CITY COUNCIL MEETING
Tuesday, October 11, 2022

The regular City Council Meeting was held as an in-person meeting with Zoom available. The meeting was called to order by Mayor Scott Mikkelsen, October 11, 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: Andrew Borcherding, Eric Johansen, Laurie DePhillips, David Gisch, Absent: Ryan Burger

AGENDA ITEMS

APPROVAL OF THE AGENDA
Mayor Mikkelsen asked for approval of the agenda.
Moved by Johansen, Second by Borcherding, to approve the agenda
Roll Call: Ayes: All. Nays: None. Motion passes: 4 - 0.

CONSENT AGENDA
A. Minutes from previous meeting B. Claims Report $6,061,687.02 C. Resolution 10-0122 Approving Bill and Payments Over $10,000 D. Receiving and Filling of Correspondence E. Change Orders for Grimes Public Library Project Adding Alternates 4 & 6 1. Change Order #1 Midwest Automatic Fire Sprinkler Company increasing contract $840.00 2. Change Order #1 Forman Ford Glass Company increasing contract $3,575.00 3. Change Order #1 Ideal Floors Incorporated increasing contract $2,200.00 4. Change Order #1 AMC Mechanical Group increasing contract $4,285.00 5. Change Order #1 Performance Contracting Inc increasing contract $13,700.00 6. Change Order #1 Van Maanen Electric, Inc increasing contract $27,500.15 7. Change Order #2 Graphite increasing contract $40,245.50 F. Pay Requests: 1. Pay Request #2 S.M. Hentges & Sons, Inc for WRA Grimes Connector – Contract 2 $35,134.33 2. Pay Request #7 S.J. Louis Construction, Inc for WRA Grime Connector-Contract 1 $1,680,563.57 3. Pay Request #7 Shank Constructors, Inc for WRA Grime Connector – Contract 4 $420,971.27 4. Pay Request #3 Rognes Corporation for WRA Grimes Connector – Contract 3 $1,374,592.05 5. Library Pay Request Summary: 5.a. Pay Request #5 Graphite Construction for the New Grimes Public Library $$174,667.91 5.b. Pay Request #3 Forman Ford for the New Grimes Public Library $114,000.00 5.c. Pay Request #5 Van Maanen Electric, Inc for the New Grimes Public Library $39,790.97 5.d. Pay Request #1 Nehring Construction, Inc for the New Grime Public Library $82,218.22 5.e. Pay Request #3 to AMC Mechanical Inc for the New Grimes Public Library $242,520.60 5.f. Pay Request #7 to Weitz Company, LLC for the New Grimes Public Library $73,469.41 G. Professional Services Payments:1. Pay Request #30 Bolton & Menk, Inc for Highway 44 & SW County Line Road Intersection Improvements $7,675.00 2. Pay Request #46 to Veenstra & Kimm, Inc for the WRA Connector $71,397.76 3. Pay Request #1 Foth Infrastructure & Environment, LLC for SE 11th Street & S James Street $49,535.72 4. Christensen Development LLC- Consulting for New Grimes Public Library $10,000 5. Denman & Company-Audit services for fiscal year ended June 30, 2022, $8,000 6. ISG for Hwy 44 Trail Action Plan $995.00 7. Invision for Library Construction Administration $7,802.99 8. Sports Facilities Development Services Agreement $25,000 9. Nilles Associates for MS4 Permit Management and Owner SWPPP Inspection Services $5,270.00 10. Allender Butzke Engineers, Inc for Special Inspections at New Grimes Public Library $4,081.89 H. Professional Services Agreements: 1. Resolution 10-0222 To Enter into A Contract for Professional Services with Confluence for Phase 1 Landscape Services for the Wallace Farm Park Project 2. Resolution 10-0322 To

Enter into Contract for Professional Service with Nilles Associates, Inc for Land Surveying Services for Trail and Park Improvements 3. Resolution 10-0422 To Amend Contract for Professional Services with Civil Design Advantage for Site Plan Services for the GrimesPlex I. Resolution 10-0522 Approving Memorandum of Agreement with the Firefighters Collective Bargaining Unit J. Resolution 10-0622 Approving Memorandum of Understand – NE Destination Drive Extension, Mid-American Energy Property K. Resolution 10-0722 Setting Date for Public Hearing on Urban Renewal Plan Amendment – Signature Development L. Resolution 10-0822 Approving Personnel Transaction M. Resolution 10-0922 Approving a Real Estate Gift Agreement of Heritage Park from Heritage at Grimes, LLC N. Resolution 10-1022 Approving Fund Dispersal for GrimesPlex Donation Alliance Construction Group Payment #2 - $863,447.94 O. Community Planning Month Proclamation P. Finance Report for September
Motion by Gisch, Second by DePhillips to approve the Consent Agenda.
Roll Call: Ayes: All; Nays: None Motion passes 4 - 0

Council Member Ryan Burger joins the meeting at 5:33 p.m.

