CITY COUNCIL MEETING
Tuesday, July 13, 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 July 13, 2021 at 5:36 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 Borcherding,

AGENDA ITEMS

APPROVAL OF THE AGENDA
Mayor Mikkelsen asked for approval of the agenda.
Moved by Johansen, Second by Gisch, to approve the agenda with the removal of Item 10 on the Public Agenda.
Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

CONSENT AGENDA

A. Minutes from previous meeting B. Resolution 07-0121 Approving Consent and Agreement for Improvements Within Overland Flowage Easement for Kennybrook South Plat 4 Lot 12 – 708 SW Timberview Drive B. Resolution 07-0221 Approving Consent and Agreement for Improvements Within Overland Flowage Easement for Chevalia Valley 2 Lot 28 – 204 NE 22nd Circle C. Resolution 07-0921 Approving Consent and Agreement for Improvements Withing Overland Flowage Easement Autumn Park West Plat 1 Lot 15 - 1501 NW 8th Street D. Resolution 07-0321 Approving Farm Tenant Crop Loss Agreement and Partial Termination of Lease – Urfer-Ellis Acquisition E. Resolution 07-0421 Accepting Public Improvements for Grimes Crossing Plat 8 F. Resolution 07-0521 Assigning Address, Lot 5 and 6 of Heritage at Grimes Plat 2 G. Resolution 07-0621 Approving Quotes and Bills Over $10,000 According to the Grimes H. Purchasing and Procurement Policy I. Resolution 07-0721 Agreement for an Iowa's Clean Air Attainment Program (ICAAP) Federal-Aid Swap Project – Iowa Department of Transportation J. Resolution 07-1021Approving Construction Manager Agreement with Butzke Burch Construction for Grimes Community Complex Improvements K. Resolution 07-1221 Approving Personnel Transactions L. Set a Public Hearing on an Ordinance Deleting and Replacing Grimes Code of Ordinances Section 47.20 to Permit and Regulate Alcoholic Beverage Possession and Consumption on Grimes Public Property for August 10, 2021 M. Professional Services Pay Requests: 1. Pay Request #4 Foth Infrastructure & Environment, LLC for the James Street Corridor Study North 27th Street to South 37th Street $7,670.00 2. Pay Request #7 Foth Infrastructure & Environment, LLC for the South James Street and SE 6th Street Intersection Improvements $7,290.00 3. Pay Request #3 Nilles Associates, Inc. for the Kennybrook South Detention Basin Improvements $26,202.50 4. Pay Request #3 MSA Professional Services, Inc for SE Jacob Street and SE Trail Ridge Road Water Main Design and Bidding Services $13,654.00 5. Pay Request #2 MSA Professional Services, Inc for North Sports Complex Parking Lot Improvements $16,230.00 6. Pay Request #8 HR Green, In for the Pavement Management Study $2,177.00 7. Pay Request #31 to Veenstra & Kimm, Inc for the WRA Connector $19,548.00 8. Pay Request #14 to Veenstra & Kimm, Inc for the Northwest Territory Lift Station and Forced Main Project $10,893.34 9. Pay Request #12 to Civil Design Advantage for Concept Planning – WRA Sanitary Sewer Connection $2,177.25 10. Pay Request #18 to Bolton & Menk, Inc for the Highway 44 & SW County Line Road Intersection Improvements $21,853.00 11. Pay Request #8 to

