

CITY COUNCIL MEETING
Tuesday February 23, 2021

*Please note the regular City Council Meeting was held as an electronic and in person meeting pursuant to Iowa Code Section 21.8. The meeting was called to order by Mayor Mikkelsen Tuesday February 23, 2021 at 5:31 pm at the Grimes Community Complex, 410 SE Main Street, Grimes, Iowa.

The Pledge of Allegiance was led by Mayor Mikkelsen.

Roll Call: Present: Mayor Scott Mikkelsen Council Members: David Gisch, Andrew Borcharding, Jill Altringer, Ryan Burger, Absent Eric Johansen

AGENDA ITEMS

APPROVAL OF THE AGENDA

Mayor Mikkelsen asked for approval of the agenda.

Moved by Borcharding, Seconded by Gisch, to approve the agenda.

Roll Call: Ayes: All. Nays: None. Motion passes: 4 to 0.

CONSENT AGENDA

Approval of the Consent Agenda

A. Minutes from previous meeting B. Resolution 02-1521 BSI Online Subscription Agreement C. City of Johnston Wage Reimbursement for Fire Department \$15,837.92 D. Resolution 02-1121 Consent and Agreement for Improvements within the Pubic Access Easement 2312 NW Gabus Drive E. Set the Public Hearing for Budget Fiscal Year 2021-22 for March 23, 2021 F. Setting a Public Hearing for the Proposed Max Levy for Fiscal Year 21-22 for March 9, 2021 G. Resolution 02-0721 To Fix a Date of Meeting at which it is Proposed to take Action for the Issuance of not to Exceed \$4,280,000 General Obligation Local Option Sales Tax Bonds for March 9, 2021 H. Resolution 02-0821 Setting the Date for Public Hearings and Additional Action on Proposals to Enter into General Obligation Loan Agreements and to Borrow Money Thereunder for March 9, 2021 I. Resolution 02-0921 Certifying Completion of Improvements Pursuant to Development Agreement for Heritage at Grimes, LLC J. Resolution 02-1021 Setting Public Hearing to Consider Final Approval to Fund Site-Specific Design, Select the Final Route, and Acquisition Interests in Real Estate for the Grimes Connector Sewer WRA for March 23, 2021 K. Resolution 02-1321 Public Improvement Contract Between the City of Grimes and Penta Partners LLC L. Resolution 02-1421 Certification of Lien to Polk County Treasurer for Unpaid Utility Charges M. Professional Services Pay Requests: a. Pay Request #1 to Nilles Associates, Inc for the Kennybrook South Detention Basin Improvements \$40,875.00 b. Pay Request #7 to MSA Professional Services, Inc for the North Pointe Storm Sewer Extension \$448.00 c. Pay Request #7 to MSA Professional Services, Inc for the North Sports Complex Sanitary Sewer Extension \$462.30 d. McClure Engineering Company for the Reverse Osmosis Water Treatment Plant – Phase 1 \$56,349.99 e. McClure Engineering Company for the New 1.5 MG Elevated Storage Tower – Construction Phase \$6,374.00 f. McClure Engineering Company for the Water System Study \$5,995.00 g. HR Green, Inc for the Sponsored Project Application \$8,707.90 h. Civil Design Advantage for Concept Planning -WRA Sanitary Sewer Connection \$797.75 i. Allender Butzke Engineers Inc. for Special Inspections of Grimes RO Water Treatment Plant \$422.85 j. Nilles Associates 4th Quarter MS4 Permit Management and Owner's Inspection Services \$16,125.00 k. Nilles Associates SWMP & SWPPP review \$3,000 l. Whitfield and Eddy Law \$18,760.00 N. Finance Report O. Claims Report \$728,758.59

Moved by Borcharding, Second by Gisch, the Consent Agenda shall be approved.

Roll Call: Ayes: All. Nays: None. Motion passes: 4 to 0.

