CITY COUNCIL MEETING
Tuesday, August 23, 2022

*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 23, 2022, at 5:31 p.m. 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 Borcherding, Ryan Burger, Eric Johansen, Laurie DePhillips

AGENDA ITEMS

APPROVAL OF THE AGENDA

Mayor Mikkelsen asked for approval of the agenda.
Moved by Johansen, Second by Borcherding to approve the agenda with the removal of Item 4 on the Public Agenda
Roll Call: Ayes: All. Nays: None. Motion passes: 5 - 0.

CONSENT AGENDA

A. Minutes from previous meeting B. Resolution 08-0322 Adopting Schedule of Administrative Penalties for Violations of Industrial Pretreatment Ordinance Regulating Hauled Waste and Regulating Fat, Oil and Grease Discharge by Food Service Establishments in Chapter 9 of the Municipal Code of the City of Grimes C. Resolution 08-0422 to Amending Schedule of Administrative Penalties for Violations of Industrial Pretreatment Ordinance Regulating Hauled Waste and Regulating Fat, Oil and Grease Discharge by Food Service Establishment in Chapter 9 of the Municipal Code of the City of Grimes effective October 1, 2022 D. Professional Services Payments:1. Allender Butzke Engineers Inc for the New Grimes Library $1,195.54 2. Allender Butzke Engineers Inc for the New Grimes Library $666.02 3. Pay Request #5 Snyder & Associates for Traffic Signal Network Communications Project $11,660.59 4. Pay Request #3 Snyder & Associates for 2021-2022 On Call Traffic Planning and Engineering Services $5,306.50 5. Pay Request #6 Nilles Associates, Inc for Grimes Existing Basins Enhancements $5,000.00 6. Pay Request #3 MSA Professional Services, Inc for SE Trail Ridge Road Water Main $19,419.75 7. Pay Request #3 MSA Professional Services, Inc for SE Jacob Street Reconstruction and Storm Sewer $13,358.90 8. Pay Request #30 McClure Engineering company for Reverse Osmosis Water Treatment Plant – Phase 1 $4,953.34 9. Pay Request #2 McClure Engineering Company for Grimes Lime Softening Water Treatment Plant CIP Planning & Improvements $6,690.37 10. Pay Request #10 to ISG for Water Works Park Splash Pad $30,382.92 11. Pay Request #8 Foth Infrastructure & Environment, LLC for 2021 Sanitary Sewer Collection System Study $3,666.25 12. Pay Request #2 Foth Infrastructure & Environment, LLC for SE 19th Street Sanitary Sewer Extension $49,409.76 E. Pay Applications: 1. Pay Application #1 to Corell Contractors, Inc – New Grimes Library $225,138.60 2. Pay Application #4 Graphite Construction Group – New Grimes Library $10,497.50 3. Pay Application #4 to Van Maanen Electric, Inc – New Grimes Library $29,153.83 4. Pay Application #6 to The Weitz Company, LLC – New Grimes Library $59,938.04 5. Pay Request #2 Synergy Contracting, LLC for SE Trail Ridge Road Water Main $137,848.11 6. Pay Request #7 Redbud Landscaping, LLC for Native Vegetation Enhancements in Storm Water Treatment Facilities $1,596.00 7. Pay Request #3 Redbud Landscaping, LLC for Kennybrook Wetland Landscaping $935.75 8. Pay Request #1 Edge Commercial for Waterworks Park Improvements $194,840.25 F. Change Orders: 1.

