

CITY COUNCIL MEETING
Tuesday, August 10, 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 August 10, 2021 at 5:33 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

Polk County Board of Supervisors donation to the New Library Building Project – Presented by Supervisor Robert Brownell. Brownell stated that the Polk County Board of Supervisors unanimously voted to donate \$75,000 toward the new library building and they were very excited by the project.

APPROVAL OF THE AGENDA

Mayor Mikkelsen asked for approval of the agenda.

Moved by Gisch, Second by Johansen, to approve the agenda with one correction made to reflect that Item X on the agenda was to be for the amount of \$3,648,000.

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

CONSENT AGENDA

A. Minutes from previous meeting, B. Resolution 08-0121 Approving Quotes and Bills Over \$10,000 According to the Grimes Purchasing and Procurement Policy C. Resolution 08-0221 Approving North Sports Complex Bicycle Parking Improvement Agreement D. Resolution 08-0321 Approving Declaration of Site Improvements – Bridge Creek Plat 1, Lots 1 and 2 E. Resolution 08-0421 Approving Sidewalk Construction Agreement – Autumn Park West Plat 1, Lot 34 F. Resolution 08-0621 Approving a Community Attraction and Tourism Development Grant (CAT) Application for the Grimes Public Library Project G. Resolution 08-0721 authorizing the Mayor to Sign an Agreement With Brycer to Implement the Compliance Engine for Fire Suppression Systems Inspections H. Alcohol Licenses 1. New License Hy-Vee Fast & Fresh West 1st Street Class E Liquor, B-Wine & Sunday Sales 2. New License Hy-Vee Grocery Store NE Gateway Drive Class E Liquor, B-Wine, C-Beer & Sunday Sales 3. Renewal for Fareway Stores 4. Grimes Community Foundation - Special Class C Liquor License I. Tobacco Permits: 1. Hy-Vee Fast & Fresh 1401 West 1st Street 2. Hy-Vee Grocery Store NE Gateway Drive J. Request for Fireworks Display HyVee on September 11, 2021 K. Professional Services 1. Invision Planning Architecture Interiors \$54,020.70 and \$45,017.25 2. Allender Butzke Engineers Inc – Special Inspection Grime RO WTP \$391.35 3. Pay Request #1 Foth Infrastructure & Environment, LLC – 2021 Sanitary Sewer Collection System Study \$4,983.00 4. Pay Request #4 Snyder & Associates, Inc for the Hope Commercial Traffic Impact Study \$6,320.00 5. Whitfield Eddy Legal Services \$16,755.00 6. Pay Request #32 to Veenstra & Kimm, Inc for the WRA Connector \$5,586.82 7. Pay Request #15 to Veenstra & Kimm, Inc for the Northwest Territory Lift Station and Forced Main Project \$6,822.00 8. Pay Application #20 to McClure Engineering Company for the Reverse Osmosis Water Treatment Plant – Phase 1 \$21,294.71 9. Pay Application #19 to McClure Engineering Company for the 1.5 MG Elevated Storage Towner – Construction Phase \$495.00 10. Pay Application #10 to McClure Engineering Company for the Water System Study \$830.00 11. Pay Application #9 to HR Green, Inc for the Pavement Management Study \$5,218.98 12. Pay Application #19 to Bolton & Menk, Inc for the

