating the Official Depositories for 2020-2021 D. Request for Street Closure for Neighborhood Gathering 2205 NE Ewing Circle E. Utility Deposit Refunds $2,170.98 F. Resolution 09-0320 Approving Consent and Agreement for Improvements Within Overland Flowage Easement for Beaverbrook West Plant Eight Lot 113 – 1801 NW Sunset Lane G. Resolution 09-0420 Approving Consent and Agreement for Improvements Within Overland Flowage Easement for Heritage at Grimes Plat 7 Lot 34 - 2205 NE Heritage Drive H. Grimes Chamber & Economic Development Allocation for July & August $12,622.50 I. Amendment No. 1 to the Agreement for Engineering Services with McClure Engineering for Reverse Osmosis Water Treatment Plant Phase 1in the amount of $28,500.00 for electrical room re-design J. Professional Payments: a. Pay Request #1 Snyder & Associates, Inc for the IA 141 SB & Iowa Highway 44 Traffic Signal and Turn Lane Improvements $37,971.11 b. Pay Request #19 to Lee Chamberlin Consultant Engineers, Inc for the City of Grimes GIS Program $31,722.50 c. Pay Request #11 to Lee Chamberlin Consultant Engineers, Inc for the SE Trailridge Road & SE Little Beaver Dr. Culvert Improvements $20,217.50 d. Allender Butzke Engineers Inc. for the Grimes Reverse Osmosis Water Treatment Plant $2,310.80 e. Pay Request #8 to Bolton & Menk, Inc for Highway 44 & SW County Line Road Intersection Improvements $17,430.00 f. Pay Request #10 to Bolton & Menk, Inc for the Hope Commercial Plat 1 Public Improvements Construction Services $19,060.00 g. Pay Request #11 to Bolton & Menk, Inc for the SW County Line Road Improvement Construction Services $23,347.00 h. Pay Request #8 to HR Green, Inc. for the SE 37th Street @ Highway 141 Reconstruction $30,000.00 K. Pay Requests: a. Pay Application #9 to Shank Constructors for the Reverse Osmosis Water Treatment Plant $730,806.50 b. Pay Application #12 to CB& I for the New 1.5 MG Elevated Water Storage Tank $156,693.14 c. Pay Application #11 to Concrete Technologies Inc for the SW County Line Road Improvements $1,257,069.43 d. Pay Application #10 to McAninch Corporation for the Hope Commercial Plat 1 $276,177.28 e. Pay Application #1 to Redbud Landscaping, LLC for the Native

Vegetation Enhancements in Storm Water Treatment Facilities $597.55 L. Change Order a. Change Order #1 to Redbud Landscaping, LLC for the Native Vegetation Enhancements in Storm Water Treatment Facilities $3,438.00 M. Pavement Management Services Agreement with the Center for Transportation Research and Education (CTRE) a unit of the Institute for Transportation (In Trans) at Iowa State University $3,000 for initial setup and first year, $1,125 annually for software license N. Resolution 09-0520 Authorizing the City of Grimes, Iowa to Submit an Application to the Iowa Department of Transportation Iowa Clean Air Attainment Program for the Traffic Signal Network Communication Application Project O. Resolution 09-0620 Adopting the Amended City of Grimes Fee Schedule for 2020 P. Resolution 09-0720 Setting Time and Place for Public Hearing on Proposed Ordinance Amending the Heritage at Grimes Planned Unit Development for October 13, 2020 Q. Resolution 09-0820 Setting 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 October 13, 2020 R. Resolution 09-0920 Setting Date of Public Hearing to Consider Amending Provisions of the Zoning Ordinance of the City of Grimes, Iowa, Regarding Parking for October 13, 2020 Claims in the amount of $7,114,026.56
Moved by Johansen, Second by Borcherding, to approve the Consent Agenda.
Roll Call: Ayes: All. Nays: None. Motion passes: 4 to 0.

