CITY COUNCIL MEETING
Tuesday, November 22, 2022

The regular City Council Meeting was held as an in-person meeting with Zoom available. The meeting was called to order by Mayor Pro Tem Ryan Burger, November 22, 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 Pro Tem Burger.

ROLL CALL

Present: Mayor Pro Tem Ryan Burger, Council Members: Andrew Borcherding, Eric Johansen, Laurie DePhillips, David Gisch, Absent: Mayor Scott Mikkelsen

AGENDA ITEMS

APPROVAL OF THE AGENDA

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

CONSENT AGENDA

A. Resolution 11-1922 Approving Minutes from previous meeting B. Resolution 11-2022 Approving Claims Report $4,563,687.44 C. Receiving and Filing of Reports D. Resolution 11-2122 Approving Bills and Quotes Over $10,000 E. Resolution 11-2222 Approving Personnel Transactions F. Resolution 11-2322 Approving Professional Services Payments 1. Dorsey and Whitney LLP – legal services $18,873.00 2. Whitfield and Eddy Law – legal services $30,713.00 3. Pay Application #9 The Weitz Company, LLC –New Grimes Public Library $70,161.44 4. Confluence, Inc – Wallace Park – Phase One $44,409.60 5. Invision – New Grimes Public Library $12,604.83 6. Pay Request #3 McClure Engineering Company – Phase 1A Water System Improvement $79,736.54 7. Pay Request #1 Snyder & Associates, Inc – NE Destination Dr & NE Beaverbrooke Blvd Improvements $7,817.88 8. Pay Request #7 Snyder & Associates, Inc – Traffic Signal Network Communication Project $3,026.38 9. Pay Request #3 Edge Commercial, LLC – Waterworks Park Improvements $432,887.97 10. Pay Request #1 McClure Engineering Company – North Jordan Well Repairs $74,776.08 11. Pay Request #5 McClure Engineering Company - Grimes Lime Softening Water Treatment Plant CIP Planning & Improvements $544.00 12. Pay Request #1 Snyder & Associates, Inc for 2022-2025 On Call Traffic Planning & Engineering Services $4,752.26 13. Pay Request #5 Civil Design Advantage – GrimesPlex $79,855.13 14. Pay Request #13 ISG – Water Works Park Splash Pad $14,434.50 15. Lyle Sumek Associates- Strategic Planning $ 28,585.80 G. Resolution 11-2422 Approving Pay Requests: 1. Pay Application #7 Graphite Group for the New Grimes Public Library $572,313.26 2. Pay Application #3 Forrest and Associates – New Grimes Public Library $3,800.00 3. Pay Application #5 AMC Mechanical – New Grimes Public Library $64,832.28 4. Pay Application #7 Van Maanen Electric – New Grimes Public Library $85,514.27 5. Pay Application # 2 Corell Construction – New Grimes Public Library $125,511.15 6. Pay Application # 3 Corell Construction – New Grimes Public Library $23,542.90 H. SE Trail Ridge Road Water Main 1. Pay Application #4 Synergy Contracting, LLC for SE Trail Ridge Road Water Main $2,524.53 2. Change Order #3 Synergy Contracting, LLC for SE Trail Ridge Road Water Main decreasing contract $40,947.15 3. Pay Request #5 Synergy Contracting, LLC for SE Trail Ridge Road Water Main $29,154.07 (retainage) 4. Resolution 11-2522 Accepting the SE Trail Ridge Road Water Main 5. Certificate of Completion I. Resolution 11-2622 Approving Disbursement of Donated Funds for GrimesPlex to Alliance Construction Group Payment #2 - $241,212.10 J. Resolution 11-2722

Approving Consulting Services Agreement – City of Grimes Fire Station K. Resolution 11-2822 Approving Grant Agreement for Resources Enhancement and Protection Grant Relating to the Acquisition of Land for Park Purposes L. Resolution 11-2922 Approving the Fire 28E FY24 Funding Formula M. Resolution 11-3022 To Enter into Contract for Professional Services with McClure Engineering Company to Restore Service of the South Jordan Well.
Motion by Borcherding, Second by Gisch, to approve the Consent Agenda.
Roll Call: Ayes: All; Nays: None Motion passes 5 - 0