PUBLIC FORUM
Terri Golightly, 1810 NE Heritage, addressed Council with concerns

PUBLIC AND COUNCIL AGENDA ITEMS
1. Brookside Village- Preliminary Plat
Alex Pfaltzgraff, Development Services Director, advised the Council that the applicant is requesting approval of a preliminary plat for Brookside Village Plat 1 to allow for the future subdivision of the 31.64 acres property. Pfaltzgraff stated that this property is located east of Highway 141 and south of where NE Beaverbrook will be extended as well as NE Destination Drive. He said the current zoning is a combination of R-3 Medium and PUD. Pfaltzgraff stated there will ultimately be 8 lots for development, 6 for commercial use, and 2 for residential. Council Member Gisch asked about traffic flows in the area. Pfaltzgraff said a traffic impact study had been performed to ensure the roadway would accommodate the projected traffic flows in that area. Pfaltzgraff said Planning and Zoning Commission had reviewed the project and recommended approval at the October 4, 2022 meeting.
Motion by Johansen, Second by Burger, to approve the Brookside Village Preliminary Plat.
Roll Call: Ayes: All; Nays: None Motion passes 5 – 0

2. Rock Creek Preliminary Plat 1
Alex Pfaltzgraff, Development Services Director, stated the applicant is requesting approval of a preliminary plat to allow for future subdivision for the 26.69-acre property located at the NW corner of NW 100th Street and SE 37th Street. Pfaltzgraff said the preliminary plat consists of two lots and two outlots. He said this property is within the C-2 zoning district and the Transportation Corridor Mixed Use Development Overlay District. Pfaltzgraff noted that the outlot to the north of the property will be dedicated to the City to expand a future disk golf site and trails. Pfaltzgraff said the plans have been reviewed by both staff and the Planning and Zoning Commission, which recommended approval at their meeting on September 22, 2022.
Motion by Johansen, Second by Borcherding, to approve the Rock Creek Preliminary Plat 1.
Roll Call: Ayes: All; Nays: None Motion passes 5 – 0

3. Rock Creek Building- Site Plan
Alex Pfaltzgraff, Development Services Director said the applicant is requesting an approval of a site plan for a 58,580 square foot surgery center and medical campus. He said the site will be accessed from

multiple locations off SE 37th Street, NW 100th Street and SE 35 Street. Pfaltzgraff said in addition to the building, a new roadway connection will be constructed to connect SE Keystone Drive to NW 100th Street. Pfaltzgraff stated the Planning and Zoning Commission along with staff would recommend approval of the site plan for Rock Creek Building 1, subject to any remaining staff comments.
Motion by Johansen, Second by Gisch, to approve the Rock Creek Building Site Plan.
Roll Call: Ayes: All; Nays: None Motion passes 5 – 0

4. Ordinance 771 Adopting New Dog and Cat Licensing and Control of Dogs
City Administrator Jake Anderson advised the Council that this Ordinance updates the current Ordinance to align with Polk County language about animal control and impoundment practices and procedures.

Mayor Mikkelsen opened the Public Hearing at 6:03 p.m. Being no written or oral comments, Mayor Mikkelsen closed the Public Hearing at 6:04 p.m.

Motion by Gisch, Second by Burger, to Approve the First Reading of Ordinance 771 Adopting New Dog and Cat Licensing, and Control of Dogs.
Roll Call: Ayes: All; Nays: None Motion passes 5 -0

Council Member Gisch stated that since this ordinance was just aligning our city code with Polk County he was comfortable moving it on to adoption.
Motion by Gisch, Second by Borcherding, to waive the Second and Third Readings of Ordinance 771 Adopting New Dog and Cat Licensing, and Control of Dogs.
Roll Call: Ayes: All; Nays: None Motion passes 5 -0

Motion by Gisch, Second by Borcherding, to Approve Final Passage of Ordinance 771 Adopting New Dog and Cat Licensing, and Control of Dogs.
Roll Call: Ayes: All; Nays: None Motion passes 5 -0

ADJOURN
There being no further business.
Motion by Johansen, Second by Borcherding, to adjourn the meeting at 6:05 p.m.
Roll Call: Ayes: All. Nays: None. Motion passes: 5 - 0.

ATTEST:

Rochelle Williams, City Clerk	Scott Mikkelsen, Mayor