

CITY COUNCIL MEETING
Tuesday, June 14, 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 June 14, 2022 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, Council Members: Eric Johansen, David Gisch, Andrew Borcharding, Ryan Burger, Absent: Laurie DePhillips

AGENDA ITEMS

APPROVAL OF THE AGENDA

Mayor Mikkelsen asked for approval of the agenda.

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

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

CONSENT AGENDA

A. Minutes from previous meeting B. Resolution 06-0622 Approving Tobacco Renewals for 2022-2023
C. ABD Renewal: Walmart #5748: 2150 E. 1st Street: Ownership Update, Class E Liquor, Class B Wine, Class C Beer, and Sunday Sales D. Resolution 06-0722 Approving Agreement Regarding Trail and Sidewalk Construction between Platinum Development and the City of Grimes – 3600 SE Mische Drive E. Resolution 06-0822 Approving Consent and Agreement for Improvements Lot 15 of Glenstone Trail Plat 7 – 3105 SE Keystone Drive F. Resolution 06-0922 Approving Consent and Agreement for Improvements Lot 48 of Brentwood Estates – 2940 NE Brentwood Circle G. Resolution 06-1022 Approving Consent and Agreement for 1409 NW Sunset – Lot 54 of Beaverbrooke West Plat Nine H. Resolution 06-1822 Approving Consent and Agreement for 1704 NW 8th Street – Lot 28 of Autumn Park West Plat 1 I. Resolution 06-1922 Approving Consent and Agreement for Improvements 1700 NW 8th Street – Lot 27 of Autumn Park West Plat 1 J. Resolution 06-2022 Approving Consent and Agreement for Improvements 1709 NW Sunset Lane – Lot 111 Beaverbrooke West Plat Nine K. Resolution 06-1122 Approving Professional Services Agreement with Grant Impact7G Regarding Grant Research and Writing Services L. Resolution 06-1222 Offer to Purchase Easements for WRA Connector – Mansheim Property M. Resolution 06-1322 Approving Personnel Transactions for Full Time Personnel N. Resolution 06-1422 Approving Personnel Transactions for Public Works Seasonal and Park and Recreation Personnel O. Resolution 06-1522 Approving Personnel Transactions for Part-Time Wages for Fire Department Personnel P. Resolution 06-1622 Approving Offer to Purchase and Agreement – Jacob Reconstruction and Storm Sewer Project Risius Property Q. Filing and Receiving of Reports R. Engineering Services Amendment #1 Foth Infrastructure and Environment, LLC for 2021 Sanitary Sewer Collection System Study in Grimes, Iowa \$20,000.00 S. Engineering Services Amendment #1 MSA Professional Services, Inc for Trail Ridge Water Main Constructions Services not to exceed \$30,345.00 T. Engineering Services Amendment #1 MSA Professional Services, Inc for Jacob Street Reconstruction Services not to exceed \$113,190.00 U. Resolution 06-1722 Approving Bills and Quotes Over \$10,000 V. Professional Services Payments: 1. Payment #42 Veenstra & Kimm, Inc for WRA Connector \$39,108.44 2. Payment #11 MSA Professional Services, Inc for SE Jacob Street and SE Trail Ridge Road Water Main Design and Bidding Services \$4,277.80 3. Payment #10 MSA Professional Services, Inc for North Sports Complex Parking Lot Improvements \$416.90 4. Payment #2 MSA Professional Services, Inc for SE Trail Ridge Road Water Main \$10,030.00 5. Payment #2 MSA Professional Services, Inc. for SE Jacob Street Reconstruction and Storm Sewer \$7,000.00 6. Pay Request #28 Bolton & Menk, Inc. for Highway 44 & SW County Line Road Intersection Improvements \$3,309.00 7. Whitfield & Eddy Law \$45,317.86 8. Nilles Associates MS4 Permit Management & Inspection Services \$15,625.00 W. Pay Requests: 1. Pay Request#28 Shank Constructors, Inc for Reverse Osmosis Water Treatment Plant – Phase 1 \$136,613.80 2. Pay Request #3 Shank Constructors, Inc. for WRA Grimes Connector – Contract 4 \$635,744.26 3. Pay Request #2 Redbud Landscaping, LLC for Kennybrook Wetland (Landscaping) \$13,389.30 4. Pay Request #1 InRoads

for 2022 Asphalt Overlay Project \$269,098.41 5. Pay Request #4 (Retainage) Elder Corporation for Iowa Hwy 141 SB & Iowa Hwy 44 Traffic Signal and Turn Lane Improvements \$8,236.51 6. Pay Request #19 (Retainage) CB&I, LLC for New 1.5 MG Elevated Water Storage Tank \$74,167.75 7 X. Change Orders: 1. Change Order #1 InRoads for 2022 Asphalt Overlay Project increasing contract \$25,373.90 2. Change Order #1 Redbud Landscaping, LLC for Kennybrook Wetland (Landscaping) increasing contract \$1,771.00 Y. Claims Report \$7,941,939.12