PUBLIC FORUM - None

PUBLIC AND COUNCIL AGENDA ITEMS

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

A. Second Reading of Ordinance 738 Rezoning 40.06 acres from A-1 Agriculture to R-1 Single Family known as Willow Hills, LLC
Development Services Director Alex Pfaltzgraff addressed the Council stating that there are no changes from the first consideration of this project. Pfaltzgraff said this land is still in the process for Annexation and conversations are continuing with the developer regarding the road layout for the project. Council Member Gisch encouraged alternatives to the cul-de-sacs as presented in the current proposal.
Motion by Johansen, Second by Borcherding, to approve the Second Reading of Ordinance 738 Rezoning 40.06 acres from A-1 to R-1 Single Family known as Willow Hills, LLC.
Roll Call: Aye: All, Nays: 0 Motion passes 4-0

B. American Mechanical- Site Plan
Pfaltzgraff said that American Mechanical, currently operating on SE Enterprise Drive in Grimes, is requesting approval of the site plan amendment for American Mechanical to expand the existing warehouse building by 9,600 sq. ft. and the associated pavement. Pfaltzgraff said the building will be 18,670 sq. ft. in total with the proposed addition.
The property is located within the M-1A zoning district and is not located within any overlay districts.
Motion by Gisch, Second by Johansen to approve American Mechanical Site Plan subject to any staff comments.
Roll Call: Aye: All, Nay: 0 Motion passes 4-0

C. Dollar Tree – Site Plan
Pfaltzgraff told the Council that the applicant is requesting approval of a site plan for a 9,999 square foot Dollar Tree retail store located at 480 SE Gateway Drive. Pfaltzgraff said the property is located within

the C-2 zoning district and is within Zone 2 of the Highway 141 Mixed Use Development Corridor District. Pfaltzgraff said this site would have one access point off of Gateway Drive and would be in line with the current day-care facility located to the east of the site. Pfaltzgraff told the Council that the materials for the structure would be stone, architectural paneling, and glazing along the east side of the building, and a sidewalk along Gateway Drive would be installed by the developer. He noted that as required in this corridor district, there would be increased landscaping as well. Pfaltzgraff said that during the Planning and Zoning review, it was recommended that the standard green banding used by the brand not be used on all sides of the building. Pfaltzgraff added that it was Staff's recommendation to allow it on the east and north elevations, but not on the south and west elevations. Mayor Mikkelsen stated that he appreciated the amount of work that both the developer as well as staff has put in to this project. Council Members Gisch and Borcherding thought the building looked good either with or without the banding.
Motion by Johansen, Second by Burger, to approve the Dollar Tree Site Plan as presented in the new elevation drawings, subject to any staff comments.
Roll Call: Aye: All, Nay: 0 Motion passes 4-0

D. Prairie Business Park Parking Expansion
Pfaltzgraff stated that the zoning ordinance for this property was recently amended to allow logoed vehicles to be stored on site. Pfaltzgraff noted that the property is located within the M-1A zoning district and is not located within any overlay districts. He said this was done to accommodate current and future tenants within Prairie Business Park. Pfaltzgraff stated that the purpose of the parking expansion is to provide truck parking for the storage of logoed vehicles for a prospective tenant as well as to accommodate the additional landscaping that would be used to ensure screening from the public right-of-way.
Motion by Gisch, Second by Borcherding, to approve the Prairie Business Park Parking Expansion subject to the comment letter by staff.
Roll Call: Aye: All, Nay: 0 Motion passes 4-0