PUBLIC FORUM - None

PUBLIC AND COUNCIL AGENDA ITEMS

1. Brookside Village Plat 1- Site Plan

Development Services Director Alex Pfaltzgraff stated that the applicant is requesting approval of a site plan for Brookside Village Plat 1, which will allow for the construction of a roadway connection between NE Destination Drive and NE Beaverbrooke Boulevard. Pfaltzgraff said the site will consist of two residential lots that will contain a total of 323 rental units with garages, and include a club house, pond, and trails. He said the site is zoned as R-3 Medium and Planned United Development within the Highway 141 Mixed Use Development Corridor District. Pfaltzgraff said the Planning and Zoning Commission have reviewed the project and recommended approval at their November 1st meeting.
Council Member Gisch clarified that the curve of the roadway within the development was designed to accommodate appropriate lot sizes for commercial lots that will have frontage along Highway 141.
Motion by Gisch, Second by DePhillips, to approve the Brookside Village Plat 1 Site Plan.
Roll Call: Ayes: All; Nays: None Motion passes 5 – 0

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

Development Services Director Alex Pfaltzgraff advised the Council that staff had been negotiating a development agreement with Signature Development for the extension of NE Beaverbrooke Boulevard and NE Destination Drive. Pfaltzgraff stated that this roadway will provide another access point for the residents and should relieve the traffic impact for access to the area. Pfaltzgraff said in this agreement, Signature Development is to construct a portion of the improvements within the site, and the City is to construct the improvements that are off site. Pfaltzgraff said in return for the improvements constructed by Signature, they will receive an economic incentive equivalent to the cost of those improvements. He said in the case of the improvements to be constructed by the City, Signature will reimburse the City for the costs incurred associated with the construction of the improvements. In turn, Signature will receive an economic incentive equivalent to the reimbursement. Pfaltzgraff said the total economic incentive for the improvements shall not exceed $8,000,000.

Mayor Pro Tem Burger opened the Public Hearing at 5:47 p.m. Being no written or oral comments, Mayor Pro Tem Burger closed the Public Hearing at 5:47 p.m.

b. Resolution 11-3122 to Approve Development Agreement with Signature Ernst Holdings, LLC.

Moved by Gisch, Second by DePhillips, to approve Resolution 11-3122 Development Agreement with Signature Ernst Holdings, including Annual Appropriation Tax Increment Payments.
Roll Call: Ayes: All. Nays: None. Motion passes: 5 - 0.

3. General Regulations Presentation

Development Services Director Alex Pfaltzgraff advised the Council that staff had been working on an update to the General Regulations portion of the Zoning Ordinance. Pfaltzgraff said this includes adding in several sections: accessory structures, temporary outdoor uses, outdoor areas and activities, communications equipment, renewable energy and adult businesses. Pfaltzgraff said the Planning and Zoning Commission spent four meetings going over the recommendations in detail where they provided a great deal of perspective. He stated that staff have incorporated Planning and Zoning's input within the proposed regulation updates. He said that due to the number of sections, staff wanted to provide the Council with an outline of the proposed changes, with the intent to take feedback and questions to make any necessary changes prior to setting a public hearing. Pfaltzgraff said the public meeting is expected to be set in January.

4. 2023 City Council Schedule Presentation

Development Services Director Alex Pfaltzgraff presented the proposed schedule for council meetings for the 2023 City Council. General discussion continued about the scheduling of meetings during the period around spring break, along with suggestions to add additional meetings for workshops when needed. Pfaltzgraff stated that staff will provide another proposal for Council's consideration at the December 14th meeting.

Motion by Gisch, Second by Borcherding, to approve a revised schedule once those additions have been addressed.

Roll Call: Ayes: All; Nays: None Motion passes 5 – 0

5. WRA Project Update

Development Services Director Alex Pfaltzgraff presented an update and drone video footage on the progress of the Wastewater Reclamation Authority project. Pfaltzgraff stated that all four of the related contracts are either operating on time, or ahead, of schedule to complete the project by Fall of 2023.

Council Member Gisch asked to take a moment to thank the Council, Grimes Community Support Services and all city staff for all their hard work at the city and wished everyone a happy and safe Thanksgiving.

ADJOURN

There being no further business the meeting was adjourned at 7:13 pm.

Motion by Gisch, Second by Johansen, to adjourn.

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

ATTEST:

Rochelle Williams, City Clerk	Ryan Burger, Mayor Pro Tem