

CITY COUNCIL MEETING
Tuesday, January 25, 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 January 25, 2022 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 Scott Mikkelsen, Council Members: David Gisch, Andrew Borcharding, Ryan Burger, Laurie DePhillips Absent: Eric Johansen

AGENDA ITEMS

APPROVAL OF THE AGENDA

Mayor Mikkelsen asked for approval of the agenda.
Moved by Gisch, Second by DePhillips, to approve the agenda
Roll Call: Ayes: All. Nays: None. Motion passes: 4 to 0.

CONSENT AGENDA

A Minutes from previous meeting B. Resolution 01-1922 Approving Bills Over \$10,000 B. Alcohol License Renewals a. Dollar General: Class C Beer; Class C Wine, and Sunday Sales b. Pour Choices: Class C Liquor; Outdoor Service C. Professional Services 1. Whitfield and Eddy Law – \$11,415.00 2. Pay Request # 3 Bolton & Menk for Asphalt Overlay Project -\$2,285.00 3. Pay Request #23 Bolton & Menk for Highway 44 & SW County Line Intersection Improvements-\$24,122.70 4. Pay Request #13 to Bolton & Menk, Inc for the Highway 44 Corridor Study \$11,341.00 5. Pay Request #13 McClure Engineering for the Water System Study-\$4,439.00 6. Pay Request #24 McClure Engineering for the 1.5 MG Water Tower-\$1,450.00 7. Pay Request #25 McClure Engineering for RO Treatment Plant-\$49,165.42 E. Resolution 01-2222 Approving Write Offs for Uncollectable Utility Accounts F. Resolution 01-2322 on Notice to Vacate Certain Public Road Right-of-Way Easements in Gateway Commerce Plat 2 and Setting a Date for a Public Hearing on February 22, 2022 at 5:30 pm at the Grimes Community Complex, 410 SE Main Street G. Pay Requests: 1. Pay Request #25 from Shank Constructors for RO WTP \$560,362.94 a. Resolution 01-2722 Accepting the Certificate of Substantial Completion for the Reverse Osmosis Water Treatment Plant – Phase 1 Project with Shank Constructors, Inc. 2. Pay Request #4 from ISG for Water Works Park \$45,622.00 3. Pay Request #4 Concrete Technologies for the North Sport Complex Parking Lot \$198.79 H. Resolution 01-2622 To Enter into Contract for Professional Service with MSA Professional Services, Inc for the SE Trail Ridge Road Water Main Final Design and Bidding Services I. Resolution 01-2822 Renewal of General Property and Liability Insurance Coverage with Iowa Communities Insurance Pool and Hiscox Insurance Company for Data Breach and Privacy Security Liability J. Resolution 01-2922 Lien for Non-Payment of Water Services K. Resolution 01-3022 Lien for Non-Payment of Water Services L. Claims Report \$1,325,724.03

Motion by DePhillips, Second by Borcharding, to approve the Consent Agenda.
Roll Call: Ayes: All; Nays: None Motion passes 4 - 0

PUBLIC FORUM -None

PUBLIC AND COUNCIL AGENDA ITEMS

A. Public Hearing and Award of Contract for the WRA Grimes Connector Contract No. 4

City Engineer Matt Ahrens addressed the Council stating that a recent bid opening resulted in five bids for the project with a bid range from \$8,068,100 - \$9,860,000. Ahrens noted that while the bids were all over the original engineering estimate, staff recommended the award go to the low bid from Shank Constructors, Inc. of Brooklyn Park, Minnesota for \$8,068,100. Ahrens said that shortages of labor and materials were significant factors contributing to the higher than estimated costs. Development Services Director Alex Pfaltzgraff added that the low bid was from a firm that is already engaged with working on the sewer plant and staff believes there are a number of efficiencies to be gained by working with a firm that is already familiar with the situation.

1. Public Hearing for the WRA Grimes Connector Contract No. 4

Mayor Mikkelsen opened the Public Hearing at 5:35 pm. Being no written or oral comments, Mayor Mikkelsen closed the Public Hearing at 5:36 pm

2. Resolution 01- 2122 Adopting Plans, Specifications, Form of Contract and Estimate of Cost for the WRA Grimes Connector – Contract 4

Motion by Gisch, Second by Borcharding, to approve Resolution 01- 2122 Adopting Plans, Specifications, Form of Contract and Estimate of Cost for the WRA Grimes Connector – Contract 4
Roll Call: Ayes: All. Nays: None. Motion passes: 4 to 0.

3. Resolution 01-2422 Making Award of Construction Contract for the WRA Grimes Connector – Contract 4

Motion by Gisch, Second by Borcharding, to approve Resolution 01-2422 making award of Construction Contract for the WRA Grimes Connector – Contract 4 to Shank Constructors Inc. of Brooklyn Park, Minnesota in the amount of \$8,068,100.00
Roll Call: Ayes: All. Nays: None. Motion passes: 4 to 0.

4. Resolution 01-2022 Authorizing Construction Contract and Bond for the WRA Grimes Connector – Contract 4

Motion by Gisch, Second by Borcharding, to approve Resolution 01-2022 Authorizing Construction Contract and Bond for the WRA Grimes Connector – Contract 4
Roll Call: Ayes: All. Nays: None. Motion passes: 4 to 0.

B. Jordison Construction – Site Plan

Pfaltzgraff addressed Council stating that the applicant is requesting approval of the site plan for three 20,000 square foot flex warehouse buildings located at 4405 SE Beisser Drive. Pfaltzgraff said this site is located within the M-3 zoning district, and not located within an overlay district.

Motion by Borcharding, Second by Gisch to approve the Jordison Construction Site Plan.
Roll Call: Ayes: All. Nays: None. Motion passes: 4 to 0.

C. Princeton Subdivision Plat 4 – Preliminary Plat

Pfaltzgraff told the Council that this applicant is requesting approval of a preliminary plat, which will allow for the future 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.

Motion by Borcharding, Second by DePhillips, to approve the Princeton Subdivision Plat 4 Preliminary Plat

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

D. Resolution 01-2522 Approving Autumn Park Plat 7 – Final Plat and Related Easements

Pfaltzgraff said the applicant is requesting approval of a final plat, which will allow for the subdivision of the property located at the northwest corner of NW Brookside Drive and West 1st Street. Pfaltzgraff said the proposed final plat will provide for 78 townhome lots, one 1.74-acre development lot, and one outlot.

Motion by Gisch, Second by Borcharding, to approve Resolution 01-2522 Approving Autumn Park Plat 7 Final Plat and Related Easements subject to any staff comments.

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

E. Mayor Appointments

Mayor Mikkelsen thanked Amy Montford for her term of service on the Planning and Zoning Board. Mikkelsen said he truly appreciated her contribution to the community. Mayor Mikkelsen recommended Russ Lickteig to fill the vacancy on the Planning and Zoning Board, subject to Council approval.

Motion by Gisch, Second by Borcharding to appoint Russ Lickteig to the Planning and Zoning Board.

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

ADJOURN

Motion by Gisch, Second by Borcharding to adjourn the meeting at 5:50 p.m.

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

ATTEST:

Rochelle Williams, City Clerk

Scott Mikkelsen, Mayor