Highway 44 & SW County Line Road Intersection Improvements \$10,243.50 13. Pay Application #9 to Bolton & Menk, Inc for the Highway 44 Corridor Study \$9,330.50 L. Pay Requests: 1. Pay Request #2 to Irrigation Iowa LLC for the South Sports Complex-Irrigation Project \$35,064.15 2. Pay Request #20 to Shank Constructors for the Reverse Osmosis Water Treatment Plant – Phase 1 \$452,737.70 3. Pay Request #5 to Redbud Landscaping, LLC for Native Vegetation Enhancements in Storm Water Treatment Facilities \$1,329.52 4. Pay Request #17 to CB&I for the New 1.5 Elevated Water Storage Tank \$45,330.20 5. Pay Request #4 to On Track Construction, LLC for the Northwest Territory Lift Station and Force Main \$64,421.64 M. Request for Street Closure for Block Party on August 14, 2021 N. Request for Removal of (4) City Owned Trees O. Legal Service Engagement Letter with Dorsey & Whitney LLP P. Resolution 08-0921 Approving Consent and Agreement for Improvements Within Storm Sewer and Surface Water Flowage Easement for Beaverbrooke West Plat 5 Lot 9: 300 NW 10th Circle. Q. Resolution 08-1021 Approving Consent and Agreement for Improvements Within Storm Sewer and Surface Water Flowage Easement for Chevalia Valley Plat 2, Lot 32: 100 NE 22nd Circle. R. Resolution 08-1121 Approving Consent and Agreement for Improvements Within Overland Flowage Easement for Autumn Park West Plat 1 Lot 16 – 1413 NW 8th Street 2. Resolution 08-1721 Approving Consent and Agreement for Improvements Within Overland Flowage Easement for Silkwood Meadows Plat 1 Lot 8 – 2409 NE 10th Court T. Resolution 08-1621 Approving Consent and Agreement for Improvements Within Overland Flowage Easement for Heritage at Grimes Plat 5 Lot 10 – 1209 NE 21st Street U. Resolution 08-1421 REAP Grant V. Resolution 08-1521 Approving Amended Fee Schedule W. Resolution 08-0521 Accepting Public Improvements in Heritage Town Center Phase 1 X. Resolution 08-1221 To Fix a Date for a Public Hearing on Proposal to Enter into a Sewer Revenue Improvement and Refunding Loan and Disbursement Agreement and to Borrow Money Thereunder in a Principal Amount not to Exceed \$3,648,000 (Corrected from: \$3,548,000) Y. Resolution 08-1821 Approving Personnel Transactions Z. Resolution 08-1921 Agreement for Professional Consulting Services Water Main Improvements (ASR to Standpipe) with McClure Engineering a. Construction Contract for Emergency Water Main Improvements for Connection from ASR to Standpipe with RD McKinney Plumbing and Excavating Inc. b. Resolution 08-0821 Approving Professional Services Agreement Between I&S Group, Inc and the City of Grimes to Provide Engineering Services for the Development of the Hwy 44 Trail Action Plan c. Resolution 08-1321 Approving Professional Services Agreement Between Snyder & Associates, Inc, and the City of Grimes for Traffic Signal Network Communication Project d. Resolution 08-2021 Approving Professional Services Agreement Between Snyder & Associates, Inc, and the City of Grimes for 2021-2022 On Call Traffic Planning and Engineering Services e. Finance Report f. Claims Report dated July 26, 2021 \$591,583.33 and August 10, 2021 \$1,775,453.67 g. Receiving and Filing of Correspondence and Reports.

Motion by Gisch, Second by Johansen, 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. Third 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 there were not any material changes to the plan from the first two readings.

Motion by Johansen, Second by Burger, the Third 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.

Motion by Johansen, Second by Burger, Approving Final Passage 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

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

Pfaltzgraff stated that this amendment brings flexible sign regulation that is comparable to other communities in the Des Moines Metro, and ensures the vision for our growing community is upheld. Pfaltzgraff also noted that he had already been receiving positive feedback from the development community on this revision.

Motion by Burger, Second by Gisch, the Third 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

Motion by Burger, Second by Gisch, Approving Final Passage 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

3. Second 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. Council Member Gisch asked if the type of trees would be reviewed to ensure a good variety of species to shield from future blights or infestations. Pfaltzgraff noted that Ordinances were in place to ensure a healthy diversity.

Motion by Johansen, Second by Borcharding, the Second 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. Ordinance Deleting and Replacing Grimes Code of Ordinances Section 47.20 to Permit and Regulate Alcoholic Beverage Possession and Consumption on Grimes Public Property

Brian Becker, Park and Recreation Director addressed the Council stating that currently, code section 47.20 states it is unlawful to possess or consume alcohol on city property. Becker explained that replacing this ordinance will allow a special permitting process intended for special events, fundraisers, or adult sporting meets, and is not intended for daily park use or traditional park rentals. City Administrator Anderson added that there are already events, such as Governor's Days, that includes a beer garden, and this update will essentially align our current practices with what is on the books.

a. Public Hearing on Ordinance Deleting and Replacing Grimes Code of Ordinance Section 47.20 to Permit and Regulate Alcoholic Beverage Possession and Consumption on Grime Public Property

Mayor Mikkelsen opened the Public Hearing at 5:50 PM. Being no written or verbal comments, Mayor Mikkelsen closed the Public Hearing at 5:50 PM

b. First Reading of Ordinance 752 Deleting and Replacing Grimes Code of Ordinance Section 47.20 to Permit and Regulate Alcoholic Beverage Possession and Consumption on Grimes Public Property.

Council Member Johansen said that if there were guidelines in place, he agreed with aligning the Code to match actual practices, but wanted to make sure it was limited to special events, fund raisers, and such things as weddings. Council Member Gisch said he would like more discussion on the details for review and permitting as this item moves forward.

Motion by Johansen, Second by Borcharding, to pass the First Reading of Ordinance 752 Deleting and replacing Grimes Code of Ordinance Section 47.20 to Permit and Regulate Alcoholic Beverage Possession and Consumption on Grimes Public Property.

