CITY COUNCIL MEETING
Tuesday, August 24, 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 24, 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 one correction on Item C under Consent to be changed from North Sports Complex to South Sports Complex.
Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

CONSENT AGENDA
A. Minutes from previous meeting B. Alcohol Licenses: The Prime and Crown, 721 E. 1st Street-Class C Liquor License with Outdoor Service Privileges; Pole Position Raceway, 1350 SE Gateway Drive #108 – Class B Beer Permit; New License Hy-Vee, Inc 351 NE Gateway Drive – Class C Liquor Licenses D. Award of Contract to Pro Track and Tennis for the Grimes South Sports Complex Tennis Court Resurfacing - $36,000 D. Resolution 08-3021 Approving Quotes and Bills Over $10,000 According to the Grimes Purchasing and Procurement Policy E. Resolution 08-3121 Approving Consent and Agreement for Improvements Within Overland Flowage Easement for Lot 27 in Brentwood Estates, 2935 NE Brentwood Circle F. Resolution 08-3221 Approving Consent and Agreement for Improvements within Overland Flowage Easement for Beaverbrooke Pointe Plat 3 Lot 66 – 1404 NE Heritage Drive G. Resolution 08-3321 Approving Consent and Agreement for Improvements Within Sanitary Sewer Easement for Yonker Estates on Portion of Lot 1 – 897 North James Street H. Change Order: a. Change Order #1 to Jasper Construction Services, Inc. for Brookside Drive Intersection Improvements increasing contract $1,622.50 b. Change Order #1 to Irrigation Iowa LLC for South Sports Complex-Irrigation Project increasing contract $5,955.00 I. Pay Applications for Professional Services: a. Pay Application #20 to McClure Engineering Company for New 1.5 MG Elevated Storage Tower – Construction Phase $1,465.00 b. Pay Application #21 to McClure Engineering Company for Reverse Osmosis Water Treatment Plant – Phase 1 $33,426.00 c. Pay Application #11 to McClure Engineering Company for Water System Study $1,375.00 d. Pay Application #8 to Foth Infrastructure & Environment, LLC for the S James Street and SE 6th Street Intersection Improvements $1,249.15 e. Pay Application #5 to Foth Infrastructure & Environment, LLC for James Street Corridor Study North 27th Street to South 37th Street $2,100.00 J. Pay Requests: a. Pay Application #3 to Irrigation Iowa LLC for South Sports Complex-Irrigation Project $27,868.40 b. Pay Application #2 to Absolute Concrete for County Line Road Intersection Improvements $90,564.64 c. Pay Application #1 to Jasper Construction Services, Inc for Brookside Drive Intersection Improvements $260,589.85 K. Approval of Mid-American Energy Service Proposal for NW Territory Lift Station L. Resolution 08-3721 to Enter Into Contract for Professional Services with Veenstra & Kimm, Inc for a Wastewater Treatment Feasibility

Study M. Filing of Correspondence and Reports N. Resolution 08-3821 Approving a Temporary Construction Easement O. Claims Report $982,700.79
Motion by Borcherding, Second by Altringer, the Consent Agenda shall be approved.
Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

PUBLIC FORUM

Steve Wilson, of 1213 NE Frances Avenue expressed appreciation to City staff for keeping him informed of a recently scheduled event planned in Grimes. Wilson said he was disappointment and concerned that Hy-Vee intended to host a fireworks display scheduled on September 11th. Wilson stated it was his belief that this event was poorly planned and strongly urged future events to be more thoroughly thought through. Wilson said celebrations should be reserved to dates of positive events, rather than held on days that have strong ties to moments of great national loss.

Allen May 608 NW 8th Street expressed concern regarding the placement of the speed sign placed at NW 8th Street. He believed the sign was installed on the wrong side of the street and visibility would also be hampered by potentially parked vehicles.

PUBLIC AND COUNCIL AGENDA ITEMS

1. Mayor Mikkelsen accepted a donation from Grove and Platt Dental Associates, located at 1541 SE 3rd Street. Grove and Platt donated $ 75,000 to go towards the new library. Mayor Mikkelsen thanked them for their contribution to this exciting project.

2. Purchase of New Skate Park Amenities from American Ramp Company - $16,860.90
Brian Becker, Park and Recreation Director introduced Ann Rolow, 212 SW Kennybrook Drive. Rolow addressed the Council recalling the original creation of the skate park almost 20 years ago as a memorial to her son. Rolow said she had noticed the skate park was in need of updating and presented a donation in the amount of $10,235 from Rolow and the Grimes Community Foundation to go towards the improvements. Becker added that the City is adding $11,261.00 and the estimated overall project should come to $21,496.00. Becker stated this will include extending the surface area and adding seven amenities installed at various points of the park.
Motion by Johansen, Second by Altringer, to approve the purchase of new skate park amenities from American Ramp Company - $16,860.90
Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