Change Order #1 Van Maanen Electric, Inc for Highway 44 at County Line Road Temporary Traffic Signal increasing contract $1,616.12 2. Change Order # 2 Synergy Contracting, LLC for SE Trail Ridge Road Water Main increasing contract $1,633.50 3. Change Order #2 Redbud Landscaping, LLC for Kenny brook Wetland (Landscaping) increasing contract $3,750.00 G. Resolution 08-2422 Approving A Senior Bond Issuance Certificate of Wastewater Reclamation Authority (WRA) Participating Community H. Resolution 08-2822 Consent and Agreement for Improvements – Lot 40 of Heritage Station Crossing Plat 1 (1001 NE Cypress Circle) I. Resolution 08-2922 Consent and Agreement for Improvements – Lot 39 of Heritage at Grimes Plant 3 (801 NE 21st Street J. Resolution 08-3022 Accepting Storm Sewer Easement and Overland Flowage Easement for Crossroads Plat 2 Lot 2 K. Resolution 08-3122 Approving Declaration of Site Restrictions Lot 17 and 18, Block 8, Town of Grimes 208 SE Jacob Street L. Resolution 08-3222 Approving Personnel Transactions M. Resolution 08-3322 Authorizing Conveyance of Underground Electric Easement in Connection with Grimes Public Library Project N. Resolution 08-3422 Contract for Professional Services with McClure Engineering Company for Phase 1A Water System Improvements O. ABD Name Change and Renewal- Sol Agave- Formerly known as Prime and Crown: Class C Liquor, Outdoor Service and Sunday Sales P. Finance Report for July 2022 Q. Claims $1,031,938.78;
Motion by Borcherding, Second by Burger, to approve the Consent Agenda.
Roll Call: Ayes: All; Nays: None Motion passes 5 - 0

PUBLIC FORUM
Heather Anderson, 2304 NE Birch Lane, addressed the Council with concerns, and a request for direction on a drainage issue along NE Birch Lane.

PUBLIC AND COUNCIL AGENDA ITEMS

1. Vacating and Conveying Public Property
Development Services Director Alex Pfaltzgraff stated that earlier this year, Graystone Properties had approached the City about purchasing the property at 212 SE Main Street. Pfaltzgraff said it is Graystone's intention to build a two-story structure on this lot for office or retail space on the ground level, and residential units on the 2nd floor. Pfaltzgraff noted that closing would not take place until such time as the Site Plan has been approved by Council.
Mayor Mikkelsen opened the Public Hearing at 5:36 pm, being no written or oral comments, Mayor Mikkelsen closed the Public Hearing at 5:36 pm.
Motion by Johansen, Second by Burger, to approve Resolution 08-2622 Conveying Public Property to Graystone Companies, LLC
Roll Call: Ayes: All; Nays: None Motion passes 5 – 0

2. Vacating and Conveying Public Property
Development Services Director Alex Pfaltzgraff stated during development of the plans for the Grimes WRA Connector Project, it was determined that certain easements would be necessary. During this process, Pfaltzgraff said the City also identified certain excess ROW (Right of Way) that could be incorporated into the HD LLC Property to the north. Pfaltzgraff said HD LLC was willing to exchange the existing ROW easement for easements that better align with the project. Pfaltzgraff said the City and Developer have agreed the exchange of easements for excess ROW is equitable and satisfies the requirement to dispose at fair market value. Pfaltzgraff added that the amended Resolution includes language to address the point that the actual conveyance of the easements will not take place until the September 13th Council meeting.
Mayor Mikkelsen opened the Public Hearing at 5:40 pm, being no written or oral comments, Mayor Mikkelsen closed the Public Hearing at 5:40 pm.

Motion by Johansen, Second by Burger, to approve the Amended Resolution 08-2722 as presented Vacating and Conveying Public Property to Adjoining Property Owner in Peitzman's Subdivision
Roll Call: Ayes: All; Nays: None Motion passes 5– 0

3. Vacating Public Property

Development Services Director Alex Pfaltzgraff said this is similar to the previous item in that the City had identified certain excess ROW that could be incorporated into the Hope District Property along Beaverbrook Blvd. Pfaltzgraff said the existing ROW is not necessary for the roadway improvements, and only contains landscaping. He said the developer has agreed to exchange the ROW for easements needed.
Mayor Mikkelsen opened the Public Hearing at 5:44 pm, being not written or oral comments, Mayor Mikkelsen closed the Public Hearing at 5:44 pm.
Motion by Johansen, Second by Gisch, to approve Resolution 08-2522 Vacating Public Property in Heritage at Grimes Plat 2 and Conveying to Adjoining Property Owner
Roll Call: Ayes: All; Nays: None Motion passes 5 – 0

