

CITY COUNCIL MEETING
Tuesday, June 22, 2021

*Please note the regular City Council Meeting was held as an electronic and in person meeting. The meeting was called to order by Mayor Mikkelsen Tuesday June 22, 2021 at 5:45 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: Jill Altringer Ryan Burger, Eric Johansen, David Gisch, Andrew Borcharding,

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

A. Minutes from previous meeting B. Licensing: Alcoholic Beverage Division: a. Renewal: Walmart: 2150 E. 1st Street: Class E-Liquor; B-Wine; C-Beer, & Sunday Sales C. Pay Requests for Professional Services: 1. Pay Request #3 Snyder & Associates – Hope Commercial Traffic Impact Study \$5,513.40 2. Pay Request #19 McClure Engineering Company for Reverse Osmosis Water Treatment Plant Phase 1 \$37,325.05 3. Pay Request #18 to McClure Engineering Company for New 1.5 MG Elevated Storage Tower Construction Phase \$3,120.00 4. Pay Request #9 to McClure Engineering Company for Water System Study \$4,655.00 5. Pay Request #7 to HR Green, Inc to Pavement Management Study \$2,227.00 6. Whitfield & Eddy Law – legal services \$14,317.50 D. Resolution 06-1621 Approving a Five -Year Agreement with City of Grimes and Iowa DOT for Maintenance and Repair of Primary Roads in Municipalities E. Nilles Professional Services Agreement Amendment #1 for Silkwood Area Drainage Improvements F. Resolution 06-1821 Accepting Traffic Signal Equipment Procurement Quotations From Traffic Control Corporation In The Amount of \$39,294.00; From General Traffic Control Controls In the Amount of \$23,815.00; And From Electrical Products Company (Valmont) In The Amount of \$37,471.00 For The Construction Of The Iowa Highway 141 Southbound and Iowa Highway 44 Intersection Improvements Project G. Resolution 06-1921 Accepting A Proposal From Redbud Landscaping, LLC in the Amount of \$60,130.50 for the Construction of the Kennybrook Wetland (Landscaping) Project H. Resolution 06-2321 Setting a Public Hearing on Proposed Rezoning of Property Generally Located at the Southwest Corner of Highway 44 and SW County Line Road from A-1 Agricultural to R-4 Planned Unit Development for the Meadows PUD for July 13, 2021 at 5:30 pm. I. Resolution 06-2421 Approving Consent and Agreement for Improvements Within Overland Flowage Easement for Parkview North Plat 5 Lot 3 and Outlot W – 708 NW 8th Street J. Resolution 06-2521 Approving Consent and Agreement for Improvements Within Overland Flowage Easements, Sanitary Sewer Easement, and Storm Sewer Easement for Lot 1 and Outlot Y in Parkview North Plat 5 – 700 NW 8th Street K. Resolution 06-2621 Approving Consent and Agreement for Improvements Within Overland Flowage Easement for Lot 2 and Outlot X in Parkview North Plat 5 – 704 NW 8th Street L. Pay Requests: 1. Pay Request #18 Shank Constructors, Inc for Reverse Osmosis Water Treatment Plant Phase \$382,449.77 2. Pay Request #4 to Redbud Landscaping, LLC for Native Vegetation Enhancements in Storm Water Treatment Facilities \$427.50 3. Pay Request #1 to Irrigation Iowa LLC for South Sports Complex Irrigation Project \$39,438.16 M. Resolution 06-2021 Approving Quotes and

Bills Over \$10,000 According to the Grimes Purchasing and Procurement Policy N. Resolution 06-2121 Approving Personnel Transaction O. Resolution 06-2221 Adjusting Employee Compensation and Approving Salary Ranges for Fiscal Year 2022 P. City of Johnston – reimbursement of supplies for Johnston Grimes Fire Department April- May \$31,179.95 Q. Request for Street Closure for Block Party on SW Maplewood Drive on September 5, 2021 R. Receiving and Filing of Correspondence and Reports S. Finance Report T. Claims Report \$1,650,699.33
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. Proposed Amendment #2 to Fiscal Year 2020-2021 City of Grimes Budget

Finance Director Marcia Woodke addressed the Council stating that this is due to an invoice for \$57,000 received from the 2020B issuance that was received after completion of the 1st fiscal year amendment.

1. Public Hearing on the Proposed Amendment #2 to Fiscal Year 2020-2021 City of Grimes Budget

Mayor Mikkelsen opened the Public Hearing at 5:45 PM, being no written or oral comments; the Public Hearing was closed at 5:45 PM.

2. Resolution 06-1421 Approving the City's Proposed Amendment #2 to the Fiscal Year 2020-2021 Budget

Motion by Gisch, Second by Burger, to approve Resolution 06-1421 approving the City's proposed Amendment #2 for the Fiscal Year 2020-2021

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

B. Rezoning of James Place Property Generally Located South of SW 19th Street and West of South James Street from A-1 Agriculture to R-4 Planned Unit Development

Development Services Director Alex Pfaltzgraff addressed the Council stating that the applicant is requesting approval for a rezone of approximately 35 acres to allow for construction of a commercial and residential development. Pfaltzgraff stated that the Development Agreement outlines architecture standards that are consistent with the overlay standards, so the development will be compatible to future development in the area. Pfaltzgraff added that the concept plan provides the general acreage and layout for each land use type. He stated the commercial and mixed use are located at the corner of SW 19th Street and South James Street and will transition to high density and medium density moving west.

