CITY COUNCIL MEETING
Tuesday, September 10, 2019
Grimes City Hall 5:30 P.M.

The regular meeting of the Grimes City Council was called to order on Tuesday, September 10, 2019 at 5:30 P.M. at the Grimes City Hall. The Pledge of Allegiance was led by Mayor Mikkelsen.
Roll Call: Present: Gisch, Altringer, Berger,

AGENDA ITEMS.
Approval of the Agenda
Mayor Mikkelsen requested for approval of the agenda.
Moved by Altringer, Seconded by Gisch to approve the agenda with the request to move Item G from the Consent Agenda to the Public Agenda Item K
Roll Call: Ayes: All. Nays: None. Motion passes: 3 to 0.

CONSENT AGENDA
A. Minutes from previous meeting B. Resolution 09-0119 Agreeing to Settlement of Assessment Case between the City of Grimes and Nancy Fried, Jay Fried, Robert Fried and Megan Scott and Authorizing Mayor To Sign Agreement C. Resolution 09-0619 Agreeing to Settlement of Assessment Case between the City of Grimes and Prairie Business Park I, LLC and PMR Realty Group and Authorizing the Mayor To Sign Agreement D. Resolution 09-0819 Setting a Date for Public Hearing on Urban Renewal Plan Amendment E. Piper Jaffray & Co. $15,312.50 (payment for financial services for SRF loans, cash flow modeling, dissemination agent services) F. Piper Jaffray Financial Services for Series 2019A GO Bond $27,935.00 G. PSA Agreement Between the City of Grimes and HR Green for the SE 37th Street at Highway 141 Improvements (Moved to Public Agenda K.) H. PSA Agreement Between the City of Grimes and McClure Engineering for the 1.5 MG Elevate Water Storage Tank I. Resolution 09-0319 Authorizing the Mayor to Execute an Agreement with PFM Financial Advisors LLC for Financial Services for Municipal Bond Offerings, Finance and Debt Advice and Regulatory Filings J. Purchase of Kubota SLV90-2 Skid Loader $26,300.00 K. Purchase of Fork Lift from Mid-County Machinery $9,585 L. North Sports Complex Maintenance Shed Construction not to exceed $32,000. M. Request for Street Closure for Block Party on September 14th on NW Sunset Lane N. Request for Street Closure for Block Party on September 14th 813 NW Sunset Lane O. Hawkins Inc. $5,070.00 chemicals for water treatment P. Total Quality Complete Lawn Solutions $12,022.45 Q. Fareway Stores Alcohol License Renewal Class E Liquor License R. Shade Trees Bids S. County of Polk Office of Elections $6,677.22 (LOSST Election Cost) T. Central Pump & Motor, LLC $13,570.60 U. Resolution 09-0419 Adopting Performance Management System V. Resolution 09-0519 Personnel Transactions W. Resolution 09-0719 Approving New Positions X. Pay Requests:a. Pay Request #7 to Concrete Technologies for SE 37th and Hwy 141 Improvements $967,257.07 (approved with the end of August bills) b. Pay Request #8 to Concrete Technologies for SE 37th and Hwy 141 Improvements $198,055.96 (approved with the end of August bills) c. Pay Request #9 to Concrete Technologies for SE 37th and Hwy 141 Improvements $56,674.38 d. Pay Request #6 to Grosch Irrigation for the New Jordan Well $274,343.00 e. Pay Request # 6 to All Terrain Seeding for the Little Beaver & Prairie Creek Channel Improvements $138,640.62 f. Pay Request #3 to Progressive Structures, LLC for the Grimes 16 inch RAW Water Main Y. Lyle Sumek Associates, Inc $6,500 for Strategic Planning Preparation Z. Finance Report a. Claims Report $1,123,487.99
Moved by Altringer, Seconded by Gisch; the Consent agenda shall be approved with moving Item G. G. PSA Agreement Between the City of Grimes and HR Green for the SE 37th Street at Highway 141 Improvements from the consent agenda to item K. of the Public Agenda
Roll Call: Ayes: All. Nays: None. Motion passes: 3 to 0.

PUBLIC FORUM

Ammon Taylor with Waste Management addressed the Council to express an interest in consideration when the next opportunity comes up to offer a bid for the trash contract with the City.

