CITY COUNCIL MEETING
Tuesday March 9, 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 March 9, 2021 at 5:32 pm at the Grimes Community Complex, 410 SE Main Street, Grimes, Iowa.
The Pledge of Allegiance was led by Council Member Jill Altringer.
Roll Call: Present: Mayor Scott Mikkelsen Council Members: David Gisch, Andrew Borcherding, Jill Altringer, Ryan Burger, Absent: Eric Johansen

AGENDA ITEMS

APPROVAL OF THE AGENDA
Mayor Mikkelsen asked for approval of the agenda.
Moved by Borcherding, Second by Altringer, 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 03-0421 Lien to the Polk County Treasurer for Unpaid Service Line Charges C. Alcohol License Renewal for AmericInn Special Class C Liquor License D. Professional Services Pay Requests: a. Pay Request #27 to Veenstra & Kimm, Inc for the WRA Connector $11,301.96 b. Pay Request #10 to Veenstra & Kimm for the NW Territory Lift Station & Force Main $1,107.15 c. Pay Request #4 to HR Green for Pavement Management Study $1,965.00 d. Pay Request #17 to Bolton & Menk, Inc for SW County Line Road Improvements Construction Services $2,407.00 e. Pay Request #14 to Bolton & Menk, Inc for Highway 44 & SW County Line Road Intersection Improvements $10,517.00 f. Pay Request #4 to Bolton & Menk Inc for Highway 44 Corridor Study $14,416.60 E. Pay Applications: a. Pay Application #15 to Shank Constructors, Inc for the Reverse Osmosis Water Treatment Plant Phase 1 $683,164.95 b. Change Order # 3 Shank Constructors, Inc for the Reverse Osmosis Water Treatment Plant Phase 1 $312,266.00 F. 03-0621 Personnel Transactions G. Resolution 03-0521 Setting a Date for Bid Letting of April 7, 2021 at 11:00 am and Public Hearing and Award of Contract on April 13, 2021 at 5:30 pm for Brookside Drive Intersection Improvements H. Consent for Improvements: Resolution 03-0721 Autumn Park Plat 5 Lot 30- 1209 NW 3rd St. I. Finance Report J. Claims- Credit Card K. Claims Report $1,141,663.22
Moved by Borcherding, Second by Altringer, 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 Proposed Max Levy for Fiscal Year 21-22
City Administrator Jake Anderson addressed the Council stating that following the Council's budget workshop, the City had published notice that the Council was considering a budget that would cut the city tax rate by .30 cents per $1,000. Anderson said, however, the dollars collected in the Cities general property insurance and employee benefit levy will increase by 3.47 percent over last year. Anderson said this is primarily due to new construction in the city, growing valuations and expanded city services.

Anderson said this resolution is necessary as the levy is growing by more than 2 percent, and a super majority vote is required to advance the budget as discussed.
Mayor Mikkelsen Opened the Public Hearing at 5:35 PM. Being no written or oral comments, Mayor Mikkelsen closed the Public Hearing at 5:36 PM.
Council Member Altringer noted that it was unfortunate that growth of more than 2 percent had not been taken into consideration previously, but she is proud of the work done by the Council on the levy rate reduction and understands the need for this vote.

Council Member Eric Johansen joins the meeting at 5:37 PM

a. Resolution 03-0121 Proposed Max Levy for Fiscal Year 21-22
Moved by Altringer, Second by Borcherding, to approve Resolution 03-0121 Proposed Max Levy for Fiscal Year 21-22
Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

B. Public Hearings and Additional Action for CIP Funding
City Administrator Anderson addressed the Council stating at the same budget workshop previously mentioned, the funding sources for Capital Improvement Projects (CIP) was discussed. Anderson stated the first hearing would be for General Obligation Local Option Sales Tax Bonds to be used towards the construction of a new Public Library.

a. Public Hearing on Proposal to Issue General Obligation Local Option Sales Tax Bonds
Mayor Mikkelsen Opened the Public Hearing at 5:39 PM. Being no written or oral comments, Mayor Mikkelsen closed the Public Hearing at 5:39 PM.

