

CITY COUNCIL MEETING
Tuesday, May 10, 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 May 10, 2022 at 5:32 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 Gisch, Second by Borcharding, approving the agenda with one change moving Public Agenda I to the beginning of the public agenda.

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

CONSENT AGENDA

A. Minutes from previous meeting B. Filing of Reports and Correspondence C. Resolution 05-0322 Approving Quotes and Bills over \$10,000 D. ABD & Tobacco Licensing: a. Renewal: Casey's #2520 206 E. 1st St. Class E Liquor; Class B Wine, Class C Beer, and Sunday Sales b. New: Hy-Vee Fast & Fresh #2: 1701 SE 37th: Class E Liquor, Class B Wine, Class C Beer, Sunday Sales, and Tobacco: OTC & Alternative products. E. Resolution 05-0422 Consent and Agreement for Improvements for Lot 121 of Beaverbrooke West Plat 8 – 2005 NW Sunset Lane F. Resolution 05-0522 Consent and Agreement for Improvements for lot 3 of Heritage at Grimes Plat 5 – 1009 NE 21st Street G. Resolution 05-0622 Consent and Agreement for Improvements for Lot 29 of Autumn Park West Plat 1 – 1708 NW 8th Street H. Resolution 05-0722 Consent and Agreement for Improvements for Lot 9 of Heritage at Grimes Plat 6 – 2308 NE Little Beaver Drive I. Resolution 05-2722 Consent and Agreement for Improvements for Lot 61, Brentwood Estates – 2800 NE Cherry Court J. Resolution 05-2822 Consent and Agreement for Improvements for Lot 33, Glenstone Trail Plat 1- 2804 SE Weatherstone St. K. Resolution 05-2322 Renewing License for Metro Household Waste L. Resolution 05-0222 Certifying the Fire Department Captains Promotional List Dated April 27, 2022 M. Resolution 05-2022 Setting a Time and Place for a Public Hearing on an Amendment to The Fiscal Year 2021-2022 Budget for the City of Grimes N. Resolution 05-2222 Setting the Date for Sale of General Obligation Corporate Purpose Bonds, Series 2022A and Authorizing the Use of a Preliminary Official Statement in Connection Therewith O. Resolution 05-2522 To Approve the Televising and Cleaning of Sanitary Sewer Lines in the City of Grimes P. Resolution 05-2622 Approving Appointments to Boards and Commission Q. Proclamation National Public Works Week R. Change Orders: 1. Change Order #3 Elder Corporation for the Iowa Hwy 141 SB & Iowa Hwy 44 Traffic Signal and Turn Lane Improvements 2. Change Order #3 On Track Construction, LLC for the Northwest Territory Station and Force Main increasing contract \$8,684.26 3. Change Order #4 Concrete Technologies for the North Sports Complex Parking Lot Improvements increasing contract \$2,953.05 S. Pay Requests: 1. Pay Request #3 to Elder Corporation for the Iowa Hwy 141 SB & Iowa Hwy 44 Traffic Signal and Turn Lane Improvements decreasing the contract \$5,347.59 2. Pay Request #10 On Track Construction, LLC for the Northwest Territory Lift Station and Force Main \$16,399.38 3. Pay Request #27 Shank Constructors, Inc for the Reverse

Osmosis Water Treatment Plant – Phase 1 \$433,168.23 4. Pay Request #2 Shank Constructors, Inc for the WRA Grimes Connector – Contract 4 \$152,544.50 5. Pay Request #6 Concrete Technologies, Inc for the North Sports Complex Parking Lot Improvements \$48,234.28 T. Pay Requests for Professional Services: 1. Pay Request #41 Veenstra & Kimm, Inc for the WRA Connector \$33,571.24 2. Pay Request #4 Snyder & Associates, Inc for the Traffic Signal Network Communication Project \$7,342.50 3. Pay Request #7 ISG for the Water Works Park Splash Pad \$16,116.51 4. Pay Request #27 Bolton & Menk, Inc for the Highway 44 & SW County Line Road Intersection Improvements \$8,502.50 5. Pay Request #7 Bolton & Menk, Inc for the 2021 Asphalt Overlay Project \$15,585.50 U. Claims Report: \$2,706,110.58

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

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

PUBLIC FORUM -None

PUBLIC AND COUNCIL AGENDA ITEMS

A. Moved from Item I. Resolution 05-2422 Approving the Real Estate Gift Agreement and Authorizing the Mayor to Execute the Agreements.

