CITY COUNCIL MEETING
Tuesday, November 8, 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, November 8, 2022, at 5:30 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, Ryan Burger

AGENDA ITEMS

APPROVAL OF THE AGENDA

Mayor Mikkelsen asked for approval of the agenda.
Moved by Borcherding, Second by Burger, to approve the agenda
Roll Call: Ayes: All. Nays: None. Motion passes: 5- 0.

CONSENT AGENDA

A. Minutes from previous meeting B. Claims Report $6,318,704.87 C. Resolution 11-0122 Fiscal Year 2021-2022 Annual Urban Renewal Report D. Resolution 11-0222 Annual Tax Increment Financing (TIF) Indebtedness Certification E. Resolution 11-0322 Amending Form and Policy for Request for Examination and Copying of Public Records F. Resolution 11-0422 Renewal of Alcohol Licenses G. Resolution 11-0522 Approving Personnel Transactions H. Resolution 11-0622 to Enter into Agreement with Pictometry I. Resolution 11-0722 To Enter into Contract for Professional Services with Snyder & Associates for Engineering Services Related to Trail Extension on North Side of IA 44 from Brookside Drive to DCG High School J. Change Orders a. Change Order #1 Forrest & Associates for New Grimes Public Library increasing contract $28,441.65 b. Change Order #4 Redbud Landscaping, LLC for Native Vegetation Enhancements in Storm Water Treatment Facilities decreasing project $6,060.00
K. Professional Payments: a. Allender Butzke Engineers, Inc for testing at the New Grimes Public Library $3,015.88 b. Pay Request #11 MSA Professional Services, Inc. for the North Sports Complex Parking Lot Improvements $239.00 c. Pay Request #31 Bolton & Menk, Inc for the Highway 44 & SW County Line Road Intersection Improvements $5,306.00 d. Pay Request #4 Foth Infrastructure & Environment, LLC for SE 19th Street Sanitary Sewer Extension $6,724.00 e. Pay Request #10 Foth Infrastructure 7 Environment, LLC for 2021 Sanitary Sewer Collection System Study $1,565.00 f. Pay Request #2 Foth Infrastructure & Environment, LLC for SE 11th Street and S James Street – 63,095 g. Pay Request #4 MSA Professional Services, Inc for SE Jacob Street Reconstruction and Storm Sewer $46,751.80 h. Pay Request #1 MSA Professional Services, Inc for SE Trail Ridge Road Reconstruction $59,930.00 i. Pay Request #4 MSA Professional Services, Inc for SE Trail Ridge Road Water Main $9,977.00 j. Pay Request #47 Veenstra & Kimm, Inc for WRA Connector $59,227.51 k. Christianson Development for Consulting - New Grimes Library $10,000 l. Dorsey & Whitney LLP – legal fees $15,000 m. Sports Facilities Development - Service Agreement $29,333.00 and $20,000 L. Pay Requests: a. Pay Request #9 Redbud Landscaping, LLC for Native Vegetation Enhancements in Storm Water Treatment Facilities $1,995.48 b. Pay Request #8 Shank Constructors, Inc for the WRA Grime Connector – Contract 4 $252,582.76 c. Pay Request #3 S.M. Hentges & Sons, Inc for the WRA Grimes Connector Contract 2 $1,410,519.62 d. Pay Request #3 Halbrook Excavating for SE Jacob Street Reconstruction and Storm Sewer $107,419.82 e. Pay Request #4 Rognes Corporation for WRA Grimes

Connector – Contract 3 $2,490,201.31 f. Pay Request #8 S.J. Louis Construction, Inc for WRA Grimes Connector – Contract 1 $828,385.59 M. Resolution 11-0822 Approving Amended Development Agreement with Hope Development & Realty LLC N. Resolution 11-0922 Authorizing Additional Funding for Repairs on the South Jordan Well O. Resolution 11-1222 To Amend Contract for Professional Services with Civil Design Advantage for Site Plan Services for the GrimesPlex P. Resolution 11-1322 Approving and Adopting the 2023 Strategic Plan and Action Agenda Q. Resolution 11-1422 to Amend Contract for Professional Services with McClure Engineering Company for Consulting Services for North Jordan Well Repairs R. Resolution 11-1722 Vacating Public Property in Heritage at Grimes Plat 2 and Conveying to Adjoining Property Owner S. Finance Report for October 2022 T. Resolution 11-1822 Approving Bills and Quotes Over $10,000
Motion by Borcherding, Second by Burger, to approve the Consent Agenda.
Roll Call: Ayes: All; Nays: None Motion passes 5 - 0

