

CITY COUNCIL MEETING
Tuesday, October 12, 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 October 12, 2021 at 5:30 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: Eric Johansen, David Gisch, Andrew Borcharding.
Absent: Jill Altringer, Ryan Burger

AGENDA ITEMS

APPROVAL OF THE AGENDA

Mayor Mikkelsen asked for approval of the agenda.

Moved by Gisch, Seconded by Johansen, to approve the agenda with the addition of Item C: Staff Report in the Public and Council Agenda Items.

Roll Call: Ayes: All. Nays: None. Motion passes: 3 to 0.

CONSENT AGENDA

A. Minutes from Previous Meeting, B. Resolution 10-0121 Approving Quotes and Bills Over \$10,000 According to the Grimes Purchasing and Procurement Policy C. Renewal of Alcohol Licenses: 1. Kwik Star #1024 Class C Beer Permit, Class B Wine Permit with Sunday Sales 2. Casey's General Store #3746 Class E Liquor License, Class C Beer Permit, Class B Wine Permit, with Sunday Sales 3. The Corn Patch Class C Liquor Licensee with Sunday Sales, D. Resolution 10-0221 Accepting Voluntary Severance of Property from City of Grimes – Maplewood Farms E. Resolution 10-0321 Approving Offer to Purchase Real Estate between Lemar Koethe and the City of Grimes F. Resolution 10-0421 Approving Consent and Agreement for Improvements Within Overland Flowage Easement for Beaverbrooke West Plat 2 Lot 23 G. Resolution 10-1021 Accepting Storm Sewer Easement for Willow Hills Plat 1 H. Approving Financial Report for Fiscal Year Ended June 30, 2021 I. Professional Services: 1. Dorsey & Whitney LLP – legal services \$8,500.00 2. Allender Butzke Engineers Inc for Grimes RO Water Treatment Plant \$270.70 3. Pay Request #34 to Veenstra & Kimm, Inc for the WRA Connector \$12,977.06 4. Pay Request #17 Veenstra & Kimm, Inc for the Northwest Territory Lift Station and Forced Main Project \$23,641.96 5. Pay Request #22 to McClure Engineering Company for New 1.5 MG Elevated Storage Tower – Construction Phase \$1,472.13 6. Pay Request #2 to McClure Engineering Company for Grimes Water Main Improvements (ASR to Standpipe) \$4,602.91 7. Pay Request #23 to McClure Engineering Company for Reverse Osmosis Water Treatment Plant – Phase 1 \$24,734.23 8. Pay Request #21 Bolton & Menk, Inc for Highway 44 & SW County Line Road Intersection Improvements \$19,020.20 9. Pay Request #11 Bolton & Menk, Inc for Highway 44 Corridor Study \$8,125.00 J. Pay Requests: 1. Pay Request #22 Shank Constructors for Reverse Osmosis Water Treat Plant – Phase 1 \$149,971.75 2. Pay Request #1 RD McKinney Plumbing and Excavating, Inc for Grimes Water Main Improvements (ASR to Standpipe) \$98,455.15 3. Pay Request #4 to Absolute concrete for County Line Road Intersection Improvements \$142,503.80 4. Pay Request #6 to Redbud Landscaping, LLC for Native Vegetation Enhancements in Storm Water Treatment Facilities \$10,060.98 5. Pay Request #6 On Track Construction, LLC for Northwest Territory Lift Station and Force Main \$225,236.88 6. Pay Request #1 Concrete Technologies for North Sports Complex Parking Lot Improvements \$110,011.09 K. Change Orders: 1. Change Order #1 RD McKinney Plumbing and