E. Tommy Car Wash- Site Plan Amendment
Pfaltzgraff noted that this project, located on SE 1st Street and SE Miehe Drive, received initial approval in 2019. Pfaltzgraff said that while nothing has changed for the car wash portion of the project, he said the developer decided to move ahead with a previously proposed coffee shop to be added to the south portion of the building. Pfaltzgraff said this amendment would include the building and the additions for the two together. Pfaltzgraff noted that in addition to masonry, which is required in this overlay area, the applicant is proposing to include architectural paneling, which is permissible if Council approves by a 4/5 vote. Council Member Borcherding added that Planning and Zoning also looked closely at this and did not have negative comments on the site plan as proposed.
Motion by Johansen, Second by Gisch to approve the Tommy Car Wash Site Plan Amendment subject to any staff comments.
Roll Call: Aye: All, Nay: 0 Motion passes 4-0

F. Interstate Gateway Business Park Preliminary Plat 2
Pfaltzgraff stated that this agenda item is related to the Hy-Vee Fast and Fresh site that was approved at the previous council meeting. Pfaltzgraff said the applicant is requesting approval of a preliminary plat, which will allow for the future subdivision of the property. Pfaltzgraff stated the proposed preliminary plat will provide for three development lots, of which Lot 1 is proposed to be a Hy-Vee Fast & Fresh and coffee shop. Pfaltzgraff noted that the property is located within the M-2 zoning district and is within Zone 1 of the Highway 141 Mixed Use Development Corridor District.

Altringer joined the meeting at 6:04 pm

Motion by Gisch, Second by Johansen to Approve Interstate Gateway Business Park Plat 2 subject to any staff comments.
Roll Call: Aye: All, Nay: 0 Motion passes 5-0

G. Hy-Vee Fast and Fresh Express Site Plan
Pfaltzgraff told the Council that in addition to the previously approved Fast and Fresh Express, Hy-Vee is also proposing a second location to be located at 1401 E. 1st Street. Pfaltzgraff stated that this location would be a 4,095 square foot building. He said there is currently no access road in place on First Street, but plans for an access road are under review. Pfaltzgraff said there would also be two additional access points off of NE Gateway Drive and NE Second Court. Pfaltzgraff said that the architectural features would be similar to the two Fast and Fresh sites. Mayor Mikkelsen expressed his appreciation for the work on this project by both the developer and staff.
Motion by Johansen, Second by Borcherding to approve the Hy-Vee Fast and Fresh Express Site Plan subject to any staff comments.
Roll Call: Aye: All, Nay: 0 Motion passes 5-0

H. Hope Commercial Plat 3 Preliminary Plan
Pfaltzgraff said the applicant is requesting approval of a preliminary plat which will allow for the future subdivision of the approximately 15.75-acre property into three development lots. Pfaltzgraff stated the large lot will be the home of the new Hy-Vee grocery store and there are two projects in process that will provide access to the lots. Pfaltzgraff said the first being the NE Gateway Drive extension currently under construction and the proposed private access road that will serve Hope Commercial Plat 1 which is under review by City staff. Council member Johansen noted his appreciation for the significant investment Hy-Vee has made in Grimes. Johansen and Altringer also thanked the staff for their efforts in these projects.
Motion by Johansen, Second by Altringer to approve Hope Commercial Plat 3 Preliminary Plan subject to staff comments.
Roll Call: Aye: All, Nay: 0 Motion passes 5-0

I. Hy-Vee Grocery Store – Site Plan
Pfaltzgraff addressed the council stating that the just approved preliminary plan will allow for this project to move forward. Pfaltzgraff said the applicant is requesting approval of this site plan for a 92,989 square foot Hy-Vee grocery store located at 351 NE Gateway Drive. Pfaltzgraff stated that the previously referenced street projects on NE Gateway Drive and NE Second Court will also provide access to this site which will accommodate one of the largest Hy-Vee stores in the metro area. Pfaltzgraff said the building will face south west with parking to south for customers and additional parking to the east for staff, and parking on the west side to accommodate some staff as well as providing a canopied area serving as a pick up location for customers that order online or need pharmacy pick up. Pfaltzgraff said the building will be primarily brick and glazing. Randy Downs, 5820 Westown Parkway, West Des Moines addressed the Council via Zoom to discuss a number of new features that Hy-Vee was bringing to this location. Downs said the eating hall area would be adding more dining features for customers as well as adding clothing, footwear, and nail salon services to customers. Mayor Mikkelsen thanked Downs for his input and stated that on behalf of the City of Grimes, he was very appreciative of the efforts put into this venture and looking forward to the innovative design and services that were being offered to the residents. Mayor Mikkelsen noted that