Bolton & Menk, Inc for the Highway 44 Corridor Study $7,035.00 N. Pay Applications: 1. Pay Request #1 to Absolute Concrete for the County Line Road Intersection Improvements $281,913.92 2. Pay Request #19 to Shank Constructors, Inc for the Reverse Osmosis Water Treatment Plant Phase 1 $222,000.18 O. Change Order 1 to Absolute Concrete for the County Line Road Intersection Improvements increasing contract $22,764.00 P. Resolution 07-1321 Purchase of Musco Control-Link Control System $10,950.00 Q. Resolution 07-1421 Approving Purchased Agreement – WRA (Grant Property) R. Resolution 07-1521 Accepting a Proposal From Iowa Signal, Inc. In The Amount of $49,888.50 for the Construction of the S James Street and SE 6th Street Temporary Traffic Signalization Project S. Resolution 07-1721 Accepting Public Improvements in Heritage Apartments Plat 1 Lot 1 and 2 T. Resolution 07-1621 Ordering Construction of the Iowa Highway 141 SB & Iowa Highway 44 Traffic Signal and Turn Lane Improvements, and Fixing a Date for Hearing Thereon and Taking of Bids Therefor – Hearing August 10, 2021 at 5:30 pm U. Resolution 07-1821 Ordering Construction of the SE Jacob Street Water Main, and Fixing a Date for Hearing Thereon and Taking of Bids Therefor – Hearing August 10, 2021 at 5:30 pm. V. Resolution 07-2021 Ordering Construction of the North Sports Complex Parking Lot Improvements, and Fixing a Date for Hearing Thereon and Taking of Bids Therefor for August 24, 2021 at 5:30 pm. W. Receiving and Filing of Correspondence and Reports X. Claims Dated June 25, 2021 $122,527.58 Y. Claims Dated July 13, 2021 $1,415,696.33 Z. Appointment of Denise Bickford to the Board of Adjustments to Fill Pen Seat – Term Until January 2026.
Motion by Borcherding, Second by Gisch, 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

1.Second 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
Development Services Director Alex Pfaltzgraff addressed the Council stating the applicant is requesting a rezone of approximately 35 acres from A-1 to Planned Unit Development (PUD) at the southwest corner of SW 19th Street & South James. Pfaltzgraff said this will allow for the construction of a commercial and residential development. He added that the Development Agreement has outlined architecture standards that are consistent with the overlay standards so the development will be compatible to future development in the area. Pfaltzgraff said the PUD will provide some flexibility in the density and size of the desired land use types. He stated the concept plan provides the general acreage and layout for each land use type, with commercial/mixed use area generally located at the corner of SW 19th Street and S. James and will transition to high and medium density moving west.
Motion by Gisch, Second by Johansen, the second reading of Ordinance 749 for James Place Property Generally located south of SW 19th and west of South James Street from A-1 Agriculture to R-4 Planned Unit Development, shall be approved.
Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

2.Second Reading of Ordinance 750 to Consider Amending Provision of the Zoning Ordinance of the City of Grimes, Iowa Regarding Signs
Development Services Director Alex Pfaltzgraff addressed the Council stating that staff had developed a draft amendment to the sign regulations within the Zoning Ordinance. Pfaltzgraff noted that over the past two years, a number of issues have come up related to our current sign ordinance. He said these issues include inconsistences between districts, missing components, and unknown intents and purposes. Pfaltzgraff said that based upon research, it also appears that the current

ordinance is not consistent with neighboring communities, nor has it addressed the issue of content neutrality. Pfaltzgraff said the goal with this re-write is to create flexible sign regulations that are comparable to other communities in the Des Moines Metro Area, while ensuring that the vision for our growing community is upheld. Pfaltzgraff made the recommendation that if Council agreed, the 90-day temporary sign restriction could be removed.
Motion by Johansen, Second by Gisch the Second Reading of Ordinance 750 to Consider Amending Provision of the Zoning Ordinance of the City of Grimes, Iowa regarding signs with the removal of the 90-day temporary sign provision: shall be approved
Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0

3. First Reading of Ordinance 751 Rezoning 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
Pfaltzgraff advised the Council that the applicant is requesting approval of a rezoning from A-1 to PUD for approximately 161 acres generally located at the southwest corner of County Line Road and Highway 44.   Pfaltzgraff said the rezoning will allow for a mix of land uses including commercial, multi-family, townhomes, single-family and a public park. He noted a portion of the property is located within the Transportation Corridor Overlay. Pfaltzgraff explained that the concept plan shows multiple access points in and out of the development from County Line Road and Highway 44, as well as the future extension of SW 11th Street and a future north/south road to the west of the project. Pfaltzgraff said that an 8' trail is proposed along SW 11th Street and that public sidewalks will be provided on both sides of all internal streets. Pfaltzgraff noted the park is strategically placed on the west side of the development to allow for expansion west with future development. He said detention ponds within the development are proposed to be wet ponds and these ponds would be maintained by the city and designed to support fishing. Pfaltzgraff said landscape buffers will be provided between commercial and residential areas and along roadways where rear yards back up to the right-of-way, and streetscaping is proposed along the three major roads to provide tree-lined streets.

