

CITY COUNCIL MEETING
Tuesday, March 22, 2022

*Please note the regular City Council Meeting was held as an electronic and in person meeting. The meeting was called to order by Mayor Mikkelsen Tuesday March 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 Mikkelsen.

ROLL CALL

Present: Mayor Scott Mikkelsen, Council Members: Eric Johansen, David Gisch, Andrew Borcharding, Ryan Burger, Laurie DePhillips

AGENDA ITEMS

APPROVAL OF THE AGENDA

Mayor Mikkelsen asked for approval of the agenda.

Moved by Borcharding, Second by Johansen, to approve the agenda with one change by moving Item N on the Public Agenda to follow Item D.

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

CONSENT AGENDA

A. Minutes from previous meeting B. Resolution 03-2122 Approving Quotes and Bills Over \$10,000 C. ABD Renewal- El Huapango- 3600 SE Crossroads Dr. Class C Liquor License, Sunday Sales D. Resolution 03-2222 Approving Offer to Purchase – WRA Schaefer E. Resolution 03-2322 Approving Offer to Purchase – WRA Johnson F. Resolution 03-2622 Accepting Public Improvements in Autumn Park Plat 7 G. Resolution 03-2722 Setting a Public Hearing on Proposed Rezone of Property Generally Located at the Northwest Corner of SE 28th Street and Highway 141 From A-1 Agricultural District to M-1A Commercial and Limited Light Industrial District for Rezone on April 26th, 2022 at 5:30 pm – generally referred to as MKEDS H. Resolution 03-2822 Assigning Address Grimes Acres Lot 7 I. Resolution 03-3022 Setting the Date for Public Hearing and Additional Action on Proposal to Enter into General Obligation Loan Agreement and to Borrow Money Thereunder for April 12, 2022 at 5:30 pm. J. Professional Services: a. Dorsey & Whitney LLP – Legal Services \$8,192.50 b. Christensen Development 1, LLC – Consultant for New Grimes Library \$10,000.00 c. Pay Request #10 Foth Infrastructure & Environment, LLC – James Street Corridor Study N 27th Street to S 37th Street \$2,180.50 d. Pay Request #15 Bolton & Menk, Inc for Highway 44 Corridor Study \$2,013.00 e. Pay Request #25 Bolton & Menk, Inc for Highway 44 & SW County Line Road Intersection Improvements \$8,550.50 f. Pay Request #5 to Bolton & Menk Inc. for 2021 Asphalt Overlay Project \$3,118.00 g. Pay Request #27 to McClure Engineering Company for Reverse Osmosis Water Treatment Plant – Phase 1 \$1,655.00 h. Pay Request #26 to McClure Engineering Company for the New 1.5 MG Elevated Storage Tower-Construction \$402.00 i. Pay Request #6 to ISG for Water Works Park Splash Pad \$72,000.00 j. I&S Group, Inc (ISG) Land Surveying for Disc Golf Course \$4,500.00 k. Impact 7G – Work for WRA Project \$3,800.00 l. Invision – New Grimes Library \$7,802.99 K. Change Orders: Change Order #1 S.J. Louis Construction for WRA Grimes Connector – Contract 1 decreasing the contract by -\$84,666.25 L. Resolution 03-3422 Approving Fiscal Year 2021-2022 Transfers M. Resolution 03-2522 Consent to Improvements Within Surface Water Flowage Easement for Lot 55 in Heritage Station Crossing Plat 1 - 1100 NE Cypress Circle N. Resolution 03-3622 Ordering Construction of the 2022 Asphalt Overlay Project, and Fixing a Date for Hearing Thereon and Taking of bids Therefor – Bid Date of April 5, 2022

at 10:30 A.M and Public Hearing and Award of Contract April 12, 2022 at 5:30 P.M. O. Finance Report for February 2022 P. Claims Report \$823,641.30

Motion by Gisch, Second by Borcharding, to approve the Consent Agenda.