A.2019 SW County Line Road Improvements
Matt Ahrens, City Engineer, addressed the Council stating that the City received five bids on the project. The bids ranged from $4,282,300.00 to $5,350,304.05. Concrete Technologies of Grimes submitted the low bid of $4,282,300.00. Upon review of the bid tabulation an error was found. Concrete Technologies acknowledged the error and will honor the corrected total of $4,279,790.00.
Development Services Director Alex Pfaltzgraff stated that staff is still working through the right of way acquisition process at this time so staff did not recommend approval. Pfaltzgraff added that after talking with legal counsel the request for award will be brought back at the next meeting in September for this contract. He stated this should give enough time to work through the right of way acquisition with the property owner or work through the condemnation process.

a. Public Hearing on 2019 SW County Line Road
Mayor Mikkelsen opened the Public Hearing at 5:35 pm. Having no public comments, oral or written, the Public Hearing was closed at 5:35 pm.

b. Resolution 09-0919 Adopting Plans, Specification Form of Contract and Estimate of Cost for the 2019 SW County Line Road Improvements.
Development Services Director Alex Pfaltzgraff stated that all plans and specifications had been prepared as directed and that he recommends Council approval.
Moved by Altringer, Seconded by Gisch; Resolution 09-0919 Adopting Plans, Specification Form of Contract and Estimate of Cost for the 2019 SW County Line Road Improvements shall be approved.
Roll Call: Ayes: All. Nays: None. Motion passes: 3 to 0.

c. Resolution 09-1019 Award of Contract for the 2019 SW County Line Road Improvements – Defer Action

B. Destination Ridge Plat 6 – Final Plat – Development Services
Development Services Director Alex Pfaltzgraff stated this Final Plat is consistent with the two Preliminary Plat that had been approved by Council to create two commercial lots along SE 11th and Highway 141. Pfaltzgraff stated that they are working thru the legal documents and that the developer has provided a bond for the final improvements and that he would recommend approval.
Moved by Altringer, Seconded by Gisch; that Destination Ridge Plat 6 Final Plat shall be approved.
Roll Call: Ayes: All. Nays: None. Motion passes: 3 to 0.

C. James Street Villas – Final Plat – Development Services
Mayor Mikkelsen stated that he was disappointed that there was not a representative available to address resident concerns that the Mayor wanted to discuss. Pfaltzgraff said there has been considerable interaction with the residents and he believed most of the concerns had been addressed. After general discussion, it was determined that due to the large number of comments and concerns by the residents, the Council would defer action until such time as the developer could be available to represent their project.

D. Shri Shirdi Sai Baba Temple – Site Plan – Development Services
Development Services Director Alex Pfaltzgraff addressed the Council on behalf of SST Des Moines stating they are requesting to build a religious facility located within the MKEDS 3 Development near the future water tower. Pfaltzgraff said they propose to build a 27,000 Square foot building on the 2 and one half acre site. Pfaltzgraff added that with any religious facility, it was required to go thru the Board of Adjustments for a Special Use permit which has been completed and they have received approval from Planning and Zoning as well.
Moved by Altringer, Seconded by Gisch; The Shri Sirdi Sai Baba Temple – Site Plan be approved subject to the letter dated May 28, 2019.
Roll Call: Ayes: All. Nays: None. Motion passes: 3 to 0.

E.1884 SE Destination Drive – Site Plan – Development Services
Development Services Director Alex Pfaltzgraff addressed the Council stating that this project is located at SE 19 and SE Destination Drive. Pfaltzgraff said this lot will eventually hold two buildings, however at this time, they proposed to build one 12000 square foot building on the north portion of the lot with a second 6000 square foot building to the south in the future. Pfaltzgraff added that the storm water management would be handled underground due to the lot size constraints. He said there is an existing trail on the south of this facility and sidewalk would be installed at a future date. Pfaltzgraff said this lot falls within zone 2 of the Highway 141 Corridor and it meets the 5 architectural requirements for compliance and has Planning and Zonings recommendation for approval.
Moved by Gisch, Seconded by Burger; to approve the 1884 SE Destination Drive Site Plan subject to the letter dated August 29, 2019.
Roll Call: Ayes: All. Nays: None. Motion passes: 3 to 0.

F. Tommy Car Wash – Site Plan – Development Services
Development Services Director Alex Pfaltzgraff told the Council this site will be located at the corner of East First Street and SE Miehe Drive in between the Sherwin Williams and Unity Point buildings. Pfaltzgraff stated that Tommy's Car Wash is new to the Des Moines market; originally located across Florida. Pfaltzgraff indicated this site would have a right in/right out access point to the north and full access at the south east corner off of Miehe Drive. While this site will primarily be the car wash, Pfaltzgraff indicated there is discussion about possibly adding a coffee shop or similar addition to the site in the future. Pfaltzgraff told the Council that there is a bank of vacuum bays located on the south side of the structure away from 1st Street. He noted that there is a higher than usual percentage of glazing due to the building structure having a Plexiglas roof with the balance of the structure being stone and masonry. Pfaltzgraff stated that Planning and Zoning did approve the project and recommended approval.
Moved by Altringer, Seconded by Berger; to approve the Tommy Car Wash Site Plan per the letter dated August 29, 2019.
Roll Call: Ayes: All. Nays: None. Motion passes: 3 to 0.

