

CITY COUNCIL MEETING/WORKSHOP
Tuesday, September 26, 2023

The Grimes City Council Meeting was held in-person and Via Zoom. The meeting was called to order by Mayor Mikkelsen via Zoom, September 26, 2023, at 5:31 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 Mikkelsen via Zoom, Council Members: David Gisch, Andrew Borcharding, and Laurie DePhillips. Absent: Ryan Burger and Eric Johansen

AGENDA ITEMS

APPROVAL OF THE AGENDA

Mayor Mikkelsen asked for approval of the agenda.

Moved by Borcharding, Second by Gisch to approve the agenda with the removal of Item T.2. Change order for Graphite Construction.

Roll Call: Ayes: All. Nays: None. Motion passes: 3- 0.

Moved by Borcharding, Second by Gisch to approve the amended agenda.

Roll Call: Ayes: All. Nays: None. Motion passes: 3- 0.

PUBLIC FORUM

Bryan Herbold, 809 NE Bridge Creek Ct., addressed Council to voice his concerns on the traffic speeds along NE Park Drive. While Herbold acknowledged the presence of Polk County Sheriff patrols, he suggested a speed monitor be located at that site to deter speeders on a continual basis.

Jules Burnette and Ashlen Sheaffer representing the Childrens Museum located at Valley West Mall wanted to inform Council and residents of their children's museum activities and programs available to encourage lifelong learning for families and toddlers.

CONSENT AGENDA

A. Resolution 09-2423 Minutes approval from previous meeting B. Resolution 09-2523 Claims Report \$5,249,035.34 C. Resolution 09-2623 Approving Bills and Quotes over \$10,000 D. Filing and Receiving of Correspondence and Reports E. Annual Report for Human Resources 2022-23 F. Resolution 09-2723 ABD License 1. Kum & Go #237- 801 N. 1st Street- Ownership Update 2. Kum & Go #141-1880 SE Princeton Dr.- Ownership Update G. Finance Report for August 2023 H. Resolution 09-2823 Accepting Public Utility Line Easement for M-KEDS Home Place Plat 2 Outlot WW and MKEDS Home Place Plat 3 Lot 20 and 21 I. Resolution 09-2923 Authorizing Amendment to Janitorial Services for City Owned Facilities J. Resolution 09-3023 Authorizing Repairs at SE 37th Street Lift Station K. Resolution 09-3123 Approving Professional Services Payments 1. Pay Request #10 The Weitz Company, LLC – The New Grimes Public Library \$63,053.58 2. Pay Request #2 McClure Engineering Company – CIWW Assistance and ASR System Evaluation \$2,739.36 3. Pay Request #13 McClure Engineering Company – Phase 1A Water System Improvements \$32,613.69 4. Pay Request #57 Veenstra & Kimm, Inc – WRA Connector \$63,438.76 5. Pay Request #11 McClure Engineering Company – North Jordan Well Repairs (to be paid by city's insurance) \$405.00 6. Pay Request #12 Civil Design Advantage – Grimes Plex \$30,031.77 L. Resolution 09-3223 Approving Capital Project Payments 1. Pay Request #17 Graphite Construction Group – New Grimes Public Library \$10,826.20 2. Pay Request #17 Van Maanen Electric Inc – New Grimes Public Library \$60,049.47 3. Pay Request #10 Performance Contracting, Inc _ New Grimes Public Library \$157,206.98 4. Pay Request #4 Midwest Auto Fire Sprinkler – New Grimes Public Library \$8,265.00 5. Pay Request #9 Forrest & Associate Inc – New Grimes Public Library \$3,147.35