1. Resolution 03-0221 to Take Action to Issue General Obligation Local Option Sales Tax Bonds in a Principal Amount Not to Exceed $4,280,000
Council Member Gisch stated that he is very excited to see the positive impact from LOSST and finally seeing results from that initiative.
Moved by Gisch, Second by Altringer, to approve Resolution 03-0221 to Take Action to Issue General Obligation Local Option Sales Tax Bonds in a Principal Amount not to exceed $4,280,000.
Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

b. Public Hearing on Proposal to Enter Into an Essential Purpose Loan Agreement
City Administrator Anderson stated this proposal is related to the CIP Funding to address the usage of the funds. Anderson said this will fund city infrastructure such as water, sewer and street projects.
Mayor Mikkelsen Opened the Public Hearing at 5:42 PM. Being no written or oral comments, Mayor Mikkelsen closed the Public Hearing at 5:43 PM.

c. Public Hearing on Proposal to Enter Into a General Purpose Loan Agreement
City Administrator Anderson stated that this agenda item is to address park improvements as part of the CIP.
Mayor Mikkelsen Opened the Public Hearing at 5:43 PM. Being no written or oral comments, Mayor Mikkelsen closed the Public Hearing at 5:44 PM.

d. Public Hearing on Proposal to Enter into an Urban Renewal Loan Agreement
City Administrator Anderson said that it is the intent to utilize these funds to supply the remaining portion of the costs for the new Public Library construction.

1.Resolution 03-0321 Taking Additional Action on Proposals to Enter into General Obligation Loan Agreements, Providing for the Combination of Certain General Obligation Loan Agreement and Providing for the Levy of Taxes to Pay the Same

Mayor Mikkelsen Opened the Public Hearing at 5:45 PM. Being no written or oral comments, Mayor Mikkelsen closed the Public Hearing at 5:45 PM.
Moved by Gisch, Second by Borcherding, to approve Resolution 03-0321 Taking Additional Action on Proposals to Enter into General Obligation Loan Agreements, Providing for the Combination of Certain General Obligation Loan Agreements and Providing for the Levy of Taxes to Pay the Same
Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

C. Second Reading of Ordinance 747 Amending the Official Zoning Map and the Comprehensive Land Use Map by rezoning approximately 20.7 acres from A-1 Agriculture to R-4 Planned Unit Development Property at SE 19th and James Street
Development Services Director Alex Pfaltzgraff addressed the Council stating that this project consists of 20.69 acres located at the northeast corner of S. James Street and SE 19th Street. Pfaltzgraff said the property is currently zoned agricultural and the developer is proposing a PUD. He stated the proposed lay out consists of approximately 3 acres designated as storm water detention to the north, the middle portion designated for townhome development, and about 6 acres for a possible church site to the south. Pfaltzgraff noted that as requested at the previous review, the developer added additional aesthetics to the townhome elevations along James Street. Pfaltzgraff noted that the developer was asking for the ability to allow up to 50 percent of the units to have single, rather than double car garages. Pfaltzgraff wanted to have the council's direction and comments prior to drafting a developer's agreement. Council Member Altringer said she appreciated the additional aesthetics added, but questioned the longevity and marketability of allowing single car garages and expressed concern about the likelihood of excessive outdoor parking. General discussion continued about the single car concept. Keith Weggen, Civil Design Advantage, 3405 SE Crossroads Drive, addressed the council stating that they have seen an increased interest in home products with a smaller footprint, including a single car garage. Weggen said this offers a more affordable product for those looking to purchase a home rather than renting.
Moved by Gisch, Second by Borcherding, to approve the Second Reading of Ordinance 747 and give direction for a maximum of 50% of the units to have a single car garage in the Development Agreement.
Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

D. Second Reading of Ordinance 748 2018 Building and Fire Code Adoption
Pfaltzgraff addressed the Council stating this project is the result of joint efforts by the Building Department as well as the Fire Marshall. He said they worked 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 stated that there had not been any material changes to this Ordinance since the public hearing and first reading.
Moved by Gisch, Second by Altringer, to approve the second reading of Ordinance 748 for the 2018 Building and Fire Code Adoption.
Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

1. Mayor's Report-
Mayor Mikkelsen noted that he recently had the opportunity to interact with a number of clubs and committee members that are currently working with the Park & Recreation department on upcoming

projects. Mayor Mikkelsen expressed appreciation for the dedication and commitment both on the committees as well as clubs working on projects to enhance the community.

2. City Staff's Report – No Report

3. **Council Reports-**
Council Member Gisch noted that the Citywide Cleanup is scheduled for May 10th and 11th. Gisch wanted everyone to be aware that previously, the cleanup events took place on a Friday and Saturday, and this year it would be on a Monday and Tuesday. Mayor Mikkelsen verified that the cardboard drop-off location that was at the waterworks park location had been moved to across from the Community Center, and another is located at Public Works.

ADJOURN
Moved by Borcherding, Second by Burger, to adjourn the meeting at 6:11 P.M.
Roll Call: Ayes: All, Nays: None Motion passes 5 to 0

ATTEST:

Rochelle Williams, City Clerk

Scott Mikkelsen, Mayor