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

PUBLIC FORUM – To Follow Item A on the Public and Council Agenda

PUBLIC AND COUNCIL AGENDA ITEMS

A. Resolution 03-3722 Accepting Donations – Hope -GrimesPlex

City Administrator Jake Anderson addressed the Council stating Hope Development proposed a 200-acre mixed use entertainment development named the Hope District. Anderson said initially, the plan was to donate the facility within 10 years of completion. He added that during this timeframe the developer would be collecting all revenue generated from the sports complex. Anderson stated that the Parks and Recreation Department would have gained access to portions of the facility in year 5 for recreation programming. Anderson stated the revised proposal maintains the 200-acre mixed use, however Hope Development will dedicate the 50-acre sports complex site, as well as gifting \$12,000,000 to the City to advance the construction of the sports complex. Anderson said the City would collect all revenue generated from the complex, and the Park and Recreation Department will gain immediate access to the facility for recreation programming. Anderson said the action before the Council would authorize engineering expenses to continue with plan development and require staff to report within 40 days on progress as well as committing to a workshop discussion to evaluate the detailed analysis of this proposal. The following residents addressed the Council regarding the project: Allen May, 608 NW 8th Street; James Abens, 2113 NW Sunset Ln; Clint Nelsen, 813 NE Bridge Court Crossing; Nick Reggio, 32251 200th; Courtney Strutt Todd, 2105 NW Sunset Ln; Charles Strutt, 2324 NW Gabus Dr.; Joe Herman, 308 NW 8th St.; Scott Weydert, 2605 NW Morningside Dr.; Isaac Cyr, 1709 NW Norton Ct; Scott Heitland, 1105 NW Prairie Creek Dr.; Ross Junge, 700 NE Bridge Park Place; Scott Vander Hart, 4721 76th St., Urbandale; Spencer Black, 101 NW 23rd Ct.; Janell Schlosser 2106 NE Park Dr.; Brian Buethe, 1404 NW Calista; Dan James; Martin Freuh, 313 SW Kennybrook Dr. Mayor Mikkelsen thanked everyone for their comments and appreciated the public input. Mayor Mikkelsen also thanked Reza Kargarzadeh, President and CEO of Hope Commercial, for offering the City this opportunity.

Motion by Burger, Second by Johansen, to approve Resolution 03-3722 Preliminarily Accepting Donations- Hope GrimesPlex

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

B. Budget Approval

City Administrator Jake Anderson told the Council that this will be the third review of the budget. Anderson said this proposal is unchanged from the recent workshop and this Resolution will be for the final adoption of that budget. Anderson added this budget decreases the property tax levy by .22 cents per \$1,000. of taxable value.

1. Public Hearing on the Fiscal Year 22-23 Budget

Mayor Mikkelsen opened the Public Hearing at 6:41pm. Being no written or oral comments, Mayor Mikkelsen closed the Public Hearing at 6:41 pm.

2. Resolution 03-0622 Approving Fiscal Year 22-23 Budget

Motion by Johansen, Second by Gisch, to approve Resolution 03-0622 Approving Fiscal Year 22-23 Budget.

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

C. Proposed Amendment to the Grimes Urban Renewal Area

Development Services Director Alex Pfaltzgraff advised the Council that this resolution is necessary to be able to include it in the Urban Renewal Area. He advised that this property is known as the Wallace Farm Project.

1. Public Hearing on proposed amendment to the Grimes Urban Renewal Area

Mayor Mikkelsen opened the Public Hearing at 6:45 pm. Being no written or oral comments, Mayor Mikkelsen closed the Public Hearing at 6:45 pm.

2. Resolution 03-2422 to Approve Urban Renewal Plan Amendment for the Grimes Urban Renewal Area.

Motion by Borcharding, Second by DePhillips, to approve Resolution 03-2422 to approve the Urban Renewal Plan Amendment for the Grimes Urban Renewal Area

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

D. Grimes Public Library Elevator Project

City Engineer Matt Ahrens addressed the Council stating that the elevator bid had to be re-issued.

Ahrens stated that bid requests were sent to five different companies, and one bid was received. Ahrens stated the bid from Kone, Inc. came in at \$144,000, which is higher than estimated, but still within expectations due to the current economic environment.

1. Public Hearing on the Proposed Plans, Specifications, and Form of Contract for the New Grimes Public Library - Elevator Project

Mayor Mikkelsen opened the Public Hearing at 6:47 pm. Being no written or oral comments, Mayor Mikkelsen closed the Public Hearing at 6:47 pm.

2. Resolution 03-3122 Adopting Plans, Specifications, Form of Contract and Estimate of Cost for the New Grimes Public Library – Elevator Project.

Motion by Gisch, Second by Johansen, to approve Resolution 03-3122 to Approve Adopting Plans, Specifications, Form of Contract and Estimate of Cost for the Grimes Public Library – Elevator Project.