6. Pay Request #11 Forman Ford – New Grimes Public Library \$108,036.66 7. Pay Request #1 Des Moines Marble & Mantel – New Grimes Public Library \$47,500.00 8. Pay Request #4 Academy Roofing & Sheet Metal Co. – New Grimes Public Library \$7,125.00 9. Pay Request #12 AMC Mechanical Inc – New Grimes Public Library \$44,960.08 10. Pay Request #2 Kone Inc – New Grimes Public Library \$91,110.70 11. Pay Request #8 Edge Commercial, LLC – GrimesPlex \$2,771,370.07 12. Pay Request #4 Sternquist Construction, Inc – SE Trail Ridge Road Reconstruction \$141,423.74 13. Pay Request #10 Edge Commercial, LLC – Waterworks Park Improvements \$253,937.84 M. Resolution 09-3323 Approving Equipment Transactions Pursuant to FY 24 Budget N. Resolution 09-3423 Approving Personnel Transactions O. Resolution 09-3523 Rezone Setting Time and Place for Public Hearing on Proposed Rezoning of Property Generally Located West of SE Main Street and North of SE 3rd Street from C-1 General Commercial District to R-4 Planned Unit Development District for 212 SE Main Street P. Resolution 09-3623 Accepting Water Main and Surface Water Flowage Easements Townhomes at Meadowlark South Homeowners Association Q. Resolution 09-3723 Accepting Water Main and Surface Water Flowage Easement Townhomes at Meadowlark South R. Resolution 09-3823 Approving an Offer to Purchase and Agreement – Wallace Property S. Resolution 09-3923 To Enter into Agreement with Iowa Department of Transportation Regarding the Preconstruction Agreement for Primary Road Project T. Resolution 09-4923 Approving Change Orders: 1. Change Order #1 Nehring Construction Inc- New Grimes Public Library increasing contract \$5,472.00. ~~2. Change Order #8 Graphite Construction Group, Inc – New Grimes Public Library increasing contract \$312.65.~~(Removed from Agenda) U. Resolution 09-5023 Regarding the Memorandum of Agreement and Collective Bargaining Agreement with the Firefighters Collective Bargaining Unit.
Motion by Borcharding, Second by Gisch, to approve the Amended Consent Agenda.
Roll Call: Ayes: All; Nays: None Motion passes 3 - 0.

PUBLIC AND COUNCIL AGENDA ITEMS

1. Update from Grimes Volunteer Support Services (GVSS) – Mike Bleskacek

Mike Bleskacek, President of GVSS, 610 SE Oakhurst Drive, addressed Council to thank the Mayor and Council for their support throughout the years. Bleskacek noted most of their services involved getting elderly or special needs residents to doctor appointments as well as grocery shopping and personal errands. Bleskacek said the program is really about neighbors helping neighbors, and in the last year alone, GVSS volunteers had made 2,791 trips covering 30,377 miles with their 442 volunteer drivers. Mayor Mikkelsen thanked him for all the help and support GVSS offers to the community.

2. NE Beaverbrooke Boulevard and IA 141 Intersection Improvements

City Engineer Matt Ahrens stated the items before the Council were to hold a Public Hearing and Award the contracts for the NE Beaverbrooke Boulevard and Iowa 141 Intersection Improvements Project. Ahrens stated the project was bid on September 19th, 2023, with 9 bids received. He added the bids ranged from a high of \$1,597,519.00 to a low bid of \$1,348,967.60. He said the low bidder was Concrete Technologies of Grimes Iowa. Ahrens noted that the City has worked with Concrete Technologies on previous projects and feels they can perform the work involved.

a. Public Hearing for NE Beaverbrooke Boulevard and IA 141 Intersection Improvements

Mayor Mikkelsen opened the Public Hearing at 5:46 p.m. Being no written or oral comments, the hearing closed at 5:46 p.m.

*Council Member Eric Johansen joined the meeting via Zoom at 5:47 p.m.

b. Resolution 09-4023 Adopting Plans, Specifications, Form of Contract and Estimate of Cost for the NE Beaverbrook Boulevard and IA 141 Intersection Improvements.

Moved by Gisch, Second by DePhillips, to approve Resolution 09-4023 Adopting Plans, Specifications, Form of Contract and Estimate of Cost for the NE Beaverbrook Boulevard and IA 141 Intersection Improvements.

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

c. Resolution 09-4123 Making Award of Construction Contract for NE Beaverbrooke Boulevard and IA 141 Intersection Improvements.

Moved by Gisch, Second by DePhillips, to approve Resolution 09-4123 Making Award of Construction Contract for NE Beaverbrooke Boulevard and IA 141 Intersection Improvements to Concrete Technologies, Inc at \$1,348,967.60.

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

d. Resolution 09-4223 Authorizing Construction Contract and Bond for NE Beaverbrooke Boulevard and IA 141 Intersection Improvements.

Moved by Gisch, Second by DePhillips, to approve Resolution 09-4223 Authorizing Construction Contract and Bond for NE Beaverbrooke Boulevard and IA 141 Intersection Improvements.