PUBLIC FORUM - None

PUBLIC AND COUNCIL AGENDA ITEMS

1. Urban Renewal Plan Amendment – Signature Ernst Holdings, LLC

Development Services Director Alex Pfaltzgraff advise the Council that staff had been authorized to begin negotiating a development agreement with Signature Development for the extension of NE Beaverbrooke Boulevard and NE Destination Drive. Pfaltzgraff said Signature Development will construct a portion of the improvement and the City will construct the off site improvements. He said Signature will receive an economic incentive equivalent to the cost of the improvements they construct. Pfaltzgraff said to accomplish this, the Urban Renewal Plan must be amended to include the project. Mayor Mikkelsen opened the Public Hearing at 5:33 p.m. Being no written or oral comments, Mayor Mikkelsen closed the Public Hearing at 5:33 p.m.

a. Resolution 11-1022 to Approve Urban Renewal Plan Amendment for the Grimes Urban Renewal Area.
Moved by Gisch, Second by DePhillips, to approve Resolution 11-1022 to Approve Urban Renewal Plan Amendment for the Grimes Urban Renewal Area
Roll Call: Ayes: All. Nays: None. Motion passes: 5- 0.

b. Resolution 11-1122 Setting a Date of Meeting at Which it is Proposed to Approve a Development Agreement with Signature Ernst Holdings, LLC, including Annual Appropriation Tax Increment Payments.
Moved by Gisch, Second by DePhillips, to approve Resolution 11-1122 Setting a Date of Meeting at Which it is Proposed to Approve a Development Agreement with Signature Ernst Holdings, LLC, including Annual Appropriation Tax Increment Payments
Roll Call: Ayes: All. Nays: None. Motion passes: 5- 0.

2. Ordinance 772 Deleting Property from the Tax Increment Financing District for the Grimes Urban Renewal Area of the City of Grimes, Iowa, Pursuant to Section 403.19 of the Code of Iowa (request to waive the statutory requirement that an ordinance be considered at two meetings prior to adoption)

Development Services Director Alex Pfaltzgraff advised the Council that earlier this year, the Polk County Auditors Office notified the City that there were conflicts between Hope Commercial Plat 4 and two of the Tax Increment Finance Districts. He said due to how the property was platted, certain lots were divided into 2 or 3 tax parcels. Pfaltzgraff said this meant that in the future, values would need to

be allocated to each parcel, and separate tax bills sent to the property owners. Pfaltzgraff said this can create confusion for owners, and staff wanted to take the opportunity to clean up those issues. Pfaltzgraff said that in addition to the Hope Commercial Plat 4 development area, there are two other areas in the southern portion of the city that are also out of alignment due to recent severances and annexations, and that these should be addressed as well. He said to accomplish this, he recommended an ordinance deleting certain property from certain TIF districts, and a second ordinance to add back the properties removed and allow the parcels to end up with one effective tax parcel.
Motion by Johansen, Second by Borcherding, to approve the First Reading of Ordinance 772 Deleting Property from the Tax Increment Financing District for the Grime Urban Renewal Area of the City of Grimes, Iowa, Pursuant to Section 403.19 of the Code of Iowa with the request to waive the statutory requirement that an ordinance be considered at two meeting prior to adoption.
Roll Call: Ayes: All; Nays: None Motion passes 5– 0

Motion by Johansen, Second by Borcherding, to waive the Second and Third Readings of Ordinance 772 Deleting Property from the Tax Increment Financing District for the Grimes Urban Renewal Area of the City of Grimes, Iowa, Pursuant to Section 403.19 of the Code of Iowa.
Roll Call: Ayes: All; Nays: None Motion passes 5 – 0

Motion by Johansen, Second by Borcherding, to approve Final Passage of Ordinance 772 Deleting Property from the Tax Increment Financing District for the Grimes Urban Renewal Area of the City of Grimes, Iowa, Pursuant to Section 403.19 of the Code of Iowa.
Roll Call: Ayes: All; Nays: None Motion passes 5 – 0