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

3. Resolution 03-3222 Making Award of Construction Contract for the New Grimes Public Library Elevator Project to Kone, Inc in the amount of \$144,000.00

Motion by Gisch, Second by Johansen, to approve Resolution 03-3222 Making Award of Construction Contract for the Grimes Public Library Elevator Project to Kone, Inc in the amount of \$144,000.00

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

4. Resolution 03-3322 Authorizing Construction Contract and Bond for the New Grimes Public Library Elevator Project.

Motion by Gisch, Second by Johansen, to approve Resolution 03-3322 to Authorize Construction Contract and Bond for the Grimes Public Library Elevator Project

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

N.(Moved Agenda Item N to follow Item D) James Point -Proposed Rezoning of Property

Generally Located at the Southwest Corner of NW 27th Street and North James Street from R-3 Medium Two or More-Family Dwelling District and C-1 General Commercial District to Medium Two or More-Family Dwelling District

Development Services Director Pfaltzgraff addressed Council regarding the request for rezone stating this property is located at the southwest corner of NW 27th Street and North James Street with a current zoning of R-3 Medium and C-1 Commercial. Pfaltzgraff said the developer is asking to rezone the property to R-3 Medium only. Pfaltzgraff said this concept shows one entrance off James Street and will feature 26 two story townhome units.

1. Public Hearing on Proposed Rezoning of Property Generally Located at the Southwest Corner of NW 27th Street and North James Street from R-3 Medium Two or More-Family Dwelling District and C-1 General Commercial District to R-3 Medium Two or More-Family Dwelling District

Mayor Mikkelsen opened the Public Hearing at 6:52 pm. Being no written or oral comments, Mayor Mikkelsen closed the Public Hearing at 6:52 pm.

2. Ordinance #760 First Reading on Proposed Rezoning of Property Generally Located at the Southwest Corner of NW 27th Street and North James Street from R-3 Medium Two or More-Family Dwelling District and C-1 General Commercial District to R-3 Medium Two or More-Family Dwelling District

Motion by Johansen, Second by Borcharding, to approve the First Reading of Ordinance 760 to Rezone Property Generally Located at the Southwest Corner of NW 27th Street and North James Street from R-3 Medium Two or More-Family Dwelling District and C-1 General Commercial District to R-3 Medium Two or More-Family Dwelling District

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

E. Resolution 03-3522 Authorizing Development Agreement Negotiation – Rock Creek Investments Medical Park

Development Services Director Pfaltzgraff stated that Rock Creek Investments is locally based and specializes in developing medical campuses and office parks. Pfaltzgraff said that Rock Creek Investments wishes to enter into a Development Agreement with the City for a proposed 85,000 square foot office space and medical facility on a 30-acre parcel located at the corner of SE 37th and 100th Street. Kevin Ward, the Administrative Manager for Rock Creek Investments introduced his associates, Dr. Chinedu Nwosa, as well as Randy Minear, President of Terrus Group. Ward said they look forward to this opportunity to work with the City to bring this facility to the community.

Motion by Gisch, Second by Burger, to approve Resolution 03-3522 Authorizing the Development Agreement Negotiation- Rock Creek Investments.

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

F. Grimes Tree Farm – Site Plan Amendment

Development Services Director Pfaltzgraff advised the Council that the applicant is requesting approval of a site plan amendment to the Bentley Ridge Tree Farm and Nursery to construct a new greenhouse located at 4400 West 1st Street. Pfaltzgraff said this will provide an additional 11,700 square foot greenhouse and provide additional parking spaces to the north and east portions of the site. Pfaltzgraff said the site is located within the C-2 Zoning District and the Transportation Corridor Mixed Use Development Overlay District.

Motion by Johansen, Second by Gisch, to approve the Grimes Tree Farm- Site Plan Amendment.

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

G. Willow Hills North – Preliminary Plat

Development Services Director Pfaltzgraff stated that the applicant is requesting approval of a preliminary plat for the Willow Hills North development to allow for the future subdivision of the 40-acre property. He said this development is located north of NW 27 Street and is just north of the Willow Hills subdivision. Pfaltzgraff stated that the plat will consist of 91 single-family lots and 7.5 acres for parkland with a detention pond.

Motion by Johansen, Second by Gisch, to approve Willow Hills North Preliminary Plat.