PUBLIC FORUM – None

PUBLIC AND COUNCIL AGENDA ITEMS

A. Public Hearing and First Reading of Ordinance 747 Rezoning of Property at SE 19th and James Street

Development Services Director Alex Pfaltzgraff addressed the Council stating this area is just under 21 acres located at the northeast corner of S. James Street and SE 19th Street, located in the transportation mixed use corridor district overlay. Pfaltzgraff said the zoning is currently A-1 and the applicant is requesting to have the property rezoned as Planned Unit Development (PUD). He added that the concept drawing shows the north 25% of the land is located in a floodway and that area will be used for storm water management. He said the middle 50% or so would be a medium density townhome development. Pfaltzgraff said the remaining 25% of the property is currently proposed to be a church, however, there is another rendering showing the alternate proposal for traditional commercial usage. Pfaltzgraff noted the townhome design has already been used in Grimes previously in the Kennybrook area along SW Brookside Drive. Pfaltzgraff said the applicant is proposing to offer 50% of the units to have a single car garage instead of the standard two. Pfaltzgraff stated that if the applicant proceeds with that concept, Staff have requested to have increased visitor parking available to accommodate additional parking by those units if needed. Mayor Mikkelsen opened the public hearing at 5:38 pm. Mayor Mikkelsen asked if there had been any communications from residents relating to this proposed development. Pfaltzgraff said they had received three phone calls, two which were looking for general information regarding the project and one resident that expressed concern with the proximity of the development to their property. Pfaltzgraff said upon review, they determined the development would be approximately 230 feet away from the nearest existing residence, and that easements and landscaping should create adequate buffering between the properties. Mayor Mikkelsen closed the public hearing at 5:40 pm. Mayor Mikkelsen asked what the advantage might be for the applicant to provide a single car garage, while having to increase visitor parking. Pfaltzgraff stated that there is a target market of individuals who may be working from home and do not have a need for a second car or storage space. Pfaltzgraff said these units would also be more affordable than the two car options. Council Member Altringer asked to clarify that the item before Council today was concerning the zoning designation only, and that there would be more time for additional research before allowing the concept of single car developments. Pfaltzgraff said restrictions and requirements can be written into a PUD to allow for some limitations on development. Altringer also asked what the general market price the developer would be targeting with this development. Pfaltzgraff said the target price was expected to range between \$200,000 to \$215,000. Resident Scott Mcatee, 312 SE 17th Court addressed the Council via Zoom, asked if an R-4 zoning designation would allow the developer to determine which products they wanted to build, if other plans were to be considered, and if there were going to be height limitations on the parcel used by the church. Pfaltzgraff stated the developer would need to submit a development plan, from which, City Staff would craft a Development Agreement which details both requirements, as well as restrictions the developer would need to follow. Pfaltzgraff added that this property is unusual in shape, which limits standard development, and that this was the only project submitted to the City for that parcel. Pfaltzgraff also said that having a church, or commercial component, also lends the property to be best developed with a PUD in place. Pfaltzgraff said this would be going through a public process and would actually be a more constrained process, rather than unlimited options for the developer. Council Member Gisch voiced a concern about the unbroken length of the units facing James Street. Gisch noted that this had been an issue in other developments and encouraged the developer to look into other façade accents to break up the line and add visual appeal. Keith Wiggins, with Civil Design Advantage located at 3405 SE Crossroads Drive, addressed the Council via Zoom with additional information about the single car concept. Wiggins stated that there has been a recent trend that shows

increasing interest in smaller units overall as well as the single car garage. Wiggins said that in addition to more parking spaces outside the units, the developer was also looking into the potential for wider driveways that would also better accommodate a 2nd car if needed.

Moved by Altringer, Second by Gisch, to approve the first reading of Ordinance 747 for the rezone of the property at SE 19th and SE James Street.

Roll Call: Ayes: All. Nays: None. Motion passes: 4 to 0.

