

CITY COUNCIL MEETING
Tuesday, April 26, 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 April 26, 2022 at 5:30 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 Johansen, Second by Gisch, to approve the agenda

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

CONSENT AGENDA

A. Minutes from previous meeting B. ABD Licensing a. Renewal: Spirits:109 E. 1st Street: Class E Liquor; Class B Wine, Class C Beer, Sunday Sales b. New License: Premier Nails, 1101 E. 1st Street: Class C Liquor; Sunday Sales c. Grimes Chamber- Governor's days: 5-day license C. Resolution 04-2222 Consent and Agreement for Improvements for Lot 26 of Autumn Park West Plat 1 (1612 NW 8th Street) D. Resolution 04-2322 Consent and Agreement for Improvements for Lot 9 of North Pointe Plat 2 (2407 NE 12th Street) E. Resolution 04-2422 Consent and Agreement for Improvements for Lot 36 of Heritage at Grimes Plat 3 (701 NE 21st Street) F. Resolution 04-2522 Consent and Agreement for Improvements Within Overland Flowage Easement for Lot 32 in Heritage at Grimes Plat 7 – 2113 NE Heritage Drive G. Resolution 04-2622 To Fix a Date for a Public Hearing on Proposal to Enter into a Sewer Revenue Loan and Disbursement Agreement and to Borrow Money Thereunder in a Principal Amount not to Exceed \$37,000,000 for May 10, 2022 H. Letter of Engagement with Dorsey & Whitney LLP for 2022 SRF Sewer Improvement Project I. Resolution 04-2722 Approval of Fireworks Permit for Cutty's Des Moines Camping Club for July 2, 2022 at 10:00 pm and September 24th, 2022 at 8:00 pm J. Resolution 04-2822 Approving Traffic Impact Study Cost Share Agreement-NE Destination Drive K. Resolution 04-2922 Approving Real Estate Purchase Agreement – WRA Hope Urfer Property L. Resolution 04-3022 Approving Offer to Purchase – WRA Hope Meadows Property M. Resolution 04-3122 Approving A Destination Iowa Grant Application for the GrimesPlex Project N. Resolution 04-3222 Approving to Enter into Contract for Professional Services with Heartland Business Systems, LLC O. Resolution 04-3322 Re Public Art Purchase Agreement with Group Creative Services P. Resolution 04-3422 Setting Time and Place for Public Hearing on Proposed Rezoning of Property Generally Located East of Highway 141 and South of NE Beaverbrooke Blvd from A-1 Agricultural District to R-4 Planned Residential Development District and R-3 Medium Density Two or More Family Dwelling District – May 24, 2022 – Fagen Property Q. Resolution 04-3522 Setting Time and Place for Public Hearing on Proposed 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 – May 24, 2022 Herndon Property R. Resolution 04-3722 Personnel Transaction S. Resolution 04-3822 Approving FY23 Employee Benefits Policy T. Resolution 04-3922 Authorizing the HR Director to Renew, Extend, or Sign Agreements for Employee Group Health Insurance and

Ancillary Benefits U. Change Orders: Change Order #5 Synergy Contracting, LLC for SE Jacob Street Water Main increasing \$9,940.00 V. Pay Applications: 1. Pay Application #5 Synergy Contracting, LLC for SE Jacob Street Water Main \$16,161.60 2. Pay Application #26 Shank Constructors, Inc for RO Water Treatment Plant-Phase 1 \$65,327.70 3. Pay Application #2 Forman Ford – New Grimes Library \$17,528.00 W. Pay Applications for Professional Services: 1. Pay Application #28 McClure Engineering Company for Reverse Osmosis Water Treatment Plant – Phase 1 \$335.00 2. Pay Application #1 McClure Engineering Company for Grimes Lime Softening Water Treatment Plant CIP Planning & Improvements \$987.50 3. Pay Application #7 Foth Infrastructure & Environment, LLC for 2021 Sanitary Sewer Collection System Study \$26,331.10 4. Pay Application #1 Foth Infrastructure & Environment, LLC for SE 19th Street Sanitary Sewer Extension \$10,066.91 5. Pay Application #26 Bolton & Menk, Inc for Highway 44 & SW County Line Road Intersection Improvements \$11,792.50 6. Pay Application # 16 Bolton & Menk, Inc for Highway 44 Corridor Study \$3,452.50 7. Pay Application #6 Bolton & Menk, Inc for 2021 Asphalt Overlay Project \$3,916.00 8. Pay Application #2 The Weitz Company, LLC – New Grimes Library \$24,181.00. X. Professional Service Agreement – I&S Group, Inc for Engineering Construction Services – Waterworks Park Improvement Project Y. Resolution 04-4022 Professional Service Agreement – Snyder & Associates, Inc for Traffic Impact Analysis Fagen Development/Surrounding Area East of IA 141 & Beaverbrooke Blvd. Z. Resolution 04-4122 Approving A Food Truck Fundraising Event for The New Library Project In The Parking Of The Grimes Public Library A.A. Receiving and Filing of Correspondence and Reports B.B. Finance Report March 2022 CC. Claims Report \$758,369.90
Motion by Gisch, Second by Burger, to approve the Consent Agenda.
Roll Call: Ayes: All; Nays: None Motion passes 5 - 0