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

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

PUBLIC FORUM

Joe Herman, 308 NW 8th Street addressed the Council stating that he had started a petition requesting to preserve as much of the Wallace Farm as possible for their historical importance. Mayor Mikkelsen stated that the City was looking into ways to best utilize the land as well as preserve salvageable materials. Council Member Johansen noted that the original owners were actively involved with staff, and input was welcome to help determine the most fiscally responsible methods of preserving as much as possible. Council Member Gisch said that this was going to be a long and ongoing project and that he encouraged continued community input.

Brian Buethe of Grimes Chamber and Economic Development, 404 SE 2nd Street addressed Council to express his appreciation for support and assistance with the recent Governors Days event.

PUBLIC AND COUNCIL AGENDA ITEMS

1. Second Reading of Ordinance 766 Deleting Property from A Tax Increment Financing District for the Grimes Urban Renewal Area of the City of Grimes, Iowa, Pursuant to Section 403.19 of the Code of Iowa.

Development Services Director Alex Pfaltzgraff stated that this Ordinance is to allow for a medical campus project to be re-incorporated into the tax increment financing district. He added this ordinance is necessary to reset the clock for incentives to be offered.

Motion by Johansen, Second by Borcharding, to approve the Second Reading of Ordinance 766 Deleting Property from A Tax Increment Financing District for the Grimes Urban Renewal Area of the City of Grimes, Iowa, Pursuant to Section 403.19 of the Code of Iowa.

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

2. Second Reading of Ordinance 763 Rezoning of Property Generally Located East of Highway 141 and South of NE Beaverbrook Blvd from A-1 Agricultural District to R-4 Planned Residential Development District and R-3 Medium Density Two or More Family Dwelling District – Fagen Property

Development Services Director Pfaltzgraff advised that this is a rezone from A-1 to R-4 and R-3 Medium for approximately 31.64 acres generally located east of Highway 141 and south of NE Beaverbrooke Blvd. Pfaltzgraff said the R-4 Zoning will allow for commercial and high density residential where the R-3 Medium will allow for medium density residential.

Motion by Gisch, Second by Johansen, to approve the Second Reading of Ordinance 763 Rezoning of Property Generally Located East of Highway 141 and South of NE Beaverbrook Blvd from A-1 Agricultural District to R-4 Planned Residential Development District and R-3 Medium Density Two or More Family Dwelling District – Fagen Property

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

3. Second Reading of Ordinance 764 Rezoning of Property Generally Located at the Northwest Corner of SE 37th Street and South James Street from A-1 Agricultural District to M-1A Commercial and Limited Light Industrial District – Herndon Property

Development Services Director Pfaltzgraff stated this is a rezone from A-1 to M-1A for approximately 77.52 acres located northwest of the corner of SE 37th Street and South James Street. He added this rezone will allow for commercial and light industrial uses and is consistent with the Business Park Land Use designation in the

Future Land Use Plan. Pfaltzgraff advised the buildings would be similar in look to the Legacy Development and added that the Planning and Zoning Board approved the request for rezone along with staff.

Motion by Gisch, Second by Borcharding, to approve the Second Reading of Ordinance 764 Rezoning of Property Generally Located at the Northwest Corner of SE 37th Street and South James Street from A-1 Agricultural District to M-1A Commercial and Limited Light Industrial District – Herndon Property

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

4. Second Reading of Ordinance 765 Amending Grimes Code of Ordinance Title 9 With Regard to Regulation of Wastewater Sewer Usage by Deleting Current Section 9-1 In Its Entirety, and Adopting New Uniform Wastewater Sewer Regulations Consistent with Grimes WRA Agreement

Public Works Director Kevin Hensley stated this Ordinance is related to discharge requirements and limits for pollutants, pre-treatment standards, and the regulations of fat, oil and greases. Hensley stated they are obligations as part of joining the WRA and there were no material changes from the First Reading.