1. Public Hearing for James Place Property Generally Located South of SW 19th Street and West of South James Street from A-1 Agriculture to R-4 Planned Unit Development

Mayor Mikkelsen opened the Public Hearing at 5:56 PM, being no written or oral comments; the Public Hearing was closed at 5:56 PM.

Council Member Gisch asked for more discussion on what the intent was for future growth and if this area was intended to become a primary east to west gateway to the city. Pfaltzgraff noted that studies have been made to ensure easements are in place for expansion of the infrastructure as needed in the future.

2. First Reading of Ordinance 749 for James Place Property Generally Located South of SW 19th Street and West of South James Street from A-1 Agriculture to R-4 Planned Unit Development

Motion by Altringer, Second by Borcharding, to approve the First Reading of Ordinance 749 for James Place Property Generally Located South of SW 19th Street and West of South James Street from A-1 Agriculture to R-4 Planned Unit Development.

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

C. Consider Amending Provision of the Zoning Ordinance of the City of Grimes

Pfaltzgraff addressed the Council stating that over the years there had been a number of inconsistencies in the current sign ordinance that complicates interpretation and enforcement. Pfaltzgraff noted that the Planning and Zoning Board had spent a lot of time reviewing the Ordinance and refining the language to ensure a reasonable and consistent guideline for signage throughout the city. He stated the goal with this re-write is to create flexible sign regulations that are comparable to other communities in the metro area, while ensuring that the vision for our growing community is upheld. General discussion was held on the differences between residential and commercial requirements, temporary signage, electronic message boards, building, and ground mounted signs.

1. Public Hearing to Consider Amending Provision of the Zoning Ordinance of the City of Grimes, Iowa Regarding Signs

Mayor Mikkelsen opened the Public Hearing at 6:38 PM, being no written or oral comments; the Public Hearing was closed at 6:38 PM.

2. First Reading of Ordinance 750 to Consider Amending Provision of the Zoning Ordinance of the City of Grimes, Iowa Regarding Signs

Motion by Borcharding, Second by Burger, to approve the First Reading of Ordinance 750 to Consider Amending Provision of the Zoning Ordinance of the City of Grimes, Iowa Regarding Signs

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

D. City State Bank Site Plan Amendment

Pfaltzgraff said the applicant is requesting approval of the site plan amendment for City State Bank to expand their existing office building by 820 square feet on the northwest side. Pfaltzgraff stated they would also be adding 4 more parking spaces.

Motion by Gisch, Second by Altringer, to approve the City State Bank Site Plan Amendment.

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

E. Crossroads Plat 4, Preliminary Plat

Pfaltzgraff addressed the Council stating that this property is located between SE Crossroads Drive and SE Grimes Boulevard. Pfaltzgraff said the applicant is requesting approval of a preliminary plat, which will allow for the future re-plat of three parcels into two parcels. Pfaltzgraff stated the proposed lots will be approximately 1.84 acres and 2.13 acres in size and water and sewer utilities are already in place.

Motion by Johansen, Second by Altringer, to approve Crossroads Plat 4 Preliminary Plat subject to any additional staff comments.

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

F. Crossroads Plat 4 Site Plan

Pfaltzgraff said the applicant is requesting approval of a site plan for two buildings located at 3400 SE Crossroads Drive and 3455 SE Grimes Boulevard. He advised that building A will be 9,876 square foot retail building and building C will be a 19,581 square foot flex warehouse. Pfaltzgraff stated these properties are located within the M-1A Zoning District and within the Highway 141 Mixed Use Development Corridor District. Pfaltzgraff said there would be two access points along SE Crossroads Drive and the site meets the minimum landscape requirements for Highway 141 Mixed Use Development District Overlay. Pfaltzgraff said the facades for both buildings are proposed to be principally constructed of architectural precast wall panels with metal trim and rooftop mechanical units will be screened from view on all sides of the buildings. Pfaltzgraff noted that the buildings meet the minimum requirement standards, but recommended a possible review of those requirement standards in the future.

Motion by Borcharding, Second by Burger, to approve the Crossroads Plat 4 Site Plan.

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

G. Report and Status Update on Water Distribution

City Administrator Jake Anderson addressed the Council stating that two weeks ago the unseasonable dry weather caused a high demand, and concerns of a possible water main break, that made a significant impact on the water resources for the City. Anderson said the reserve water sources from the ASR had air in the supply that caused an issue at the customer's tap. Anderson said with voluntary conservation, the condition has since stabilized, and further solutions to the ASR well are being reviewed. Derek Anderson with McClure Engineering addressed the Council with further details on the situation. Derek Anderson said a process of running a water main from the ASR well to the standpipe in order to allow the air to escape is being explored. Derek Anderson said the new water system improvements are not fully on line yet, but should be ready to start up in September. He said all systems should be fully on line and usable before next summer. General discussion continued on voluntary conservation guidelines and planning for possible future times of high usage. Mayor Mikkelsen thanked the community for their efforts and cooperation with voluntary measures.

Mayor Mikkelsen expressed appreciation for all the efforts from Brian Bueth and Economic Development staff and volunteers on holding a successful Governors Day's event.

ADJOURN

Motion by Altringer, Second by Borcharding, to adjourn the meeting at 7:21 P.M.

ATTEST:

Rochelle Williams, City Clerk

Scott Mikkelsen, Mayor