City Administrator Jake Anderson addressed the Council stating that this agreement will allow the scheduling of a real estate closing on the 62 acres being donated for the GrimesPlex. Anderson said that this property has been appraised for more than 21 million dollars. Mayor Mikkelsen, on behalf of the City, thanked the Developer Raza Kargarzadeh, and his team, Tim Day, and Arash Razizadeh, from Hope K. Farms, for their continued involvement in the growth, and opportunities they have worked to provide. Kargarzadeh said he thought of Grimes as his home and looked forward to continuing to work with the City for many years to come.

Motion by Johansen, Second by Burger, to approve Resolution 05-2422 Approving the Real Estate Gift Agreement and Authorizing the Mayor to Execute the Agreements.

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

B. Second Reading on Ordinance 761 Amending Grimes Section 9-5-2 (1) With Regard to Water Service Rates, Section 9-10.4 (2) With Regard to Sewer Service Rates, Section 9-15-6 (1B) For Collection of Recyclable Materials and Section 9-13-9 (1) Solid Waste.

Finance Director Marcia Woodke said there will be a 5-year rate increase for sewer services at 7 ½ % for each year effective on the first billing in August. Woodke said this is a reduction from the previous year's rate recommendation of 15%. She added this will be an increase of .57 cents on the base usage rate. Woodke said for water rates, the increase is 2 ½ % for each of the 5 years, which is a reduction from the prior year's recommendation of 12%. Woodke said this increase will equal .26 cents per each 1,000 gallons. She advised the Council there is no proposed increase for stormwater charges at this time, but for solid waste, the input costs have increased to 15.05 per resident for the combined solid waste and recycling due to the Metro Waste recent request for proposals. Woodke stated the ordinance would increase recycling to meet the cities cost of 4.32, and an increase for solid waste to \$9.59 for the first container, and \$10.73 for the second container per resident. Woodke said the combined bill for residents with single cans will be \$13.91 with the city still subsidizing the utility at the current level. Woodke stated that for the whole comparison, the monthly increase for combined bill on an average residence using 4,000 gallons will be \$6.53 a month.

Motion by Gisch, Second by DePhillips, to approve the Second Reading of Ordinance 761 amending Grimes Section 9-5-2 (1) With Regard to Water Service Rates, Section 9-10.4 (2) With Regard to Sewer

Service Rates, Section 9-15-6 (1B) For Collection of Recyclable Materials and Section 9-13-9 (1) Solid Waste.

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

C. Second Reading of Ordinance 762 Proposed Rezoning 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 – generally referred to as MKEDS
Development Services Director Pfaltzgraff stated that this rezone would allow for three lots to be zoned M-1A Commercial and Limited Light Industrial District. He advised that this project would include the completion of Gateway Drive. Pfaltzgraff said the Planning and Zoning Board had reviewed the plans and recommended approval along with staff.

Motion by Gisch, Second by Borcherding, to approve the Second Reading of Ordinance 762.

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

D. SE Trail Ridge Road Water Main Improvement Project

Development Services Director Alex Pfaltzgraff addressed the Council stating that last year, the city had replaced the water main along SE Jacob. Pfaltzgraff stated that the SE Trail Ridge portion is the second phase of this project. He stated this project was bid on May 3, 2022, and two bids were submitted with Synergy Contracting coming in as the low bid at \$616,059.00, being about \$14,000 under the engineers estimate. Pfaltzgraff said Synergy is currently wrapping up the SE Jacob Street project from last year, and city staff feel they are capable of performing this work.

1. Mayor Mikkelsen opened the Public Hearing at 5:44. Being no written or oral comments, Mayor Mikkelsen closed the Public Hearing at 5:44.

Motion by Johansen, Second by Burger, to approve. Resolution 05-0822 Adopting Plans, Specifications, Form of Contract and Estimate of Cost for the SE Trail Ridge Road Water Main Improvement Project.

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

2. Resolution 05-0922 Making Award of Construction Contract for the SE Trail Ridge Road Water Main Improvement Project.

Motion by Johansen, Second by Burger, to approve. Resolution 05-0922 making award of contract for the SE Trail Ridge Road Water Main Improvement Project to Synergy Contracting, LLC in the amount of \$616,059.00.

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

3. Resolution 05-1022 Authorizing Construction Contract and Bond for the SE Trail Ridge Road Water Main Improvement Project.

Motion by Johansen, Second by Burger, to approve Resolution 05-1022 authorizing construction contract & bond for the SE Trail Ridge Road Water Main Improvement Project.

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

E. SE Jacob Street Reconstruction and Storm Sewer Improvement Project

Development Services Director Alex Pfaltzgraff said this project was also bid on May 3, 2022. He stated that 4 bids were received with low bid coming in from Halbrog Excavation for \$1,545,000.00. Pfaltzgraff said this came in over the engineers estimate, largely due inflationary items related to materials and labor force. Pfaltzgraff noted there would be a neighborhood meeting scheduled to inform the residents of the various phases and staging of the project.