G. Public Hearing On Proposal Affirming Vacation of Certain Alley Ways and Conveying Vacated Portion of Said Alleys to Adjoining Property Owners- City Clerk
City Clerk Rochelle Williams addressed the Council that the City had vacated an alley adjacent to 312 NE Main Street back in 1979 and quit claimed the alley to Donald and Mary Frier. Williams said that recently the property was sold and Polk County noticed that a small portion of the alley had not been included in that original quit claim and today's proceedings were to clean up that discrepancy with Polk County. Mayor Mikkelsen opened the Public Hearing at 6:00 pm. Hearing no written or oral comments, the Public Hearing was closed at 6:00pm.

H. Resolution 09-0219 Affirming Vacating Portion of Alley and Conveying Vacated Portion of Said Alley to Adjoining Property Owners – City Clerk
Moved by Gisch, Seconded by Berger; to approve Resolution 09-0219 Affirming Vacating Portion of Alley and Conveying Vacated Portion of Said Alley to Adjoining Property Owners
Roll Call: Ayes: All. Nays: None. Motion passes: 3 to 0.

I.Public Hearing and First Reading of Ordinance 730 92.02(1) with Regard to Water Service Rates and Water Restoration Fees, and Section 99.04 (2) with Regard to Sewer Service Rates –
City Administrator Jake Anderson addressed the Council advising them that PFM had provided the Council with a presentation regarding what the water and sewer rates should be to help fund the $30,000,000 necessary for funding water and waste water improvements. Anderson stated that for the average residence in Grimes that uses 4,000 gallons a month, this increase would be a combined average of 9.6 percent over current rates. Mayor Mikkelsen opened the Public Hearing at 6:03 pm. Hearing no written or oral comments, the Public Hearing was closed at 6:03pm. Both Council Member Gisch and Mayor Mikkelsen noted that while no one

likes the idea of an increase, the improvements are very necessary, and that even with the proposed increase, the rates for the City are well within the median range for the metro.
Moved by Altringer, Seconded by Gisch; to approve First Reading of Ordinance 730, 92.02(1) with Regard to Water Service Rates and Water Restoration Fees, and Section 99.04 (2) with Regard to Sewer Service Rates
Roll Call: Ayes: All. Nays: None. Motion passes: 3 to 0.

J. **Third Reading of Ordinance 729, Zoning Ordinance of the City of Grimes, Iowa regarding the Board of Adjustments.**
Development Services Director Alex Pfaltzgraff stated that there were no material changes to the Language as approved in the first two readings and recommended approval.
Moved by Altringer, Seconded by Gisch; to approve the Third Reading of Ordinance 729 Zoning Ordinance of the City of Grimes, Iowa regarding the Board of Adjustments
Roll Call: Ayes: All. Nays: None. Motion passes: 3 to 0.

Moved by Altringer, Seconded by Gisch; to Adopt Ordinance 729 Zoning Ordinance of the City of Grimes, Iowa regarding the Board of Adjustments
Roll Call: Ayes: All. Nays: None. Motion passes: 3 to 0.

K. PSA Agreement Between the City of Grimes and HR Green for the SE 37th Street at Highway 141 Improvements (Moved from Consent Agenda Item G.) Council Member Altringer stated that she wanted to have an addition included with the proposed PSA Agreement with HR Green.

Moved by Altringer, Seconded by Burger; to approve the PSA Agreement Between the City of Grimes and HR Green for the SE 37th Street at Highway 141 Improvements with the addition of the City Administrator working with the City Attorney to put the contract into final form and authorizing the Mayor to sign if the contract is consistent with other Grimes City engineering project agreements.
Roll Call: Ayes: All. Nays: None. Motion passes: 3 to 0.

COUNCIL DISCUSSIONS

1.Mayor's Report
Mayor Mikkelsen stated they recently held the Mayors Bike Ride with help from the Rotary Club and the Chamber to help raise money for the Veterans Memorial; Mikkelsen noted that they had much better weather than the previous year's event and that he appreciated everyone's efforts.

2. City Staff's Report
a. City Administrator Anderson wanted to thank everyone for their participation in the recent Strategic Planning sessions that took place at City Hall. Anderson stated that they should have a final report ready for presentation to the Council in October.

b. Polk County Sheriff's Department
Tim Krum of Polk County Sheriff's office announced that there would be an event coming up on October 19 between 11 am and 2 pm for the community titled "Candy Crawl". He said this event would feature a canine demonstration, face painting, handing out plenty of treats for the kids and offering Halloween safety demonstrations as well as a chance to see the patrol equipment and meet the Officers.

3. Council Reports
Council Member Gisch noted that there was a recent agreement with Metro Waste Authority to build a recycling facility. Gisch said they have received approval for a $10,000,000 Purchase Agreement for equipment and the next step would be a site plan with a possible location at the current transfer station.

ADJOURNMENT

Moved by Altringer, Seconded by Gisch; there being no further business, meeting was adjourned at 6:16 pm.
Roll Call: Ayes: All. Nays: None. Motion passes: 3 to 0.

ATTEST:

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Rochelle Williams, City Clerk Scott Mikkelsen, Mayor