B. Public Hearing and First Reading of Ordinance 748 2018 Building and Fire Code Adoption

Pfaltzgraff addressed the Council stating that this Ordinance has been a real team effort by both the Fire Department and the Building Department. We working together to come up with a code and adopt regulations that meet the intent of the development community as well as City Staff and Council.

Pfaltzgraff said one of the major components concerns adequate emergency vehicle access to the outdoor sports and park complexes. He added there is also a change to the threshold for when fire sprinklers are required in self-storage facilities, changing from 12,000 square feet to 6,000 square feet and an increase for sprinkler requirements for apartments and hotels in attics and other noncombustible spaces which will extend protection of, not only occupants, but the structures as well. Pfaltzgraff said that for the building code components, some of the more significant details include no longer requiring interior door alarms for properties that have a pool, and the requirement for commercial properties to have a barrier along exterior walking surfaces if there is a fall potential. He said separation of sprinkler riser rooms for buildings outfitted with a fire suppression system will help keep first responders safe during emergency responses. Pfaltzgraff said the basement ceiling drywall requirement will continue to not be required, and the finished basement emergency escape and rescue openings requirement has been clarified. He noted that unattached decks less than 30" in height will not be required to have frost footings. Pfaltzgraff said this code will allow greater flexibility to achieve compliance in older buildings undergoing rehabilitation, making the process more affordable, while maintaining basic levels for fire prevention and safety features. Pfaltzgraff noted that in the next year or so, our population level will require adding enforcement of the property maintenance codes for the rental inspection program. Pfaltzgraff said an ordinance is being proposed within the building code pertaining to as-builts. He said this ordinance will outline requirements placed upon builders and developers to ensure that the construction project is consistent with the approved plans. Pfaltzgraff also said a Board of Appeals will also need to be established. He said this is similar to the Board of Adjustment for matters related to zoning. Pfaltzgraff said a Building Code Board of Appeals, will serve as a sounding board for all matters related to building and fire code construction. Mayor Mikkelsen opened the public hearing at 6:08 pm. Being no written or oral comments, the public hearing was closed at 6:08 pm.

Moved by Gisch, Second by Borcharding, to approve the first reading of Ordinance 748 for the 2018 Building and Fire Code Adoption.

Roll Call: Ayes: All. Nays: None. Motion passes: 4 to 0.

C. Approval of Site Plan – 1861 SE Princeton Drive

Alex Pfaltzgraff, Development Services Director stated that this property is located north of SE 19th on Princeton Drive, zoned M-1A, and is located within Zone 1 of the Highway 141 Mixed Use Development Corridor District Overlay. Pfaltzgraff said this 15,840 square foot warehouse and office building will have parking located on the north and west sides of the building and any loading or receiving would be located on the east. Pfaltzgraff said the applicant has met all of the landscaping, as well as the glazing, brick, and stone work requirements.

Moved by Gisch, Second by Borcharding, to approve the Site Plan for 1861 SE Princeton Drive.

Roll Call: Ayes: All. Nays: None. Motion passes: 4 to 0.

1. Mayor's Report- The Mayor had no report.

2. City Staff's Report –

Pfaltzgraff noted that the Development Services Department is currently working on a number of ordinance amendments regarding signage as well as requirements for the Governors District that will be coming forward in future meetings.

3. Council Reports- None

Council Member Gisch reported that at the last Metro Waste meeting there were discussions about costs to support the recycling program, and the added load at the landfills. Gisch said Metro Waste has been looking into how the recycling system can support itself, as well as how to reduce the pressure on land fill capacity. Gisch said the City Administrator may be coming forward in the near future with an ordinance addressing an increase to the residents of the cost of recycling. Gisch said the MWA Board still needed to set that cost, but he did not anticipate it to exceed .44 cents per household.

ADJOURN

Moved by Borcharding, Second by Burger, to adjourn the meeting at 6:16 P.M.

Roll Call: Ayes: All, Nays: None Motion passes 4 to 0

ATTEST:

Rochelle Williams, City Clerk

Scott Mikkelsen, Mayor