3. Resolution 08-2721 Of Necessity-Wastewater Treatment Retrofit
Public Works Director Kevin Hensley addressed the Council stating that a couple of weeks ago, Council was advised compliance issues were noted by the Department of Natural Resources. Hensley said that since that time, we have been working with US Water as well as Veenstra and Kimm Inc. to develop a plan to address those issues. Hensley stated that a plan has been identified to make the repairs needed. Hensley noted that corrective measures are very time sensitive, and that Iowa Code Section 384.103(2)(b) allows for emergency repairs which would expedite the repairs necessary to bring the wastewater system closer to compliance with the DNR mandates. Bob Veenstra, President of Veenstra and Kimm Inc. addressed the Council that these repairs are a stop gap measure to bring the current facility back into compliance until the City is able to complete the connection to the WRA.
Motion by Altringer, Second by Johansen, to Approve Resolution 08-2721 of Necessity-Wastewater Treatment Retrofit.
Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0

4. B-Bops Site Plan
Alex Pfaltzgraff, Development Services Director, addressed the Council stating that the developer is requesting approval to build a B-Bops restaurant facility at the corner of NE 2^{nd} Court and SE Gateway Drive. Pfaltzgraff said this area is zoned C-2 and is located within the Transportation Corridor and Mixed-Use Development Overlay District. Pfaltzgraff said there will be a patio to the east, and a drive thru located along the north side. Pfaltzgraff said the access will be by a right in only off of NE 2^{nd} Court and full access on a private drive to be constructed to the east. He added the Planning and Zoning Board had approved the site plan as well as staff and would recommend approval.
Motion by Johansen, Second by Altringer, to Approve the B-Bops Site Plan subject to any additional staff comments.
Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

5. 1505 SE 25^{th} Street Site Plan
Pfaltzgraff told Council this project is located north of SE 25^{th} Street and Zoned M-1A within Zone 2 of the Highway 141 Mixed Use Development Corridor District. Pfaltzgraff said the applicant is requesting approval of the site plan for a 12,100 square foot flex warehouse and office building located at 1505 SE 25th Street. Half of the building is proposed for the new CrossFit 515 location and the other half will be flex office and warehouse space. Mark McMurphy, Abaci Consulting, 3000 SE Grimes Boulevard, offered to answer any questions on the project. Council Members Johansen and Gisch said that they liked the design and features of the building proposed, and that this business was re-investing in the community. Pfaltzgraff stated that Planning and Zoning had approved the site plan as well as staff and would recommend approval.
Motion by Johansen, Second by Gisch, to Approve the 1505 SE 25^{th} Street Site Plan, subject to any additional staff comments.
Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

6. Walmart Lot 4 Retail Site Plan
Pfaltzgraff told the Council that the applicant is requesting approval of the site plan for a 6,022 square foot retail building located at 2080 E. 1st Street. Pfaltzgraff said the property is located within the C-2 zoning district and is within Zone 1 of the Highway 141 Mixed Use Development Corridor District. He added is one of the last vacant outlots located between O’Reilly Auto Parts and Burger King. Pfaltzgraff said a tenant has not been identified yet, but it will be built with the intent to feature a food-based tenant. Pfaltzgraff stated that Planning and Zoning had approved the site plan as well as staff and would recommend approval.
Motion by Johansen, Second by Altringer, to Approve the Walmart Lot 4 Retail Site Plan, subject to any additional staff comments.
Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

7. Kleener Image Site Plan Amendment
Pfaltzgraff told the Council that this applicant is requesting approval of a site plan amendment, which will allow for the construction of an addition to the existing building. The proposed addition consists of 7,500 square feet. In total, the building addition will increase the square footage from 4,489 square feet to 11,989 square feet. Pfaltzgraff said this applicant is located off SE Gateway Drive and just west of the Canoyer Garden Center. Pfaltzgraff said in addition to adding more space for showroom and office, they also want to improve the traffic circulation for the lot. He added the property is located within Zone 2 of the Highway 141 Corridor District. Pfaltzgraff said a tenant has not been identified yet, but it will be built with the intent to feature a food-based tenant. Pfaltzgraff stated that Planning and Zoning had approved the site plan as well as staff and would recommend approval.

Motion by Altringer, Second by Borcherding, to Approve the Kleener Image Site Plan subject to the letter dated July 30, 2021.
Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

8. Resolution 08-2821 Approving Final Plat- Willow Hills Plat 1
Pfaltzgraff presented the Final Plat for Willow Hills Plat 1. Pfaltzgraff said this plat has been part of a long process, from annexing in property to the City to completing the NW Territory lift station and will add 32 single family lots.
The applicant is requesting approval of a final plat, which will allow for the subdivision of the approximately 40.18-acre property, into 32 single-family lots, and two outlots. Outlot Y will be subdivided into more single-family lots in the future and Outlot X will be dedicated to the City as parkland dedication. The single family lots range from 0.27 to 0.48 acres in size, and the Outlot X totals 3.54 acres. All street lots will be dedicated to the City, including additional right-of-way along NW 27th Street. The final plat is consistent with the preliminary plat. Pfaltzgraff stated that Planning and Zoning had approved the site plan as well as staff and would recommend approval
Motion by Gisch, Second by Johansen, to Approve Resolution 08-2821 approving final plat of Willow Hills Plat 1
Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