Excavating, Inc for the Grimes Water Main Improvements (ASR to Standpipe) increasing contract \$35,192.60 2. Change Order #2 Absolute Concrete for County Line Road Intersection Improvements increasing the contract \$6,688.00 3. Change Order #1 Elder Corporation for Iowa Hwy 141 SB & Iowa Hwy 44 Traffic Signal and Turn Lane Improvements increasing contract \$18,297.00 4. Change Order #1 Concrete Technologies for North Sports Complex Parking Lot Improvements \$15,695.00 L. Offer to Purchase and Agreement for Silkwood Area Drainage Project: 1. Resolution 10-1421 Johnson Property 2. Resolution 10-1521 Village at North Pointe Property 3. Resolution 10-1621 Weisenstine Property 4. Resolution 10-1721 Nathwani Property 5. Resolution 10-1921 Willson Property 6. Resolution 10-2021 Shiffer Property M. Removal of Three Trees in City Right of Way - Wright Outdoor Solutions \$3,175.00 N. Filing of Correspondence and Reports O. Claims Report: \$1,691,773.32 Motion by Borcharding, Second by Johansen, the Consent Agenda shall be approved. Roll Call: Ayes: All. Nays: None. Motion passes: 3 to 0.

PUBLIC FORUM

Allen May, 608 NW 8th Street and Terri Golightly, 1810 NE Heritage Drive addressed the Council with several concerns.

PUBLIC AND COUNCIL AGENDA ITEMS

A. Grimes Crossing Rezoning of Property Generally Located West of SE Gateway Drive

Development Services Director Pfaltzgraff addressed Council stating the property is located west of SE Gateway Drive and north of SE 8th and is currently zoned C-2. Pfaltzgraff informed the Council that the applicant is requesting a change to R-3 High to allow for a concept proposal of townhomes to be built. Pfaltzgraff advised that that Planning and Zoning has reviewed the project and gave a recommendation for approval and so did staff.

1. Public Hearing on Proposed Rezoning of Property Generally Located West of SE Gateway Drive and North of SE 8th Street From C-2 General and Highway Service Commercial District to R-3 High Density Family Dwelling District for Grimes Crossing

Mayor Mikkelsen opened the Public Hearing at 5:44 PM. Terri Golightly, 1810 NE Heritage Drive and Allen May, 608 NW 8th Street asked some additional questions regarding the project. Being no other written or oral comments, Mayor Mikkelsen closed the Public Hearing at 5:50 PM.

2. First Reading of Ordinance 753 Rezoning of Property Generally Located West of SE Gateway Drive and North of SE 8th Street from C-2 General and Highway Service Commercial District to R-3 High Density Family Dwelling District for Grimes Crossing

Council Member Johansen noted that the proposed rezone fits within the corridor requirements and with the adjacent property usage.

Motion by Johansen, Seconded by Gisch, to approve the First Reading of Ordinance 753 Rezoning of Property Generally Located West of SE Gateway Drive and North of SE 8th Street from C-2 General and Highway Service Commercial District to R-3 High Density Family Dwelling District for Grimes Crossing.

Roll Call: Ayes: All. Nays: None. Motion passes: 3 to 0.

B. Resolution 10-1221 Approving Final Plat for Hope Commercial Plat 4 and Certain Related Agreements and Easements

Development Services Director Alex Pfaltzgraff stated this property is located north of Highway 44 and west of Highway 141 with a current zoning of C-2 on the southern portion of the development and R-4

PUD for the balance. Pfaltzgraff said this will allow for the subdivision of the 167-acre property into 56 development lots and one outlot for the regional detention basin.

Motion by Johansen, Second by Borcharding, to approve Resolution 10-1221 Approving Final Plat for Hope Commercial Plat 4 and Certain Related Agreements and Easements.

Roll Call: Ayes: All. Nays: None. Motion passes: 3 to 0.

C. Staff Report

City Administrator Jake Anderson updated the Council on the status of the waste water and water plant progress.

ADJOURN

Motion by Johansen, Second by Borcharding, to adjourn the meeting at 6:01 P.M.

ATTEST:

Rochelle Williams, City Clerk

Scott Mikkelsen, Mayor