

CITY COUNCIL MEETING
Tuesday December 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 December 8, 2020 at 5:34 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 Council Members David Gisch, Andrew Borcharding, Eric Johansen, Jill Altringer Absent: Ryan Burger

AGENDA ITEMS

Approval of the Agenda

Mayor Mikkelsen asked for approval of the agenda.

Motion by Johansen, Second by Altringer, to approve the agenda. Council Member Burger joins the meeting at 5:36 pm.

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

CONSENT AGENDA

A. Minutes from previous meeting B. Bulk Mulch Purchase for Park Improvements from Golden Valley \$17,955.00 C. Encode Plus, LLC \$14,073.00 – hosting of website D. Resolution 12-0620 To Enter Into A Public Improvement Contract With CTI to Construct a New Storm Sewer E. Resolution 12-0520 Personnel Transactions F. Pay Applications for Professional Services a. Dorsey & Whitney LLC \$73,500 b. Pay Request #13 to Bolton & Menk, Inc for Hope Commercial Plat 1 Public Improvements Construction Services \$14,260.00 c. Pay Request #14 to Bolton & Menk, Inc for SW County Line Road Improvements Construction Services \$20,004.00 d. Allender Butzke Engineers Inc for special inspections Grimes RO WTP \$1,846.70 e. Calhoun-Burns and Associates, Inc for 2020 Bridge inspection and Rating \$1,000.00 f. Pay Request #1 to Bolton & Menk, Inc for the Highway 44 Corridor Study \$3,412.50 g. Pay Request #11 to Bolton & Menk, Inc for the Highway & SW County Line Road Intersection Improvements \$2,969.50 h. Whitfield and Eddy Law \$45,307.82 G. Pay Applications a. Pay Request #12 to Shank Constructors, Inc for the Reverse Osmosis Water Treatment Plant – Phase 1 \$1,666,888.05 b. Pay Application #13 to Concrete Technologies Inc for SW County Line Road Improvements \$197,004.08 c. Pay Application #14 to Concrete Technologies Inc for SW County Line Road Improvements \$180,256.88 d. Pay Application #12 to McAninch Corporation for Hope Commercial Plat 1 \$32,078.33 H. Change Order #5 McAninch Corporation for Hope Commercial Plat 1 for removal of light pole increasing contract \$1,500.00 I. Project Acceptance: a. SE 37th Street at Hwy 141 1. Reconciliation of Pay Application #19 to Concrete Technologies, Inc for the SE 37th Street at Hwy 141 for credit back of liquated damages \$8,000.00 2. Pay Application #25 to Concrete Technologies, Inc for the SE 37th Street at Hwy 141 \$1,380.25 and retainage payment in the amount of \$30,000 to be paid in 30 days 3. Certificate of Completion for the SE 37th Street at Hwy 141 4. Resolution 12-0320 Accepting the SE 37th Street at Hwy 141 Project b. New Jordan Well 1. Pay Application #15 to Grosch Irrigation Co for the New Jordan Well \$180,059.55 (retainage payment to be paid in 30 days) 2. Certificate of Substantial Completion. 3. Engineer's Statement of Completion 4.

Resolution 12-0720 Accepting the New Jordan Well Project J. Resolution 12-0420 Approving Consent and Agreement for Improvements within Overland Flowage Easement and Landscape Buffer Easement for Lot 8 in Heritage at Grimes Plat 3 – 2012 NE Park Drive K. ICAP General Property and Liability Insurance Coverage Renewal for 2021 –\$198,645.00 L. Claims Report \$3,327,723.52
Motion by Gisch, Second by Borcharding, to approve the Consent Agenda.
Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

PUBLIC FORUM

“People wishing to address the Council need to sign up on the sheet which has been provided on the table near the door. Each person will be allowed three minutes from the podium and may address no more than two issues per Grimes Rules of Procedure for Conduct of City Business – May 2005.”

No one addressed the Council.