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
Mayor Mikkelsen opened the Public Hearing at 6:02 PM, being no written or oral comments; the Public Hearing was closed at 6:03PM.

b.   First Reading of Ordinance 751 Rezoning 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
Motion by Johansen, Second by Borcherding, the First Reading of Ordinance 751 rezoning 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; shall be approved.
Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

4. Application for a State Revolving Loan and to make Available to the Public the Contents of an Environmental Information Document and the Grimes WRA Sanitary Sewer Project Plan
Bob Veenstra, President of Veenstra & Kimm and Engineer for the WRA Project, addressed the Council an overview of the project. Veenstra stated the City had filed an application with Iowa Finance Authority and Iowa DNR to be able to use the State Revolving Fund Program to fund the WRA/Grimes

Connector. Veenstra said that as the project is to be federally funded through tax dollars; holding a public hearing and providing details of the project is required to ensure the public is aware of the environmental and financial impact. Veenstra said this project involves the sanitary sewer force main and a lift station. He added the southern part of the sanitary sewer starts at 142nd Street and Douglas Parkway and extends just north of Waterford and follows an existing Urbandale sanitary sewer district. Veenstra said that because this area had been previously disturbed, there was relatively little tree removal and minimal impact involved. Veenstra said the next phase travels largely through agricultural land, which also would be pretty open for excavation. He said that as the project then travels in an easterly direction, which will pass thru the north sports complex area and continue through some residential back yards and areas that have also previously been disturbed by many different activities. Veenstra said as so much of the project would pass thru open and previously disturbed areas, the total environmental impact would be much less than one would normally see in a project of this magnitude. Veenstra said that under the SRF program, the Iowa Department of Natural Resources hired the office of the State Archeologist to complete a Phase 1A archeological investigation. Veenstra said that while that report is not yet complete, he has not seen any findings to cause any concern. Veenstra said an application to the Corp of Engineers was needed as part of the project ran along water ways, but he did not anticipate any particular issues to cause concern. He acknowledged that the project would be near some wetlands and any restoration needs would be complied with the project. Veenstra stated the Fish and Wildlife Service indicated there was the potential of being in the habitat area for bats which will require any tree removal to be confined to the months of October through April. Veenstra said one unknown that was being looked at would be the impact to the Monarch butterfly, which has the potential to be added to the list of endangered species. Veenstra said that while there will be some impacts in the process, the offsetting benefit would be improving the waste water treatment process by directing the flow to the regional wastewater treatment facility rather than further burdening the already overloaded local wastewater treatment facility.

a. Public Hearing to Review an Application for a State Revolving Loan and to make Available to the Public the Contents of an Environmental Information Document and the Grimes WRA Sanitary Sewer Project Plan

Mayor Mikkelsen opened the Public Hearing at 6:17 PM, being no written or oral comments; the Public Hearing was closed at 6:17PM.

b. Resolution 07-0821 Approving an Application for a State Revolving Loan and to make Available to the Public the Contents of an Environmental Information Document and the Grimes WRA Sanitary Sewer Project Plan

Motion by Gisch, Second by Johansen, Resolution 07-0821 approving an application for a State Revolving Loan and to make available to the public the contents of an environmental information document and the Grimes WRA sanitary sewer project plan: shall be approved.
Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

