CITY COUNCIL MEETING
Tuesday, September 24, 2019
Grimes City Hall 5:30 P.M.

The regular meeting of the Grimes City Council was called to order on Tuesday, September 24, 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, Hamp, Johansen

AGENDA ITEMS.
Approval of the Agenda
Mayor Mikkelsen requested for approval of the agenda.
Moved by Johansen, Seconded by Gisch to approve the agenda with the request to add Item X. Road Construction Closure to the Consent Agenda
Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

CONSENT AGENDA
A. Minutes from previous meeting B. Catch Des Moines $5,431.86 – hotel motel tax for April, May, June 2019 C. BRAVO Greater Des Moines 28E Contribution $5,431.86 D. Public Property Tree Removal $1,500 E. Whitfield & Eddy Law Professional Services $35,117.50 F. Veenstra and Kimm, Inc Professional Services for Inspection Fees $21,370.00 G. Municipal Supply, Inc $14,579.00- Water Meters H. Alcohol License Renewals: a. Food Depot Bar and Grill – Class C Liquor License with Outdoor Service and Sunday Sales b. The Corn Patch – Class C Liquor License with Sunday Sales c. Casey's General Store, 951 SE Gateway Drive Class C Liquor License with Sunday Sales I. Pay Applications: a. Pay Application #10 to Concrete Technologies, Inc for the SE 37th Street at Hwy 141 Improvement $19,565.60 b. McClure Engineering 39,284.00 for Professional Services Grimes Reverse Osmosis Water Treatment Plant – Phase 1 c. Pay Request #1 to Grimes Asphalt and Paving Corporation for the 2019 City of Grimes HMA Resurfacing Project $209,562.60 d. Resolution 09-1619 Acceptance of 2019 City of Grimes HMA Resurfacing Project e. Lee Chamberlin Consultant Engineers Progress Payments Total $45,054.50 1. 2019 Grimes Resurfacing Project $3,040.00 2. 2019 GIS Project $1,985.00 3. SW County Line Road and SW 19th Street HMA $29,723.50 4. Intersection Improvement North Main/Beaverbrooke $2,076.00 5. Drainage Improvements Trailridge & Little Beaver $8,230.00 J. Resolution 091319 Setting a Date of Meeting at Which it is Proposed to Approve a Development Agreement with PMR Realty, LLC, Including Annual Appropriation Tax Increment Payments of October 8, 2019 K. Resolution 09-1119 Approving the Street Finance Report L. Resolution 09-1419 Personnel Transactions M. Resolution 09-1519 Approving Job Description for an Assistant Planner/Planner 1 N. Set a Public Hearing for November 12, 2019 at 5:30 PM and Bid Letting of October 30, 2019 at 11:00 AM for the Reverse Osmosis Water Treatment Plant – Phase 1 O. Pedestrian Way Easement for Princeton Subdivision P. Special Event Wage Change for Part-time Employees Only Q. Utility Refunds for Closed Accounts $1,792.30 R. Purchase of (2) F-250 Trucks not to exceed $60,000 S. OPN Architects $5,128.12 City Facilities Assessments T. FOX Engineering – Professional Services $236,033.28 U. Request for Reduction of Utility Bill $64.49 V. Request for Street Closure for Block Party 2000 NW Kelsey Linn Circle W. Claims Report $1,138,848.49 X. Road Construction Closure.
Moved by Hamp, Seconded by Altringer; the Consent agenda shall be approved.
Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

5. Proclamation for Breast Cancer Awareness
Chief Clark addressed the Council to state that the Fire Department has had long standing involvement with Breast Cancer Awareness. Clark noted that one of the ways to increase awareness is to wear a brightly colored pink tee shirt during October as a reminder for people to live a healthy lifestyle, self-examine, and get regular checkups. Clark stated that the Johnston-Grimes Metropolitan Fire Department members have been selling and purchasing their own t-shirts above cost as a fund-raiser. He added the proceeds to go directly to a resident of our fire district. Mayor Mikkelsen proclaimed October Breast Cancer Awareness Month throughout the city and authorized the fire department members to wear their pink t-shirts as a reminder to all the people of Grimes to live a healthy lifestyle and get regular check-ups.

PUBLIC FORUM - None

PUBLIC AND COUNCIL DISCUSSIONS

A. Hope Commercial Plat 1 Public Improvement – Engineering Dept.
a. Public Hearing on Hope Commercial Plat 1 Public Improvement
Alex Pfaltzgraff, Development Services Director, addressed the Council stating that there are several sections to this item. The first being the adoption of plans and specifications, and contract for the extension of SE Gateway Drive and the second item is the award of contract. Pfaltzgraff told the Council that there is a Development Agreement with Hope Commercial and Hy-Vee that addresses a number of aspects, one being the cost of the road, which will ultimately be borne by Hy-Vee. Pfaltzgraff stated they anticipate seeing the plans shortly and having that part of the development start as early as this fall. He added that Staff would be meeting with the Hope Commercial representatives as early as next week to begin work on the development plans that will go along with the road development. City Engineer Matt Ahrens addressed the Council with the results of the recent bid opening for the project. Ahrens stated they had 13 bidders on this project and a number of very favorable bids were received. The engineer's estimate on the project was $4,958,251.50. Ahrens said that McAninch came in with the low bid of $3,457,684.12 which is $1,500,567.38 under the engineer estimate. He added that McAninch Corporation is a very experienced company that had done many projects in the area with excellent results. Ahrens recommending award of contract to McAninch Corporation. Mayor Mikkelsen opened the public hearing at 5:38 pm asking if there had been any written or oral comments received on this project. Deputy Clerk DeYoung noted that there had been one inquiry by Mark Hanrahan of Iowa Commercial Advisors and that Alex Pfaltzgraff had been in communication with Hanrahan to address his questions. Council Member Gisch asked what the time line was expected to be. Pfaltzgraff stated the grading and pipe work should be expected to begin this fall with paving for SE Gateway Drive next summer. Being no other discussion, the public hearing was closed at 5:40 pm.