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

H. West Metro Industrial – Preliminary Plat

Development Services Director Pfaltzgraff advised the Council that the applicant is requesting approval of a preliminary plat for West Metro Industrial to allow for the future subdivision of the 78.64-acre property. Pfaltzgraff said the land is located south of SE 37th Street and east of Prairie Business Park with a current zoning of M-1A. Pfaltzgraff said the plat will consist of four lots for industrial development and two public streets to be dedicated to the City with the final plat.

Motion by Borcharding, Second by DePhillips, to approve the West Metro Industrial Preliminary Plat.

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

I. West Metro Industrial – Site Plan

Development Services Director Pfaltzgraff said the applicant is requesting approval of a site plan that will allow for the construction of a 270,000 square foot flex industrial warehouse building located south of SE 37th and east of Prairie Business Park.

Motion by Gisch, Second by DePhillips, to the West Metro Industrial Site Plan.

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

J. Walmart Site Plan Amendment

Development Services Director Pfaltzgraff said that in order to continue to address the growing online ordering and pick up services, Walmart is requesting a site plan amendment. This site plan amendment is to build a 980 square foot addition to the online grocery pickup building. Pfaltzgraff said the site is located within the C-2 Zoning District and the Highway 141 Mixed Use Development Overlay District, Zone 1. Pfaltzgraff said the Walmart colors and logo requirements are in compliance with City requirements.

Motion by Gisch, Second by Burger, to approve the Walmart site plan amendment.

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

K. 3600 SE Mieke Drive Site Plan

Development Services Director Pfaltzgraff advised the Council that the applicant is requesting approval of a site plan for an 8,092 square foot multiuse commercial building located at 3600 SE Mieke Drive. Pfaltzgraff said this is located within the M-2 Zoning District and the Transportation Corridor Mixed Use Development Overlay District. Pfaltzgraff noted that this site has several challenging aspects due to a large amount of utility and sanitary easements in addition to creek and floodplain permitting requirements.

Motion by Johansen, Second by Borcharding, to approve the 3600 SE Mieke Drive Site Plan.

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

L. 2100 SE 44th Court – Site Plan Amendment

Development Services Director Pfaltzgraff said this applicant is requesting to build an additional 6,720 square foot office and warehouse building on their current site. Pfaltzgraff stated the new building would be located on the south side of the current site.

Motion by Johansen, Second by Borcharding, to approve 2100 SE 44th Court Site Plan Amendment.

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

M. Destination Ridge Plat 7 Preliminary Plat

Development Services Director Pfaltzgraff advised the Council that this development is located east of SE Destination Drive and north of the Reserve at Destination Pointe. Pfaltzgraff stated that the plat will consist of 8 commercial lots, with frontage along SE Destination Drive, and future SE 3rd Street.

Pfaltzgraff said there is one conceptual site plan for the preliminary plat under review, which is currently shown as Lot 1 within the subdivision. He added that no additional public streets are proposed within the development, and all lots will be accessed by shared driveways covered by ingress/egress easements.

Pfaltzgraff noted that the rezone ordinance requires lots along SE Destination Drive to meet Highway 141 Zone 2 architecture and landscape standards.

Motion by Johansen, Second by Borcharding, to approve Destination Ridge Plat 7 Preliminary Plat.

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

N. Resolution 03-2922 Approving Princeton Subdivision Plat 4 Final Plat

Development Services Director Pfaltzgraff advised the Council the applicant is requesting approval of a final plat, which will allow for the subdivision of the property located at the northwest corner of SE 19th Street and NE Destination Drive. Pfaltzgraff said the proposed preliminary plat will provide for two lots approximately 1.21 acre and 0.56 acres in size. The property has already been developed with two buildings, each on their own lot.

Pfaltzgraff noted that in December 2021, the Board of Adjustment granted a variance for this project to allow the creation of a lot less than one acre within the Highway 141 Corridor District. Pfaltzgraff said the final plat is consistent with the preliminary plat and has access from one shared driveway off SE Destination Drive.

Motion by Gisch, Second by Burger, to approve Resolution 03-2922 Approving Princeton Subdivision Plat 4 Final Plat.

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

ADJOURN

Motion by Gisch, Second by Johansen, to adjourn the meeting at 7:33 p.m.

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

ATTEST:

Rochelle Williams, City Clerk

Scott Mikkelsen, Mayor