3. Ordinance 773 Providing for the Division of Taxes Levied on Taxable Property in the Grimes Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa (request to waive the statutory requirement that an ordinance be considered at two meetings prior to adoption)
Motion by Johansen, Second by Gisch, to approve the First Reading of Ordinance 773 Providing for the Division of Taxes Levied on Taxable Property in the Grimes Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa with the request to waive the statutory requirement that an ordinance be considered at two meetings prior to adoption.
Roll Call: Ayes: All; Nays: None Motion passes 5 – 0

Motion by Johansen, Second by Gisch, to Waive the Second and Third Readings of Ordinance 773 Providing for the Division of Taxes Levied on Taxable Property in the Grimes Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa.
Roll Call: Ayes: All; Nays: None Motion passes 5 – 0

Motion by Johansen, Second by Gisch, to approve Final Passage of Ordinance 773 Providing for the Division of Taxes Levied on Taxable Property in the Grimes Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa.
Roll Call: Ayes: All; Nays: None Motion passes 5 – 0

4. GrimesPlex Site Plan
Development Services Director Alex Pfaltzgraff told the Council the City is requesting approval of the site plan for a 45-acre synthetic turf sports complex, generally located west of NE Heritage Drive in the Hope Commercial District. Pfaltzgraff said the building design, locations for the concessions, restrooms, maintenance buildings, and lighting plans will be submitted at a later date and will be brought through Planning and Zoning and Council for consideration and comments. Pfaltzgraff noted

that there is an abundance of parking spaces available to minimize potential neighborhood impact when tournaments or other large events take place. Pfaltzgraff indicated that the parking area, while usually open for local events, could allow for restricted parking if requested by tournament hosts for special events. He also pointed out extensive landscaping buffers are planned to screen the complex from adjoining residential properties and appropriate fencing and netting installed to prevent balls from passing out of the designated field areas. Pfaltzgraff said future surrounding improvements will include widening portions of NE Gateway Drive and signalization at the intersection of NE Gateway Drive and NE 10th street.
Moved by Burger, Second by DePhillips, to approve the GrimesPlex Site Plan.
Roll Call: Ayes: All. Nays: None. Motion passes: 5- 0.

5. GrimesPlex Award
City Engineer Matt Ahrens advised the Council that the Resolutions to follow would be to make award of the construction contract and approve construction contract and bonds. Ahrens said the engineers base estimate for the project was approximately $20,816,000. He noted that electrical components added through addendums during the bidding period, increased the total estimated cost to $27,150,803. He said the Park Board met on November 3rd to review the construction contract award and recommends approval. Ahrens said it is also the recommendation of city staff to move forward with the award of the construction contract with Edge Commercial for $23,216,582.11.
Moved by Burger, Second by Johansen, to approve the GrimesPlex Award.
Roll Call: Ayes: All. Nays: None. Motion passes: 5- 0.

5.a. Resolution 11-1522 Making Award of Construction Contract for the GrimesPlex
Moved by Burger, Second by Johansen, to approve Resolution 11-1522 Making Award of Construction Contract for the GrimesPlex Award to Edge Commercial for $23,216,582.11
Roll Call: Ayes: All. Nays: None. Motion passes: 5- 0.

5.b. Resolution 11-1622 Authorizing Construction Contract and Bond for the GrimesPlex.
Moved by Burger, Second by Johansen, to approve Resolution 11-1622 Authorizing Construction Contract and Bond for the GrimesPlex to Edge Commercial for $23,216,582.11
Roll Call: Ayes: All. Nays: None. Motion passes: 5- 0.

6. Slim Chickens Site Plan
Development Services Director Alex Pfaltzgraff told the Council the applicant is requesting approval of a site plan amendment for Slim Chickens restaurant at 2170 East 1st Street. Pfaltzgraff said this was previously the site of Burger King and that the building will stay primarily the same. He said minor elevation changes will occur, including a patio addition on the north end of the building. Pfaltzgraff said this site is zoned C-2 and lies within the Highway 141 Mixed-Use Development Corridor District and Transportation Corridor Mixed-Use Development Overlay District. Pfaltzgraff said the Planning and Zoning Commission has reviewed the plans and recommended approval on the November 1st meeting.
Moved by Burger, Second by Johansen, to approve the Slim Chickens Site Plan
Roll Call: Ayes: All. Nays: None. Motion passes: 5- 0.

ADJOURN
There being no further business.
Motion by Gisch, Second by Johansen, to adjourn the meeting at 6:08 p.m.
Roll Call: Ayes: All. Nays: None. Motion passes: 5- 0.

ATTEST:

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Rochelle Williams, City Clerk

Scott Mikkelsen, Mayor