

CITY COUNCIL MEETING
Tuesday April 13, 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 April 13, 2021 at 5:31 pm at the Grimes Community Complex, 410 SE Main Street, Grimes, Iowa.

The Pledge of Allegiance was led by Mayor Scott Mikkelsen.

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

AGENDA ITEMS

APPROVAL OF THE AGENDA

Mayor Mikkelsen asked for approval of the agenda.

Moved by Borcharding, Second by Burger, to approve the agenda.

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

CONSENT AGENDA

Approval of the Consent Agenda

A. Minutes from previous meeting B. Proclamation – April 13, 2021 Arbor Day C. Resolution 04-0121 Approving Consent and Agreement for Improvements Within Overland Flowage Easement for Heritage at Grimes Plat 7 Lot 13 – 1205 NE 22nd Street D. Resolution 04-0221 Approving Consent and Agreement for Improvement Within Overland Flowage Easement for Lot 10 of Autumn Park Plat 5 – 1204 NW 5th Street E. Resolution 04-0421 Approving Consent and Agreement for Improvements Within Overland Flowage Easement for Heritage at Grimes Plat 5 Lot 59 – 1112 NE 21st Street F. Resolution 04-1321 Approving Consent and Agreement for Improvements Within Overland Flowage Easement for Autumn Park Plat 5 Lot 46 – 316 NW Beechwood Drive G. Resolution 04-1421 Approving Consent and Agreement for Improvements Within Overland Flowage Easement for Heritage Station Crossing Plat 1 Lot 54 – 1104 NE Cypress Circle H. Resolution 04-1521 Approving Consent and Agreement for Improvements Within Storm Sewer and Surface Water Easement for Beaverbrooke West Plat 5 Lot 22 – 209 NW 10th Circle I. Resolution 04-1221 Approving Consent and Agreement for Improvement Within Storm Sewer and Surface Water Flowage Easement for Beaverbrook West Plat 5 Lot 20 – 201 NW 10th Circle J. Resolution 04-0521 Approving City of Grimes and Frontline Warning Systems Contract for Warning Sirens K. Resolution 04-0621 Approving Vehicle Purchase for Public Works & Development Services L. Professional Services: 1. Resolution 04-0721 To Enter Into a Contract for Professional Services Concerning the NE Edgewood Drive Swale Improvements with Nilles Associates, Inc. 2. Resolution 04-0821 To Enter Into a Contract for Professional Serviced Concerning Little Beaver Creek with Nilles Associates, Inc. 3. Resolution 04-0921 Approving Professional Services Agreement with ISG for Waterworks Park Redevelopment Analysis 4. Resolution 04-0321 Agreement for Professional Consulting Services with Calhoun-Burns 2021 and 2022 Bridge Inspection Programs 5. Pay Request #5 to HR Green Inc for the Pavement Management Study \$3,969.50 6. Pay Request #1 to Snyder & Associates for On Call Traffic Planning and Engineering Services \$2,777.36 7. Pay Request #1 to Snyder & Associates for Hope Commercial Traffic Impact Study \$3,878.00 8. Pay Request #16 to Bolton & Menk, Inc for Hope Commercial Plat 1 Public Improvements Construction Services \$1,486.00 9. Pay Request #5 to Bolton & Menk, Inc for the Highway 44 Corridor Study \$10,573.00 10. Pay Request # 15 to Bolton & Menk, Inc for Highway 44 & SW County Line Road Intersection Improvements \$ 10,831.50 11. Resolution 04-2021 Approving Agreement with ESRI

relating to the ArcGIS M. Pay Request: 1. Pay Request #1 to On Track Construction, LLC for the Northwest Territory Lift Station and Force Main \$142,247.21 2. Pay Request # 16 to Shank Constructors for the Reverse Osmosis Water Treatment Plant Phase 1 \$1,131,322.70 N. Resolution 04-1921 Personnel Transactions O. Governors Days Requests from City of Grimes P. Municipal Supply Meters- \$14,082.40 Q. Wulfekuhle-Sludge removal- 40,000 R. Alcohol License Renewals 1. Plaza Tapatia- Hacienda Vieja 2. Casey's #2520 3. Kum & Go #141 4. Kum & Go # 237 S. Resolution 04-2121 Authorizing an extension of the City Administrator's Employment Contract. T. Claims Report \$2,040,667.75 U. Finance Report
Motion by Borcharding, Second by Burger, the Consent Agenda shall be approved.
Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

PUBLIC FORUM - None

PUBLIC AND COUNCIL AGENDA ITEMS

A. Brookside Drive Intersection Improvements

Matt Ahrens, City Engineer, addressed the Council reporting that there had been 6 bids submitted for this project with the bids ranging from \$331,787.50 to \$395,000.00. Ahrens said the low bid was from Jasper Construction Services, Inc of Newton, Iowa. This bid represented around \$60,000.00 under the engineer's estimate of cost for the project. Ahrens said this company has previously worked with companies that he was familiar with and had not heard of any issues with their performance. Ahrens told the Council that the City will be receiving additional funding from the U-STEP Iowa Department of Transportation in the amount of \$200,000.00 for this project. Ahrens said this project will include adding turn lanes and signaling at the intersection of Brookside Drive and Highway 44.

1. Public Hearing for Brookside Drive Intersection Improvements

Mayor Mikkelsen Opened the Public Hearing at 5:34 PM. Being no written or oral comments, Mayor Mikkelsen closed the Public Hearing at 5:35 PM.