Mayor Mikkelsen opened the Public Hearing at 5:49. Being no written or oral comments, Mayor Mikkelsen closed the Public Hearing at 5:49.

Motion by Gisch, Second by Borcharding, to approve Resolution 05-1122 adopting plans, specifications, form of contract and estimate of cost for the SE Jacob Street Reconstruction and Storm Sewer Improvement Project; Resolution 05-1222 making award of construction contract for the SE Jacob Street Reconstruction and Storm Sewer Improvement Project; Resolution 05-1322 authorizing construction contract and bond for the SE Jacob Street Reconstruction and Storm Sewer Improvement Project.

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

F. County Line Road Traffic Signal Improvements

Development Services Director Pfaltzgraff stated that a year ago, the Department of Transportation allowed the city to install a temporary light at County Line Road and Highway 44 with the understanding a permanent light would be installed in the future. Pfaltzgraff stated that three bids were received on May 3, 2022. Pfaltzgraff said the low bid came in from Van Maanen Electric at \$71,429.49, which is about \$123,500 under the engineer's estimate. Pfaltzgraff noted that there is an application in to IDOT to provide funding to cover a good portion of this cost.

Mayor Mikkelsen opened the Public Hearing at 5:51. Being no written or oral comments, Mayor Mikkelsen closed the Public Hearing at 5:51.

Motion by Gisch, Second by Johansen, to approve Resolution 05-1422 adopting plans, specifications, form of contract and estimate of cost for the County Line Road Traffic Signal Improvements; Resolution 05-1522 making award of construction contract for the County Line Road Traffic Signal Improvements; and Resolution 05-1622 authorizing construction contract and bond for the County Line Road Traffic Signal Improvements

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

G. Sewer Revenue Loan Disbursement Agreement

Finance Director Marcia Woodke stated the WRA project has been in progress for some time now, and Grimes will become a Participating Member as of July 1st, 2022. Woodke said the City has signed four contracts for various phases of this project. Woodke stated that Contract 1 was for \$12,675,000 with S.J. Lewis Construction, Contract 2 was for \$9,530,000 with S.M. Hentges and Sons, Contract 3 was for \$8,235,801 with Rognes Corporation, and Contract 4 was for \$8,680,100 with Shank Constructors. Woodke said this hearing is to allow the city to borrow \$36,573,000 from the Iowa Finance Authority in Sewer Revenue Bonds to fund most of the projects. Woodke advised that the city also received \$3,571,000 from the Urbandale Sanitary Sewer District and \$326,000 from the City of Waukee to go towards the project.

Mayor Mikkelsen opened the Public Hearing at 5:54. Being no written or oral comments, Mayor Mikkelsen closed the Public Hearing at 5:55.

Motion by Johansen, Second by Borcharding to approve Resolution 05-1722 authorizing and approving a loan and disbursement agreement and providing for the issuance and securing the payment of \$36,573,000 Sewer Revenue Bonds, Series 2022

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

H. Resolution 05-1822 Approving Final Plat of Kennybrook Village Plat 2 and certain related agreements and easements.

Development Services Director Pfaltzgraff said this property is located west of SW Brookside Drive and South of West 1st Street and is Zoned C-2. Pfaltzgraff said the applicant is requesting approval to allow for the subdivision of the property. He said the final plat will provide for 3 development lots, of which, lots 1 and 2 are already developed, and lot 3 will be reserved for future development.

Motion by Gisch, Second by Burger, to approve Kennybrook Village Plat 2 Final Plat and related agreements and easements.

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

I. Resolution 05-1922 Receiving and Filing of Bids and Making Award of Construction Contract for the Traffic Signal Network Communication Project to Van Maanen Electric, Inc.

Development Services Director Pfaltzgraff told the Council this project was initially proposed several year ago to connect all of the traffic signals with fiber. Pfaltzgraff said by doing this, we can integrate all of our traffic signals and buildings with a command center and will allow us to monitor and synchronize the signals. Pfaltzgraff said we had received a \$900,000 grant from the State to facilitate this project.

He stated that this project went to bid on April 19th, and the low bid was from Van Maanen Electric at \$1,070,613.20 which was \$395,000 under the engineer's estimate.

Motion by Borcharding, Second by DePhillips, to approve Resolution 05-1922 receiving and filing of bids and making award of construction contract for the traffic signal network communication project to Van Maanen Electric, Inc.

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

ADJOURN

Motion by Gisch, Second by Johansen, to adjourn the meeting at 6:01p.m.

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

ATTEST:

Rochelle Williams, City Clerk

Scott Mikkelsen, Mayor