4. Resolution 08-3522 – Item Removed from Agenda

5. 3800 SE Beisser Drive Site Plan Amendment

Development Services Director Pfaltzgraff advised the Council that this site had originally been built on in 2006 and the building had since burned down, the building razed, and lots used only for equipment parking since then. Pfaltzgraff said the parcel was recently acquired by a new owner and the applicant is requesting approval of a preliminary plat which will allow for two lots to be combined into one lot. Pfaltzgraff said the proposed building will be 9,000 square feet, using the same footprint of the original building with the space used for up to four tenants. Pfaltzgraff said the Planning and Zoning Board had reviewed the plans and has made a recommendation of approval at the August 2nd meeting.
Motion by Borcherding, Second by Johansen, to approve the 3800 SE Beisser Drive Site Plan Amendment.
Roll Call: Ayes: All; Nays: None Motion passes 5 – 0

6. Seedorff Masonry, Inc and Architectural Wall Systems (SMI-AWS) Preliminary Plat

Development Services Director Pfaltzgraff said the applicant is requesting approval of a preliminary plat for SMI-AWS, which will allow for two lots to be combined into one lot at 4.39 acres. He said combining the lots will allow the new proposed building for Seedorff Masonry, and Architectural Wall Systems. Pfaltzgraff said the Planning and Zoning Board had reviewed the plans and made a recommendation of approval at the August 2nd meeting.
Motion by Johansen, Second by Burger, to approve Seedorff Masonry, Inc and Architectural Wall Systems (SMI-AWS) Preliminary Plat
Roll Call: Ayes: All; Nays: None Motion passes 5 – 0

7. Seedorff Masonry, Inc and Architectural Wall Systems (SMI-AWS) Site Plan

Development Services Director Pfaltzgraff said this Site Plan is for the SMI-AWS warehouse and office building located at 1250 SE 25th Street. Pfaltzgraff said the proposal shows two access points off 25th Street. He said this will be an approximately 33,557 square feet of warehouse and 10,867 square feet of office space. Pfaltzgraff said the property is zoned M-1A and not located within an overlay district. Pfaltzgraff said the building elevations will be primarily brick masonry on three sides with architectural panels and extensive glazing on the front and a covered patio highlighting a number of their products.

Pfaltzgraff noted that the Planning and Zoning Board had reviewed the plans at the August 2nd meeting, and the Planning and Zoning Board as well as staff recommend approval subject to any remaining comments.
Motion by Gisch, Second by DePhillips, to approve the 3800 SE Beisser Drive Site Plan Amendment.
Roll Call: Ayes: All; Nays: None Motion passes 5 – 0

8. Resolution 08-3422 Approving Final Plat of M-KEDS Home Place Plat 4 and Certain Related Agreements and Easements
Development Services Director Pfaltzgraff told Council that the applicant is requesting approval of a final plat for M-Keds Homes Plat 4, which will allow for two development lots to be combined into one lot at 4.39 acres in size. Pfaltzgraff said combining the lots will allow the new proposed building for Seedorff Masonry, Inc. and Architectural Wall Systems to meeting the bulk requirements within the M-1A zoning district.
Motion by Burger, Second by DePhillips, to approve Resolution 08-3422 Approving Final Plat of M-KEDS Home Place Plat 4 and Certain Related Agreements and Easements
Roll Call: Ayes: All; Nays: None Motion passes 5– 0

ADJOURN
Motion by Johansen, Second by Borcherding, to adjourn the meeting at 6:01 p.m.
Roll Call: Ayes: All. Nays: None. Motion passes: 5 - 0.

ATTEST:

Rochelle Williams, City Clerk	Scott Mikkelsen, Mayor