

CITY COUNCIL MEETING
Tuesday, October 26, 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 26, 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, Jill Altringer, Ryan Burger

AGENDA ITEMS

APPROVAL OF THE AGENDA

Mayor Mikkelsen asked for approval of the agenda.

Moved by Altringer, Seconded by Johansen, to approve the agenda

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

CONSENT AGENDA

A. Minutes from Previous Meeting B. Resolution 10-2221 Approving Quotes and Bills Over \$10,000 According to the Grimes Purchasing and Procurement Policy C. Resolution 10-2521 Consent and Agreement for Improvements Lot 25 Of Heritage at Grimes Plat 5 (1909 NE Heritage Drive) D. Resolution 10-2721 Consent and Agreement for Improvements Lot 1 of Beaverbrooke Point Plat 1 (1426 NE Little Beaver Drive) E. Alcohol License Renewal & New Permit 1. Food Depot- Class C Liquor License with Outdoor Service, Catering and Sunday Service 2. The Brick Room- Special Class C Liquor License, Sunday Service 3. Premise Update – Hy-Vee Inc. – Hy-Vee Market Grille F. Resolution 10-2121 Approving Fiscal Year 2021- 2022 Transfer for Partial Library Funding G. Resolution 10-2321 Annual Street Finance Report Fiscal Year 2021 H. Resolution 10-2421 Ordering Construction of the New Grimes Public Library and Fixing a Date for a Public Hearing on December 14, 2021 at 5:30 pm at the Grimes Community Complex, 410 SE Main Street and a Bid Date of December 7, 2021 at 10:00 am at Grimes City Hall, 101 NE Harvey Street, Grimes Iowa I. Approval of Removal of Two Trees in Right of Way at 301 NE Jacob Street J. Professional Agreements 1. Amendment #2 with MSA Professional Services, Inc for the North Sports Complex Parking Lot Improvements J. Professional Services Payments: 1. Pay Request #1 to Van Maanen electric, Inc for the Highway 44 at County Line Road Temporary Traffic Signal \$36,310.90 2. Pay Request #5 to Snyder & Associates, Inc for Hope Commercial Traffic Impact Study \$6,719.22 3. Pay Request #1 to Snyder & Associates, Inc. for the 2021-2022 On Call Traffic Planning & Engineering Services \$2,982.57 4. Pay Request #6 to MSA Professional Services, Inc for SE Jacob Street and SE Trail Ridge Road Water Main Design and Bidding Services \$8,658.10 5. Pay Request #5 to MSA Professional Services, Inc for the North Sports Complex Parking Lot Improvements \$18,038.40 6. Pay Request #12 to HR Green, Inc for Pavement Management Study \$4,373.00 7. Pay Request #13 to Civil Design Advantage for Concept Planning – WRA Sanitary Sewer Connection \$370.00 8. Pay Request #2 to Bolton & Menk, Inc for 2021 Asphalt Overlay Project \$2,361.68 9. Pay Request #3 to Foth Infrastructure for 2021 Sanitary Sewer Collection System Study L. Resolution 10-2621 Setting a Date of Public Hearing to Consider Amending Provisions of the Zoning Ordinance of the City of Grimes, Iowa, Regarding Format and Fees M. Receiving and Filing of Reports and Correspondence N. Finance Report for September 2021 O. Claims Report \$1,214,182.03

Motion by Altringer, Seconded 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

A. Public Hearing on Proposed Rezoning of Property Generally Located South of SE 37th Street and East of South James Street from A-1 Agricultural District to M-1A Commercial and Limited Light Industrial District for Grimes Industrial

Development Services Director Alex Pfaltzgraff addressed the Council stating the applicant is requesting approval of a rezone from A-1 to M-1A for approximately 78.64 acres generally located south of SE 37th Street and east of South James Street. Pfaltzgraff said rezoning will allow for commercial and light industrial uses.

1. Public Hearing on Proposed Rezoning of Property Generally Located South of SE 37th Street and East of South James Street from A-1 Agricultural District to M-1A Commercial and Limited Light Industrial District for Grimes Industrial

Mayor Mikkelsen opened the Public Hearing at 5:34. Being no written or oral comments, Mayor Mikkelsen closed the Public Hearing at 5:35 PM.

2. First Reading on Ordinance 755 On Proposed Rezoning of Property Generally Located South of SE 37th Street and East of South James Street from A-1 Agricultural District to M-1A Commercial and Limited Light Industrial District for Grimes Industrial

Motion by Gisch, Seconded by Burger, to approve the First Reading on Ordinance 755 on proposed rezoning of property generally located south of SE 37th Street and east of south James Street from A-1 Agricultural to M-1A Commercial and Limited Light Industrial District for Grimes Industrial.

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

B. Proposed Rezoning of Property Generally Located North of NW 27th Street and East of NW County Line Road from A-1 Agricultural District to R-1 Single Family Dwelling District and R-2 Single- and Two-Family Dwelling District for Willow Hills North

Development Services Director Pfaltzgraff stated the applicant is requesting approval of a rezone from A-1 to R-1 and R-2 for approximately 40 acres generally located north of NW 27th Street which is just north of the Willow Hills subdivision.

1. Public Hearing on Proposed Rezoning of Property Generally Located North of NW 27th Street and East of NW County Line Road from A-1 Agricultural District to R-1 Single Family Dwelling District and R-2 Single- and Two-Family Dwelling District for Willow Hills North

Mayor Mikkelsen opened the Public Hearing at 5:44. Being no written or oral comments, Mayor Mikkelsen closed the Public Hearing at 5:44 PM.

2. First Reading of Ordinance 754 Proposing Rezoning of Property Generally Located North of NW 27th Street and East of NW County Line Road from A-1 Agricultural District to R-1 Single Family Dwelling District and R-2 Single and Two-Family Dwelling District for Willow Hills North

Motion by Johansen, Second by Altringer, to approve the First Reading of Ordinance 754 Proposing Rezoning of Property Generally Located North of NW 27th Street and East of NW County Line Road from A-1 Agricultural District to R-1 Single Family Dwelling District and R-2 Single and Two-Family Dwelling District for Willow Hills North

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

C. Kennybrook Village Plat 2 – Preliminary Plat

Development Services Director Pfaltzgraff stated that this property is located west of SW Brookside Drive and south of W.1st Street and currently zoned C-2 and located within the Transportation Corridor Mixed Use Development Overlay. He said the applicant is requesting approval of a preliminary plat, which will allow for the future subdivision of the property.

Motion by Johansen, Second by Altringer, to approve the Kennybrook Village Plat 2 Preliminary Plat subject to any staff comments.

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

ADJOURN

Motion by Altringer, Seconded by Johansen, to adjourn the meeting at 5:50 P.M.

ATTEST:

Rochelle Williams, City Clerk

Scott Mikkelsen, Mayor