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

5. SE Jacob Street Water Main Project

Pfaltzgraff told the Council that one of the priorities that came from the last Strategic Planning session was to begin work on some of the road construction work in the older part of town. Pfaltzgraff said SE Jacob Street is one of the older roads marked for resurfacing, however, that area is also the location of an aging water main. Pfaltzgraff said plans have been made to have an integrated Capital Improvement Project where first the water line issue would be addressed from SE 6th Street to Jacob, and then connect to the main improvements, followed by resurfacing once the water main portion is completed. Pfaltzgraff said 4 Bids were received on this project ranging from \$636,025.00 to \$797,126.00. He stated staff was recommending awarding the contract to Synergy Contracting LLC of Altoona, Iowa in the amount of \$636,025.00.

a. Public Hearing on the SE Jacob Street Water Main

Mayor Mikkelsen opened the Public Hearing at 5:58 PM. Being no written or oral comments, Mayor Mikkelsen closed the Public Hearing at 5:58 PM.

b. Resolution 08-2121 Adopting Plans, Specifications, Form of Contract and Estimate of Cost for the SE Jacob Street Water Main Project

Motion by Johansen, Second by Gisch, Approving Resolution 08-2121 Adopting Plans, Specifications, Form of Contract and Estimate of Cost for the SE Jacob Street Water Main Project

Roll Call: Ayes: Johansen, Gisch, Burger, Borcharding: Abstain: Altringer, Nays: None. Motion passes: 4 to 0

c. Resolution 08-2221 Authorizing Construction Contract and Bond for the SE Jacob Street Water Main

Motion by Gisch, Second by Johansen, Approving Resolution 08-2221 Authorizing Construction Contract and Bond for the SE Jacob Street Water Main

Roll Call: Ayes: Gisch, Johansen, Burger, Borcharding: Abstain: Altringer, Nays: None. Motion passes: 4 to 0

d. Resolution 08-2321 Making Award of Construction Contract for the SE Jacob Street Water Main to Synergy Contracting, LLC of Altoona, Iowa \$636,025.00

Pfaltzgraff addressed the Council stating a public engagement process had taken place on this project to inform the property owners in that area. Pfaltzgraff said service would not be disrupted and no significant outages would occur during the construction process.

Motion by Johansen, Second by Burger, Approving Resolution 08-2321 Making Award of Construction Contract for the SE Jacob Street Water Main to Synergy Contracting, LLC of Altoona, Iowa \$636,025.00

Roll Call: Ayes: Johansen, Burger, Gisch, Borcharding: Abstain: Altringer, Nays: None. Motion passes: 4 to 0

6. Construction of the Iowa Highway 141 SB & Iowa Highway 44 Traffic Signal and Turn Lane Improvements

Pfaltzgraff stated that this is the final remaining section of Highway 141 and Highway 44 interchange that has not been signalized. Pfaltzgraff said a warrant analysis was done by Snyder and Associates and work was also being done with the Dept. of Transportation for funding assistance. Pfaltzgraff said the permitting process has begun and procurement started on the equipment needed for this project. He stated that 5 bids were received with a low bid of \$300,229.00 to a high of \$394,811.75. Pfaltzgraff stated that the low bid came from TK Concrete, Inc but their bid did not acknowledge the addendum which contained paving requirements. He stated that TK Concrete's bid was rejected and the staff recommended awarding the bid to the second lowest bidder who was Elder Corporation for \$309,000. Todd Knox with Snyder & Associates, 2727 Snyder Boulevard, addressed Council stating that the project is scheduled to be completed by Thanksgiving or Christmas this year and there should not be a need to close down the access ramps during the project.

a. Public Hearing for the Construction of the Iowa Highway 141 SB and Iowa Highway 44 Traffic Signal and Turn Lane Improvements

Mayor Mikkelsen opened the Public Hearing at 6:05 PM. Being no written or oral comments, Mayor Mikkelsen closed the Public Hearing at 6:05 PM.

b. Resolution 08-2421 Adopting Plans, Specifications, Form of Contract and Estimate of Cost for the Iowa Highway 141 SB and Iowa Highway 44 Traffic Signal and Turn Lane Improvements

Motion by Gisch, Second by Borcharding, Approving Resolution 08-2421 Adopting Plans, Specifications, Form of Contract and Estimate of Cost for the Iowa Highway 141 SB and Iowa Highway 44 Traffic Signal and Turn Lane Improvements.

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

c. Resolution 08-2521 Authorizing Construct Contract and Bond for the Iowa Highway 141 SB

and Iowa Highway 44 Traffic Signal and Turn Lane Improvements

Motion by Gisch, Second by Borcharding, Approving Resolution 08-2521 Authorizing Construct Contract and Bond for the Iowa Highway 141 SB and Iowa Highway 44 Traffic Signal and Turn Lane Improvements.

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

d. Resolution 08-2621 Making Award of Construction Contract for the Iowa Highway 141 SB and Iowa Highway 44 Traffic Signal and Turn Lane Improvements to Elder Corporation \$309,000.00

Motion by Gisch, Second by Borcharding, to Approve Resolution 08-2621 Making Award of Construction Contract for the Iowa Highway 141 SB and Iowa Highway 44 Traffic Signal and Turn Lane Improvements to Elder Corporation \$309,000.00

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

ADJOURN

Motion by Borcharding, Second by Johansen, to adjourn the meeting at 6:09 P.M.

ATTEST:

Rochelle Williams, City Clerk

Scott Mikkelsen, Mayor