5.1831 SE Princeton Drive – Paramount Kitchen and Bath Site Plan

Development Services Director Alex Pfaltzgraff told the Council that Paramount Kitchen & Bath is requesting approval of a site plan for a 16,660 square foot warehouse and showroom located at 1831 SE Princeton Drive. Pfaltzgraff said approximately 9,891 square feet is proposed to be warehouse and the remaining 6,769 square feet is proposed as showroom. He said the property is located within the M-1A zoning district and is within Zone 1 of the Highway 141 Mixed Use Development Corridor District. Pfaltzgraff said the façade will be principally constructed of stone and brick with metal, Nichiha accents and the dumpster enclosure will be constructed of brick to match the building with a metal gate. He said

the elevations appear to meet all of the minimum architectural standards within the Highway 141 Zone 1 Overlay.
Motion by Johansen, Second by Borcherding, the 1831 SE Princeton Drive – Paramount Kitchen and Bath Site Plan; subject to any Staff comments: shall be approved.
Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

6.Grimes Public Library Site Plan
Development Services Director Alex Pfaltzgraff advised the Council that the applicant is requesting approval of the site plan for the 14,460 square foot Grimes Public Library located at 200 NE Beaverbrooke Blvd. Pfaltzgraff said the site will have one access point from NE Beaverbrooke Blvd. He said the building will be principally constructed of brick veneer and architectural metal siding with limestone accents and sloped roofs. Pfaltzgraff said parking will be in the rear, and a drive-up book drop-off will be located on the east site of the building with additional space on the west side for possible future expansion. Pfaltzgraff said pedestrian connectivity will be provided by two connections from NE Beaverbrooke and one from the existing trail just east of the site. He added that storm water detention is being handled via the regional detention basin just east of the site. Mayor Mikkelsen and Council Members expressed great appreciation for all of the volunteer and Staff contributions to bring this project to this point and look forward to construction starting soon.
Motion by Johansen, Second by Altringer, the Grimes Public Library Site Plan subject to any Staff comments; shall be approved.
Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

7.Heritage Town Center Phase 2 Site Plan
Mayor Mikkelsen recused himself from this discussion. Mayor Pro Tem Altringer asked Development Services Director Pfaltzgraff for the overview of the proposed project. Pfaltzgraff stated this property is located within the Heritage at Grimes PUD and the applicant is requesting approval of a site plan which will allow for the construction of a basketball training facility. He added the facility is approximately 48,600 square feet and the remaining internal street network and parking for the Town Center development. Pfaltzgraff said the basketball facility will mainly be used for training; however, tournaments are also proposed to be held at the facility. Pfaltzgraff said the sports facility and internal streets and parking will comprise Phase 1 of this project. He said Phase 2 will include a 3-story office/retail building at approximately 37,000 square feet which will be constructed following the completion of the design process. Pfaltzgraff said the sports facility is proposed to be principally constructed of pre-cast concrete panels with architectural metal paneling and glazing. He stated the overhead doors are planned on the north side of the building to open the space to the outdoors. Pfaltzgraff said the Heritage PUD requires that a minimum 75% of the wall areas be provided with a primary material, with the remaining 25% to be permitted as trim or secondary materials and all four elevations exceed the 75% primary wall covering requirement. Pfaltzgraff stated that a conceptual design for the office/retail portion of the building has been provided. He added the intent is to carry over the existing character that has been established with the existing building constructed to the east. He advised the store fronts are proposed along the ground floor. Pfaltzgraff said businesses on the second and third floors would be accessed internally through the main entrance. Pfaltzgraff noted that the office/retail portion of the building is not part of this site plan request and will be required to be presented to P&Z and Council for approval prior to construction. He said the site is proposed to have two direct access points from NE Station Crossing. Pfaltzgraff stated the internal road network within the town center will provide multiple access points to the site from NE Little Beaver Drive, NE Beaverbrooke Blvd, and NE Heritage Drive. Matt Brown, with The Formation Group, 5530 West Parkway, Johnston, addressed the Council with more construction details. Brown said they hope to start

construction next month, and plan to complete phase 2 by the end of the year, to be followed by phase 3 next spring. Pfaltzgraff said Planning and Zoning has reviewed the material and also recommends approval. Mayor Pro Tem Altringer asked to verify that any parking issues had been resolved. Pfaltzgraff said that had been addressed and Planning and Zoning has reviewed and recommend approval.
Motion by Borcherding, Second by Burger, the Heritage Town Center Phase 2 Site Plan; shall be approved.
Roll Call: Ayes: Borcherding, Burger, Altringer, Gisch. Nays: None. Abstain: Johansen. Motion passes: 4 to 0.