PUBLIC AND COUNCIL AGENDA ITEMS

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

A. Third Reading of Ordinance 745 Northwest Territory Lift Station Connection Fee District

Development Services Director Pfaltzgraff advised that the City has retained Veenstra & Kimm to develop plans for a lift station and trunk sewer to serve the northwest territory. Pfaltzgraff said this lift station will provide immediate service to the recently annexed Willow Hills development. Pfaltzgraff stated that in addition to the Willow Hills development, an additional 575 acres of development is now serviceable with sanitary sewer. Pfaltzgraff stated there have not been any new or additional comments since the second consideration for this ordinance, and staff recommends approval.

Motion by Altringer, Second by Johansen, to approve the Third Reading of Ordinance 745.

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

Motion by Gisch, Second by Altringer to approve the final passage and adopt Ordinance 745.

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

B. Third Reading of Ordinance 746 Northwest Territory Trunk Sewer Connection Fee Districts

Pfaltzgraff said this similar project encompasses a smaller area, and also has not had any new or additional comments since the second consideration, and staff recommends approval.

Motion by Borcharding, Second by Johansen, to approve the Third reading of Ordinance 746.

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

Motion by Gisch, Second by Johansen, to approve the final passage and adopt Ordinance 746.

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

C. Resolution 12-0220 Approving Updated 28E Walnut Township Agreement for Fire Protection

Fire Chief Clark addressed the Council stating that there are four townships that contract with Grimes for fire protection. Clark said two of the townships are in Polk County and two are in Dallas County. Clark noted there was no record of the original agreements having been updated for the Dallas County townships in a very long time. Clark said this agreement before Council would allow for the 28E agreement to be updated reflecting current valuations for that service. Clark noted that change would be increasing the cost from .35 cents per thousand of tax valuation, to the current rate of .54 cents per

thousand. Council Member Gisch noted that this increase is not to be considered a revenue increase as much as to reflect the actual costs of services provided.

Motion by Gisch, Second by Burger, to approve Resolution 12-0220 to update the 28E Walnut Township Agreement for Fire Protection.

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

D. Resolution 12-0120 Approving Final Plat Destination Market Plat 3

Pfaltzgraff said the applicant is requesting approval of a final plat which will allow for the subdivision of the property. Pfaltzgraff said the proposed final plat, located at 2411 & 2491 E. 1st Street, will shift the existing shared lot line of lot 2 & 3 of Destination Market Plat 2 to the west altering the sizes of the lots. He said the line shift will allow each of the two retail buildings that are currently under construction to be situated on separate lots.

Motion by Johansen, Second by Altringer, to approve Resolution 12-0120 approving the final plat for Destination Market Plat 3.

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

PUBLIC FORUM – None

1. Mayor's Report-

Mayor Mikkelsen said he did not have any additional comments, but wished everyone a happy and safe holiday season.

2. City Staff's Report

City Administrator Anderson noted that near the end of the month the Council would be receiving the claims report that would include the end of the month payments. Anderson also noted that the Grimes Chamber's recent holiday event had gone very well this year.

City Engineer Matt Ahrens stated that NE Gateway should be open for traffic on Monday December 14, 2020. He added SW Countyline Road is also getting street lighting installed. Ahrens also advised that MidAmerican is currently working on getting power out to the reverse osmosis treatment plant as well as the water tower. Ahrens pointed on that two projects, SE 37th at Highway 141 and the New Jordan Well that were on the agenda tonight had recently been completed.

3. Council Reports-

Council member Gisch noted that he had seen comments on social media regarding the water bills and wanted to know if there had been any changes lately with the process. Anderson said he had looked into the concerns and found there had not been any noticeable increase in calls to the utility department. Anderson noted that most situations of higher bills can be traced to either water leaks or simply an increase in consumption with so many people working from home. Anderson also asked that anyone with concerns or questions to contact City Hall for assistance.

ADJOURN

Motion by Altringer, Second by Johansen, to adjourn the meeting at 5:56 P.M.

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

ATTEST:

Rochelle Williams, City Clerk

Scott Mikkelsen, Mayor

DRAFT