b. Resolution 09-1219 Adopting Plans, Specifications, Form of Contract and Estimate of Cost for the Hope Commercial Plat 1 Public Improvement
Moved by Altringer, Seconded by Gisch; the Resolution 09-1219 Adopting Plans, Specifications, Form of Contract and Estimate of Cost for the Hope Commercial Plat 1 Public Improvement shall be approved.
Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

c. Resolution 09-1319 Award of Contract for the Hope Commercial Plat 1 Public Improvement.
Moved by Altringer, Seconded by Gisch; the Resolution 09-1319 for the Award of Contract for Hope Commercial Plat 1 Public Improvements to McAninch Corporation at a cost of $3,457,684.12 shall be approved.
Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

B. Resolution 09-1019 Award of Contract for the 2019 SW County Line Road Improvements.
Matt Ahrens stated this was a project continuing on from the previous meeting where Council held a public meeting and accepted the project but held off the Award of Contract until some easements were secured for the project to move forward. Pfaltzgraff stated they have addressed the outstanding issues and are ready to Award the Contract at this time.
Moved by Burger, Seconded by Hamp; Resolution 09-1019 for the Award of Contract for the 2019 SW County Line Road Improvements to Concrete Technologies, Inc. in the amount of $4,279,790.00 shall be approved.
Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

C. James Street Villas – Final Plat
Development Services Director Alex Pfaltzgraff stated this plat was postponed from the last meeting to allow owners and the developer to be present to address questions from the Council. Pfaltzgraff stated that this final

plat consists of 10 townhome units located off of James Street. He noted that there were a few punch list items that still remained to be completed, but most of the items have been addressed. Mayer Mikkelsen asked for greater detail on the outstanding punch list items. Pfaltzgraff noted that the utilities and paving have been completed. He added the most significant remaining item was retaining or stabilization of the banks along with some stock piles of top soil to be distributed. Pfaltzgraff requested that final approval should be subject to the completion of those items as well as a final resolution from FEMA regarding the detention pond. Vic Piagentini, Associated Engineering Company of Iowa, 1830 SE Princeton Dr. addressed the Council to detail that they have been working with E.O.R. of Iowa, an environmental consulting firm, to complete a Net Rise report that FEMA is requiring on the project. Mayor Mikkelsen asked what the time line was for the report and when the retaining and stabilization would be completed. He added that this project had been moving very slowly and neighboring residents were expressing concern about the status of this project. Kirk Hesse, Homes by Advantage, 5250 NW Beaver Dr. Johnston addressed the Council. He stated that there have been a few hold ups with the project being able to progress but hoped to be able to begin building next spring. Hesse stated that he had been in communication with several neighbors and that he was working with them on various concerns as they come up. General discussion continued on the physical site restrictions, historical zoning and set back requirements. Council Members Hamp and Johansen stated that largely due to the delays experienced with this project, they had reservations about approving a final plat until such time as each and every punch list item, FEMA report and legal documentation have been completed.
Moved by Johansen, Seconded by Hamp; to defer Final Plat approval until such time as all outstanding items have been completed and Staff agrees that all requirements have been met.
Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

D. Second Reading of Ordinance 730 Amending Grimes Section 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 advised the Council that capital improvements that are necessary for the water and sewer system infrastructure are anticipated to cost approximately 60 million dollars. In order to cover those costs, water and sewer rates will need to be increased a combined total of 9.6% resulting in an average user increase of approximately $5.50 per month. Mayor Mikkelsen stated that he was aware of the necessity for the improvements and appreciated the efforts to keep the increases as low as possible.
Moved by Johansen, Seconded by Hamp; to pass the Second Reading of Ordinance 730 Amending Grimes Section 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: 5 to 0.

E. RDG Design Services/Construction Services/ Schematic Design
Public Works Director Weston Wunder addressed the Council with an overview of the outcome from the RDG Design Services construction and schematic design proposal. Wunder made note that there are six proposed projects that have been prioritized by the Parks Board and approval of the RDG contract would help keep the momentum going to make improvements in the community parks and trails. These projects include a feasibility study for a multi-purpose indoor facility; design and construction services for the first phase of trail construction for Shawver Park; field lighting at the South Complex; Lions Park phase 1 design; ADA accessible playgrounds and sheltered restrooms. Council Member Johansen added that he is happy to see that a number of these projects that had been considered for a long time were finally moving forward and will enhance a number of areas in the community. Wunder said that Council had previously approved $750,000 in park development for design and construction in the current fiscal year and that funding is coming from GO Bonds.
Motion by Johansen, second by Gisch; to approve the Mayor signing the contract to engage with RDG Design Services for Construction Services & Schematic Design once legal council had reviewed the document.
Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

1. Mayor's Report - None

2. City Staff's Report- None

3. Council Reports
Council Member Jeremy Hamp asked if City Administrator Anderson would be available to work with both the Library Director and himself on the next steps related to helping the library move forward by applying for grants and looking into additional funding opportunities for a new library. Anderson said a resolution would be drafted for that purpose. Hamp also made a formal request to assemble a group to look into the history and initial intent behind the placement as well as possible alternative locations for the Governor Grimes statue.

ADJOURNMENT

Being no further business, meeting was adjourned at 6:16 pm.
Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

ATTEST:

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Rochelle Williams, City Clerk Scott Mikkelsen, Mayor