

CITY COUNCIL MEETING
Tuesday, June 6, 2023

The Special Grimes City Council Meeting was held as an in-person and Zoom meeting. The meeting was called to order by Mayor Scott Mikkelsen, June 6, 2023, at 5:33 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, Present: Council Members: Ryan Burger, Andrew Borcharding, Via Zoom: Eric Johansen, David Gisch, Absent: Laurie DePhillips

AGENDA ITEMS

APPROVAL OF THE AGENDA

Mayor Mikkelsen asked for approval of the agenda.

Moved by Borcharding, Second by Burger, to approve the agenda.

Roll Call: Ayes: All. Nays: None. Motion passes: 4- 0.

CONSENT AGENDA

A. Resolution 06-0123 Minutes approval from previous meeting B. Resolution 06-0223 Claims Report \$2,216.116.87 C. Resolution 06-0323 Approving Bills and Quotes over \$10,000 D. Resolution 06-0423 Approving Consent and Agreement for Improvements – Lot 7 of Willow Hills Plat 1 – 2919 NW Brookside Drive E. Resolution 06-0523 Approving Consent and Agreement for Improvements – Lot 7 of Kennybrook South Plat 1 – 1213 SW 7th Street F. Resolution 06-0623 Approving Request for Fireworks Permit Cutty’s Des Moines Camping Club, Inc. July 1, 2023, and Saturday September 23, 2023, at 2500 SE 37th Street by J & M Displays Inc. G. Resolution 06-0723 Approving the Agreement for Cleaning Services at Grimes Community Complex H. Resolution 06-1323 Approving Farm Tenant Crop Loss Agreement and Partial Termination of Lease I. Resolution 06-1423 Approving Alcohol License 1. Grimes Liquor Shop – 3600 SE Crossroads Dr. : New License Class E Retail

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

Roll Call: Ayes: All; Nays: None Motion passes 4- 0

PUBLIC FORUM - None

Council Member Laurie DePhillips arrives at 5:36 pm

PUBLIC AND COUNCIL AGENDA ITEMS

1. Resolution 06-1123 Approving the Agreement for GrimesPlex Sponsorship Management Services

City Administrator Jake Anderson advised the Council that two proposals were received for Sponsorship Management services for the GrimesPlex. Anderson said those proposals came from Choice Creative Solutions located in Johnston, Iowa, and Great Plains Sponsorship, which is in Omaha, Nebraska. Anderson said the Parks and Recreation Department would like to enter into an Agreement with Choice Creative Solutions to do the marketing, sell sponsorship rights and advertising for the GrimesPlex. Brian Becker, Park and Recreation Director, added the Choice Creative Solutions proposal will provide a 15% Commission of total gross sponsorship revenues for agreements longer than 36 months, and a 12.5% commission of revenues for sponsorships of less than 36 months.

Moved by Burger, Second by DePhillips, to Approve Resolution 06-1123 Approving the Agreement for GrimesPlex Sponsorship Management Services.

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

2. Resolution 06-1223 Memorandum of Understanding with Destination Grille for Food Concessions at GrimesPlex

Brian Becker, Park and Recreation Director, stated the City and Destination Grille are interested in working together on the GrimesPlex concessions. Becker said the terms of the agreement would have the City providing concession facilities, payment of such utilities and the purchase of a portion of the equipment. Becker said that in return Destination Grille will pay a \$40,000 annual rental fee for the first five years and then \$60,000 over the last five years of the agreement with an option to renew for 10 years. He added that in correlation with concession management, Destination Grille will also pay a GrimesPlex sponsorship fee of \$600,000 over a period of 10 years with an option to renew for 10 years. Becker noted this would bring the combined revenue from Destination to \$1,100,000.00 over a 10-year period and if renewed it would be a combined revenue of \$2,450,000 over a 20- year period. Becker noted that while a final contract has not yet been prepared and submitted to the legal decisionmakers for each entity, the parties are interested in executing this Memorandum of Agreement in good faith to establish preliminary terms that are central to any final agreement drafted between the parties.

Moved by Burger, Second by DePhillips, to approve Resolution 06-1223 Memorandum of Understanding with Destination Grille for Food Concessions at GrimesPlex

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

3. GrimesPlex Buildings Project

Matt Ahrens, City Engineer, addressed Council stating 9 bids were received for the concession stand buildings project. Ahrens said the low bid, which came in about 6% or \$270,000 under the engineer's estimate. The low bidder is Edge Commercial, Grimes, Iowa for a total of \$4,538,000.00. Ahrens said this is the same company that is currently working on the Waterworks Park Improvements and sitework for the GrimesPlex. Development Services Director Alex Pfaltzgraff offered details on the layout and design as proposed. Pfaltzgraff noted these concepts were developed after extensive research on similar projects that staff toured. Pfaltzgraff said there will be two 2,781 square feet concession/restroom buildings, a maintenance building, two trash enclosures and two monument signs. Pfaltzgraff said a 3,267 square feet maintenance building is also proposed on the north side of the complex to house sports and facility maintenance equipment. Council held general discussion regarding the project.

Matt Ahrens, City Engineer, presented a report to the Council regarding the concession stand/restroom, maintenance buildings, dumpster enclosures and monument signs project. He informed the Council that a total of 9 bids were received for the project. He added that the low bid submitted by Edge Commercial from Grimes, Iowa, came in approximately 6% or \$270,000 under the engineer's estimate. Edge Commercial's bid was \$4,538,000.00 which included an alternate. Ahrens added Edge Commercial is currently involved in the ongoing Waterworks Park Improvements and GrimesPlex sitework projects. Alex Pfaltzgraff, Development Services Director, provided additional information on the proposed layout and design of the concession stand buildings. Pfaltzgraff emphasized that these concepts were developed after thorough research on similar projects. The plan includes two concession/restroom buildings, each spanning 2,781 square feet, a maintenance building, two trash enclosures, and two monument signs. Additionally, it is proposed to construct a 3,267 square feet maintenance building on the north side of the complex to accommodate sports and facility maintenance equipment.

The Council engaged in a discussion regarding the project, addressing various aspects and considerations associated with it. Mayor Mikkelsen and Council thanked staff for their time on this project.

Mayor Mikkelsen opened the Public Hearing at 5:57 p.m. Being no written or oral comments, Mayor Mikkelsen closed the Public Hearing at 5:57 p.m.

3.b. Resolution 06-0823 Adopting Plans, Specifications, Form of Contract and Estimate of Cost for the GrimesPlex Buildings

Moved by Burger, Second by Borcharding, to Approve Resolution 06-0823 Adopting Plans, Specifications, Form of Contract and Estimate of Cost for the GrimesPlex Buildings

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

3.c. Resolution 06-0923 Making Award of Construction Contract for the GrimesPlex Buildings

Moved by Burger, Second by Borcharding, to approve Resolution 06-0923 Making Award of Construction Contract for the GrimesPlex Buildings

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

3.d. Resolution 06-1023 Authorizing Construction Contract and Bond for the GrimesPlex Buildings

Motion by Burger, Second by Borcharding, to Approve Resolution 06-1023 Authorizing Construction Contract and Bond for the GrimesPlex Buildings

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

ADJOURN

There being no further business the meeting was adjourned at 6:05 p.m.

Motion by Burger, Second by Borcharding to adjourn.

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

ATTEST:

Rochelle Williams, City Clerk

Scott Mikkelsen, Mayor