many of the new projects being brought forward with the recent growth and expansion of the community would not have been possible without the Development Services team, Brian Buethe with Economic Development, staff and Council Members all working together with developers to make this happen.
Motion by Johansen, Second by Gisch to approve Hy-Vee Grocery Store Site Plan subject to any additional staff comments.
Roll Call: Aye: All, Nay: 0 Motion passes 5-0

J. Hope Commercial Plat 2, Lot 1 Site Plan
Pfaltzgraff stated the applicant is requesting approval of the site plan for a 19,817 square foot retail building located at 1101 E. 1st Street. Currently, there is no road in place to service the site. However, the construction drawings are under review by City staff. Pfaltzgraff said the property is located within the C-2 zoning district and is within the Transportation Corridor Mixed Use Development Overlay District. Pfaltzgraff advised the Council that the façade is proposed to be principally constructed of stone, brick veneer, and concrete panels with a matching dumpster enclosure constructed of brick veneer and metal coping with a metal gate. Pfaltzgraff said there would a patio on the east end and accommodations for a drive-thru facility on the west. Pfaltzgraff said there could be up to 10 tenants in this retail building.
Motion by Johansen, Second by Borcherding to approve Hope Commercial Plat 2, Lot 1 Site Plan subject to any staff comments.
Roll Call: Aye: All, Nay: 0 Motion passes 5-0

K. Culver's- Site Plan
Pfaltzgraff stated the applicant is requesting approval of the site plan for a 4,125 square foot Culver's restaurant located at 1601 E. 1st Street. Pfaltzgraff said the future development to the north will be constructing the access road leading to the subject site and three other lots along E. 1st Street. He stated that the plans for the access road are currently under review. Pfaltzgraff said the façade is to be principally brick and stone with awnings with patio seating on the southwest corner and a drive-thru. He noted a blue LED light strip is proposed to run along the parapet and the light strip will not move, blink, or change color.
Motion by Johansen, Second by Burger to approve Culver's Site Plan subject to staff comments.
Roll Call: Aye: All, Nay: 0 Motion passes 5-0

COUNCIL DISCUSSIONS

1. Mayor's Report
Mayor Mikkelsen stated that the Mayors Bike Ride had a good turnout by dedicated riders as well as family groups. Mayor Mikkelsen commented that he could not stress strongly enough the extensive work involved from developers and staff alike to bring projects, such as those reviewed today, into reality. Mayor Mikkelsen also commented on the Register article about the growth of Grimes in spite of the challenges faced over the past year. Mayor Mikkelsen expressed appreciation on how we are able to continue to keep bringing value and amenities to the residents.

2. City Staff's Report-
City Administrator thanked the public works department on their efforts in the recent rescue of a resident's dog that had been lost for a couple of weeks. With assistance from the fire department, public works staff were able to bring the dog out of the storm sewer system where he had been trapped and return him to his family.

3. Council Report-
Council Member Gisch asked if there was a projected opening date for NW Gateway Drive. City Engineer Ahrens stayed that the weather was going to delay the opening a little. He added that lighting and signage still needed to be installed. Council Member Gisch advised that Metro Waste Authority would be having a groundbreaking in October for the opening of the material recovery facility in Grimes.

ADJOURN

Motion by Altringer, Second by Johansen to adjourn the meeting at 6:39 pm.
Roll Call: Ayes: All, Nays: None Motion passes 5 to 0

ATTEST:

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Rochelle Williams, City Clerk Scott Mikkelsen, Mayor