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

3. Construction of WTP to North James Street Feeder Main

City Engineer Matt Ahrens told Council the following items are for the Public Hearing and Award of Contract for the Water Plant to N. James Street Feeder Main Project. Ahrens said the bids were held on September 19th, 2023 with 10 bids received. The bids ranged from a high of \$1,619,250.00 to a low of \$1,296,000.00. Ahrens said the bidding showed great interest in this project and the low bidder was McAninch Corporation of Des Moines at \$1,296,000.00. Ahrens noted that staff have worked with Mcaninch Corporation before and feel they can perform this work.

a. Public Hearing Construction of WTP to North James Street Feed Main

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

b. Resolution 09-4323 Adopting Plans, Specifications, Form of Contract and Estimate of Cost for the Construction of WTP to North James Street Feeder Main.

Moved by DePhillips, Second by Gisch, to approve Resolution 09-4323 Adopting Plans, Specifications, Form of Contract and Estimate of Cost for the Construction of WTP to North James Street Feeder Main

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

c. Resolution 09-4423 Making Award of Construction Contract for Construction of WTP to North James Street Feeder Main.

Moved by DePhillips, Second by Gisch, to approve Resolution 09-4423 Making Award of Construction Contract for Construction of WTP to North James Street Feeder Main to McAninch Corporation in the amount of \$1,296,000.00.

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

d. Resolution 09-4523 Authorizing Construction Contract and Bond for Construction of WTP to North James Street Feeder Main

Moved by DePhillips, Second by Gisch, to approve Resolution 09-4523 Authorizing Construction Contract and Bond for Construction of WTP to North James Street Feeder Main.
Roll Call: Ayes: All. Nays: None. Motion passes: 4- 0.

4. Construction of the SE/SW 19th Street Sanitary Sewer Extension

City Engineer Matt Ahrens stated the following Public Hearing and Award of Contract would be for the construction of 19th Street Sanitary Sewer Extension. He stated that bids were received with a high bid of \$3,097,895.00 to a low of \$1,850,000.00 Ahrens said of the 11 bids received, the low bidder was S.M. Hentges & Sons Inc. of Jordan Minnesota in the amount of \$1,850,000.00. Ahrens said the project would be funded through the current Capital Improvement Projects funds with an opportunity to recoup a portion of the project costs with a benefited sanitary sewer connection fee district.

a. Public Hearing Construction of the SE/SW 19th Street Sanitary Sewer Extension.

Mayor Mikkelsen opened the Public Hearing at 5:55 p.m. Being no written or oral comments, the hearing was closed at 5:55 p.m.

b. Resolution 09-4623 Adopting Plans, Specifications, Form of Contract and Estimate of Cost for the Construction of the SE/SW 19th Street Sanitary Sewer Extension.

Moved by Gisch, Second by Borcharding, to approve Resolution 09-4623 Adopting Plans, Specifications, Form of Contract and Estimate of Cost for the Construction of the SE/SW 19th Street Sanitary Sewer Extension.

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

c. Resolution 09-4723 Making Award of Construction Contract and Bond for Construction of SE/SW 19th Street Sanitary Sewer Extension.

Moved by Gisch, Second by Borcharding, to approve Resolution 09-4723 Making Award of Construction Contract and Bond for Construction of SE/SW 19th Street Sanitary Sewer Extension to S.M. Hentges & Sons, Inc in the amount of \$1,850,000.00.

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

d. Resolution 09-4823 Authorizing Construction Contract and Bond for Construction of SE/SW 19th Street Sanitary Sewer Extension

Moved by Gisch, Second by Borcharding, to approve Resolution 09-4823 Authorizing Construction Contract and Bond for Construction of SE/SW 19th Street Sanitary Sewer Extension.

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

ADJOURN

Council Member Gisch asked to report on a recent fire that took place at the Metro Waste Recycling Center. He stated that while no one was hurt in the incident, Gisch wanted to remind the public of the importance of knowing what can and cannot be recycled. Gisch noted that there has been an increase in items like batteries, computers, appliances, and other unacceptable items which can lead to hazards such as the recent fire at the center.

There being no further business the meeting was adjourned at 5:59 p.m.

Motion by DePhillips, Second by Gisch to adjourn.

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

ATTEST:

Rochelle Williams, City Clerk

Scott Mikkelsen, Mayor