9. Waterworks Park Redevelopment Presentation
Pfaltzgraff offered the Council some renderings of a renovation of Waterworks Park. Pfaltzgraff explained that the City had engaged a local landscape and engineering firm, ISG, to help with the analysis of the layout for construction of a splash pad, upgraded playground and shelter at the existing Waterworks Park. Pfaltzgraff said that with the relocation of the library to the Heritage Development, Staff have been evaluating the future use of the existing library, also located on Waterworks Park. Pfaltzgraff advised the Council the next phase will include a fund raiser held by the Community Foundation on August 28, followed by a neighborhood meeting in September. He advised that design, bidding and construction is scheduled for fall of this year, into spring and summer of 2022.

10. Third 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 said there had not been any material changes in this project from the previous readings.
Motion by Borcherding, Second by Johansen, to Approve the Third 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.
Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.
Motion by Borcherding, Second by Johansen, to Approve the Final Passage 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.
Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

11. Second 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.

Brian Becker, Park and Recreation Director addressed the Council to detail the proposed facility alcohol guidelines. Becker said for shelters and facility rentals, no kegs or glass containers would be allowed. He added that only wine, beer, seltzers, or champagne would be allowed. Becker said a rental may require a Polk County Officer or security guard and if selling alcohol, all state and local permits, licenses, and insurance would be required. Becker added that beverages would be allowed at outdoor adult programs with the same restrictions, as well as park and recreation staff would be on-site. Becker noted that these guidelines are consistent with the City of Clive, Ankeny, and Waukee. Becker added that these guidelines and agreements would be reviewed by the Park and Recreation Board, and if approved he would have the final draft ready for the next Council meeting.

Motion by Altringer, Second by Borcherding, to pass the Second 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

12. Authorizing and Approving an Amended Loan and Disbursement Agreement

City Engineer Matt Ahrens addressed the Council stating this agreement is tied to the Kennybrook Park basin project. Ahrens said the Public Hearing is part of the process necessary to proceed with accessing the SRF funds for that project.

Public Hearing on Proposal to Enter into an Amended Sewer Revenue Loan and Disbursement Agreement

Mayor Mikkelsen opened the Public Hearing at 6:37 PM. Being no written or oral comments, Mayor Mikkelsen closed the Public Hearing at 6:37 PM.

a. Resolution 08-2921 Authorizing and Approving an Amended Loan and Disbursement Agreement and Providing for the Issuance and securing the Payment of Taxable Sewer Revenue Improvement and Refunding Bonds, Series 2021

Motion by Altringer, Second by Gisch, Approving Resolution 08-2921 Authorizing and Approving an Amended Loan and Disbursement Agreement and Providing for the Issuance and securing the Payment of Taxable Sewer Revenue Improvement and Refunding Bonds, Series 2021

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

13. North Sports Complex Parking Lot Improvements

Ahrens addressed the Council telling them the City had received a total of 9 bids for this project last week. Ahrens stated the low bid was from Concrete Technologies for $618,238.75 Ahrens said this project is to add parking spaces at the north sports complex. Ahrens said in addition, they will be putting in additional storm sewer and detention basins.

a. Public Hearing for the North Sports Complex Parking Lot Improvements

Mayor Mikkelsen opened the Public Hearing at 6:39 PM. Being no written or oral comments, Mayor Mikkelsen closed the Public Hearing at 6:39 PM.

b. Resolution 08-3421 Adopting Plans, Specifications, Form of Contract and Estimate of Cost for the North Sports Complex Parking Lot Improvements

Motion by Altringer, Second by Johansen, Approving Resolution 08-3421 adopting plans, specifications, form of contract and estimate of cost for the North Sports Complex parking lot improvements
Roll Call: Ayes: All, Nays: None. Motion passes: 5 to 0

c. Resolution 08-3521 Authorizing Construction Contract and Bond for the North Sports Complex Parking Lot Improvements
Motion by Altringer, Second by Johansen, Approving Resolution 08-3521 authorizing construction contract and bond for the North Sports Complex parking lot improvements
Roll Call: Ayes: All, Nays: None. Motion passes: 5 to 0

d. Resolution 08-3621 Making Award of Construction Contract for the North Sports Complex Parking Lot Improvements to CTI in the amount $618,328.75
Motion by Altringer, Second by Johansen, Approving Resolution 08-3621 making award of construction contract for the North Sports Complex parking lot improvements to CTI in the amount $618,328.75
Roll Call: Ayes: All, Nays: None. Motion passes: 5 to 0

ADJOURN
Motion by Altringer, Second by Johansen, to adjourn the meeting at 6:41 P.M.

ATTEST:

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Rochelle Williams, City Clerk	Scott Mikkelsen, Mayor