Mayor Mikkelsen returns to chair the meeting.

8.Mega Storage Site Plan
Development Services Director Alex Pfaltzgraff addressed the Council stating that this applicant is requesting approval of the site plan for a Mega Storage large unit storage facility at 3000 SE Destination Drive. Pfaltzgraff said five building are proposed onsite with each building ranging from 4,800 to 5,600 square feet in size for a total of 25,730 square feet. Pfaltzgraff noted that the property is located withing the M-2 zoning district and is not within an overlay district. Pfaltzgraff said the façade is proposed to be constructed of metal with stone provided along the bottom of the buildings that face the street frontage and the architectures will match the building constructed at 3000 SE Destination but will have a different color scheme of gray and black. Pfaltzgraff said staff has suggested installing the require square footage of stone on the front and outer facades of the building. Pfaltzgraff said the site will be accessed from the existing driveway off of SE 37th Street that is shared between this property and Eagle Signs to the east. He added that a future 5-foot sidewalk will be provided along the frontage, and not dumpster will be provided onsite.
Motion by Gisch, Second by Borcherding, the Mega Storage Site Plan subject to any staff comments; shall be approved.
Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

9.Hope Commercial Plat 4 Preliminary Plat
Development Services Director Pfaltzgraff told the Council the applicant is requesting approval of a preliminary plat to allow for the future subdivision of the approximately 167 acres property into 56 development lots and one outlot for the regional detention basin. Pfaltzgraff said the lots will range in size depending on the type of development proposed. He said lots at the northwest corner of the development are intended for single-family lots approximately one-quarter acres in size, and the commercial lots will generally be 1 – 2 acres with some larger lots provided for mixed-use development and the sports complex. Mayor Mikkelsen asked for clarification of the concerns from residents that live in that area. Pfaltzgraff said the initial concept drawings had only single family lots projected to continue along NE 11th Street. Pfaltzgraff said that since that time, and with the change in ownership, and the sports complex being built, the decision was modified to include a maintenance access point to the property at that spot rather than continue single family lots. He said while this was intended to be an alternate access point for use only for maintenance reasons by public works, the neighborhood residents were concerned about this area becoming another access point to the sports fields for the general public at some point in the future. Pfaltzgraff said after discussion with the neighborhood residents, it was determined that the additional access point was not critical to the plans, and it was decided to remove that option from the preliminary plat and to incorporate more berm and landscaping between the current neighborhood and the sports complex. Mayor Mikkelsen said he appreciated that the residents were able

to point out their concerns and that staff were able to work together with the homeowners to alleviate those concerns.
Motion by Johansen, Second by Burger, the Hope Commercial Plat 4 Preliminary Plat subject to any staff comments; shall be approved.
Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

10.Resolution 07-1121 Approving Professional Services with Estes Construction as the Construction Manager for the new Grimes Library – Item Removed from Agenda

11.Resolution of Necessity 07-1921 Grimes Emergency Water Main
Development Services Director Pfaltzgraff explained to the Council that this needs to be done in order to quickly address repair work and improvements that need to occur at the ASR well and standpipe site. Pfaltzgraff said the city is working with McClure Engineering to develop plans in order to get bids for construction. Pfaltzgraff said the state code requires public notice and a hearing process that typically can delay construction from 60 to 90 days. He said state code does allow this process to move forward more quickly under emergency conditions. Pfaltzgraff this Resolution of Necessity identifies our situation does require emergency action, and will allow us to expedite the process to receive plans and bids to authorize construction.
Motion by Johansen, Second by Borcherding, Resolution of Necessity 07-1921 Grimes Emergency Water Main; shall be approved.
Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

ADJOURN
Motion by Altringer, Second by Borcherding, to adjourn the meeting at 7:07 P.M.

ATTEST:

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Rochelle Williams, City Clerk Scott Mikkelsen, Mayor