Motion by Johansen, Second by Borcharding, to approve the Second Reading of Ordinance 765 Amending Grimes Code of Ordinance Title 9 With Regard to Regulation of Wastewater Sewer Usage by Deleting Current Section 9-1 In Its Entirety, and Adopting New Uniform Wastewater Sewer Regulations Consistent with Grimes WRA Agreement

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

5. Waterworks Park Improvements

City Engineer Matt Ahrens addressed the Council advising that two bids were received back in May and that both base bids were over the engineer's estimate. Ahrens said that in the current environment, costs were not expected to decrease in the future. He added that the low bid was from Edge Commercial in the amount of (base bid) \$3,150,557.14. Ahrens added that three alternates were also bid on for the project: parking lot lighting, north playground surfacing and equipment, playground equipment for the nature playscape area. He stated the low bid from Edge Commercial for the project and three alternates was \$3,731,765.39. Ahrens added that staff met with the Park and Recreation Board to discuss park development funds in the Capital Improvement Plan (CIP) to help fund the project. He stated the Park and Recreation Board recommended approval of the funds for the project. Ahrens stated that funding from the splash pad CIP, the enterprise accounts, LOSST funds, and private donations would be used to fund the project. Ahrens added that the Park and Recreation Board recommended proceeding with the full project.

Motion by Gisch, Second by Burger, to approve Resolutions 06-0122, 06-0222, and 06-0322 to Adopt the Plans and Specifications, Authorize the Construction Contract, and Award the Contract for the Waterworks Park Improvements including the alternates for a total of \$3,731,765.39.

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

6. Waterworks Park Splash Pad- Site Plan

Development Services Director Pfaltzgraff explained this item before the Council is the actual Site Plan for the Waterworks Park Improvements. Pfaltzgraff said in addition to the water features, this plan includes a 30-stall parking lot and turn around by the shelter, inclusive play areas and restrooms, and artificial turf. Council Member Gisch asked if 30-stall parking lot would be adequate. Pfaltzgraff stated that additional parking is available at the old library site and in the park and this would be a walkable site. Council Member Johansen thanked the community, especially the Lions Club and Community Foundation, that contributed donations to help fund this project. Council Member Gisch stated he felt this was a great product and thank all those who worked to put it together.

Motion by Gisch, Second by Burger, to approve the Waterworks Park Splash Pad Site Plan.

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

7. Resolution 06-2122 To Accept Bid and Enter into Clean Up and Salvage Services Contract with Blue Sky

Park and Recreation Director, Brian Becker addressed the Council asking for approval to enter into a contract with Blue Sky Cleaning and Demolition Services for the removal of buildings, and salvage of grain bins and barn

board for the first stage of the project at the Wallace Farm site. Council Member Gisch noted that details on the project are available for public review.

Motion by Gisch, Second by Borcharding, to approve Resolution 06-2122 To Accept Bid and Enter into Clean up and Salvage Services Contract with Blue Sky

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

8. Resolution 06-0422 Accepting the Iowa Highway 141 SB & Iowa Highway 44 Traffic Signal and Turn Lane Improvements

City Engineer Matt Ahrens explained that this item is the last component of this project. Ahrens said all equipment is installed, power active, and turn lanes completed.

Motion by Johansen, Second by Gisch, to approve Resolution 06-0422 Accepting the Iowa Highway 141 SB & Iowa Highway 44 Traffic Signal and Turn Lane Improvements

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

9. New 1.5 MG Elevated Water Storage Tank

City Engineer Matt Ahrens stated that this is the final step in the completion of the New Water Tower Project.

a. Resolution 06-0522 Accepting the New 1.5 MG Elevated Water Storage Tank

Motion by Burger, Second by Gisch, to approve Resolution 06-0522 Accepting the New 1.5 MG Elevated Water Storage Tank.

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

b. Statement of Final Completion of New 1.5 MG Elevated Water Storage Tank

Motion by Johansen, Second by Borcharding, to approve the Statement of Final Completion of the New 1.5 MG Elevated Water Storage Tank.

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

ADJOURN

Motion by Johansen, Second by Gisch, to adjourn the meeting at 6:19 p.m.

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

ATTEST:

Rochelle Williams, City Clerk

Scott Mikkelsen, Mayor