2. Resolution 04-1621 Adopting Plans, Specifications, form of contract, and estimate of cost for the Brookside Drive Intersection Improvements.

Council Member Gisch asked what the time line was for this project. Ahrens said much of the equipment needed for this project had already been acquired and he hoped that they would see completion by the time school opens in late August of 2021.

Motion by Johansen, Second by Gisch, to approve Resolution 04-1621 Adopting Plans, Specifications, Form of Contract, and Estimate of Cost for the Brookside Drive Intersection Improvements.

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

3. Resolution 04-1721 Awarding Construction Contract for the Brookside Drive Intersection Improvements

Motion by Johansen, Second by Gisch, to approve Resolution 04-1721 Awarding Construction Contract for the Brookside Drive Intersection Improvements to Jasper Construction Services, Inc of Newton, Iowa in the amount of \$331,787.50

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

4. Resolution 04-1821 Authorizing Construction Contract and Bond for the Brookside Drive Intersection Improvements.

Motion by Johansen, Second by Gisch, to approve Resolution 04-1821 Authorizing Construction Contract and Bond for the Brookside Drive Intersection Improvements with Jasper Construction Services, Inc.

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

B. Resolution 04-1121 Authorizing City of Grimes to Enter 28E Agreement for the Operation of Health Benefits Program

Erik Fisk, Human Resources Director, addressed the Council stating the current insurance benefit provider provided notice that there would be a 20% premium increase for the upcoming plan year. Fisk said this prompted an immediate evaluation of what other carriers were available for the City to move to in order to reduce the cost, while maintaining similarly equal coverage for the employees. Fisk told the Council that other carriers and plans in the general marketplace were indicating a similar increase. Fisk said the 28E agreement presented is a Governmental Health Care Plan known as IGHCP. He explained that this agreement would allow Grimes to join a buying trust along with thirty six other Cities, Counties and schools to pool the combined buying power to reduce administration fees and help control renewal costs thru pooling. Fisk advised the Council that both the Public Works, and Fire Department Union had been advised of this agreement, and both have responded favorably to the proposal.

Council Member Gisch asked what the average historical increases were under this new program. Fisk said the annual premium increases were typically below 5 percent.

Fisk stated that with this agreement, the increase to the employees came in at just under 3 percent.

Council Member Johansen asked if there was a cancellation or withdrawal clause that needed to be brought to their attention. Fisk said that the agreement was reviewed by legal counsel and there were not any cancellation requirements aside from a six month notice of intent.

Motion by Gisch, Second by Burger, to approve Resolution 04-1121 Authorizing City of Grimes to Enter a 28E Agreement for the Operation of Health Benefits Program.

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

C. Resolution 04-2221 Approving the 2021 Employee Benefits Policy

Erik Fisk advised the Council that this benefits policy was essentially the same as the previous year with some modifications as to the internal administration of the benefits policy, and the elimination of the reimbursement of co-pay over 30 dollars, and changing the participation level between Wellmark and the Employees from 80/20 to 70/30 percent.

Motion by Johansen, Second by Altringer, to approve Resolution 04-1121 approving the 2021 Employee Benefits Policy

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

D. Resolution 04-1021 Approving a Schematic Design for the Grimes Public Library and Authorizing Final Design Work

City Administrator Jake Anderson advised the Council that following the Budget Workshop, Council committed to funding for the new library at \$7,000,000. He stated the Library Board went to work revising their schematic design to match that budget in preparation for putting the project out to bid this fall. Anderson said the proposed design has been presented to the Construction Advisory Committee for their input and the Library Board and Staff are recommending approval. Anderson said that Evan Shaw from InVision Planning was available to answer any questions on the design. Mayor Mikkelsen stated that he was very appreciative of the efforts of everyone to bring this together and that he looked forward to the project getting underway. Council Member Gisch asked about the time line for this project.

Anderson said they are expecting to put the project out to bid this fall, with construction following in the spring. Anderson said allowing for flexibility for the start of construction could minimize the additional

costs that typically come up with winter construction. Development Services Director Alex Pfaltzgraff said the construction should be expected to take 12 to 14 months for completion and late spring, early summer 2023 would be a reasonable time frame.

Motion by Borcharding, Second by Johansen, to approve a Schematic Design for the Grimes Public Library and Authorizing Final Design Work

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

1. Mayor's Report-None

2. City Staff's Report

Alex Pfaltzgraff offered a quarterly update of permit statistics. Pfaltzgraff said during the first quarter of 2021, January and February had a record for single family permits issued. He said as of March 31, there were 70 single family and 9 commercial projects with over \$40,000,000 in valuation. Pfaltzgraff also informed the Council, one of the priority CIP projects was about to get underway. Pfaltzgraff said that south of Highway 44, the City is preparing for the water main replacement project along Trail Ridge, Little Beaver Drive, and Jacob Street. Pfaltzgraff said notices have been sent out to property owners and surveys and planning was underway.

3. Council Reports

Council Member Gisch said the Materials Recovery Facility (MRF) building project is progressing nicely. Gisch said there has been interest from some groups wishing to contribute to processing and mechanical upgrades for optical sorters and such. Gisch said this could further improve the facility as well as improve the ability to sell the commodities after they have been sorted. Gisch said they are creating some very good partnerships that can be a benefit for the entire Metro area.

ADJOURN

Motion by Altringer, Second by Johansen, to adjourn the meeting at 6:05 P.M.

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

ATTEST:

Rochelle Williams, City Clerk

Scott Mikkelsen, Mayor