PUBLIC FORUM -None

PUBLIC AND COUNCIL AGENDA ITEMS

A. Public Hearing 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 for April 26, 2022

Finance Director Marcia Woodke advised the Council that while it was initially estimated that a 15% increase for sewer services would be likely, it has since been determined that the overall increase could be held to 7 ½ %. Woodke said these rates would effective July 1, 2022, and be reflected on the August utility billing. Woodke said the impact on the average monthly bill for sewer charges for residential customers, based on 4,000 gallon per month, would be an increase of \$2.28 per month from \$30.60 to \$32.88. Woodke said the increase for water usage would be 2 ½ % with a monthly impact to households averaging 4,000 gallons per month, would be \$1.04 from \$42.42 to \$43.46. Woodke noted that the cash reserves in the storm water fund are strong so no increase is needed.. She said storm water cash flow showed total revenues were up 5.85% and operating expenses were down 1.3% from fiscal year 2020. Woodke noted that the solid waste and recycling costs were increasing across the metro due to the new contracts. She is proposing to increase the rate of recycling to \$4.32 to cover the pass-through costs from the hauler. Woodke requested increasing the solid waste cost for the first container to \$9.59 and \$10.73 (the full cost) for a second container. City Administrator Jake Anderson noted that it has been two years since there has been any increase in water and sewer rates.

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

Motion by Gisch, Second by Johansen, to approve the First 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 for April 26, 2022

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

B. Third Reading of Ordinance 760 Amending the Grimes Official Zoning Map, Pursuant to the Code of Ordinances Section 12-3-5 To Provide for the Following Rezoning Request for James Point, LLC and Approving a Development Agreement between the City of Grimes and James Point, LLC

Development Services Director Pfaltzgraff advised the Council that there had not been any changes from the previous readings of the Ordinance. Pfaltzgraff noted that this property is being planned for 26 townhomes, with landscaping and buffering between the townhomes and the single-family dwellings to the west and south of the property. Pfaltzgraff said a site plan would be coming before the Council in the next month. He added that the Planning and Zoning Board and staff recommended approval.

Motion by Johansen, Second by Borcharding, to approve the Third Reading of Ordinance 760 Amending the Grimes Official Zoning Map, Pursuant to the Code of Ordinances Section 12-3-5 To Provide for the Following Rezoning Request for James Point, LLC and Approving a Development Agreement between the City of Grimes and James Point, LLC

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

Motion by Johansen, Second by Borcharding, to approve Final Passage of Ordinance 760 Amending the Grimes Official Zoning Map, Pursuant to the Code of Ordinances Section 12-3-5 To Provide for the Following Rezoning Request for James Point, LLC and Approving a Development Agreement between the City of Grimes and James Point, LLC

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

C. 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.

Mayor Mikkelsen opened the Public Hearing at 5:48 pm. Being no oral or written comments, the hearing was closed at 5:48 pm

First Reading of Ordinance 762 on 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.

Council Member Gisch said he was excited about having Gateway Drive completed and thought this will offer relief for the volume of traffic on Highway 141. Gisch noted that Polk County Sheriff may need to monitor that area closely once open to ensure traffic speeds are enforced.

Motion by Johansen, Second by Borcharding, to approve the First Reading of Ordinance 762.

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

D. 4235 SE Beisser Drive – Site Plan

Development Services Director Pfaltzgraff said this lot is located at the south end of SE Beisser Drive. He stated the applicant is requesting approval of a site plan amendment, which will allow for the construction of an additional building on the site. He said the proposed building consists of 14,250 square feet of warehouse space. He added that the property is not located within an overlay district.

Motion by Johansen, Second by Gisch, to approve 4235 SE Beisser Drive Site Plan.

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

E. DCG High School Building Addition – Site Plan

Development Services Director Pfaltzgraff advised the Council that the applicant is requesting approval of a site plan amendment to allow for the construction of a building addition on the site. Pfaltzgraff said the proposed building will consist of 20,310 square feet of gym, fitness room and office space. He advised the Council that a sidewalk along the west edge of the high school will be replaced as part of the project. Pfaltzgraff added that this site is located within the Transportation Corridor Mixed Use Development Overlay District.

Motion by Johansen, Second by Borcharding, to approve the DCG High School Building Addition Site Plan.

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

F. Hope Commercial Plat 5 – Preliminary Plat

Development Services Director Pfaltzgraff advised the Council this applicant is requesting approval of a preliminary plat for the Hope Commercial Plat 5. Pfaltzgraff said this lot is located just north of the existing Hy-Vee and will allow for the future subdivision of the 3.75-acre property into two lots. Pfaltzgraff stated the developer intends to build a hotel, and the current lot size is larger than what they need, so the second lot would be used for a possible retail location.

Motion by Gisch, Second by Burger, to approve the Hope Commercial Plat 5 Preliminary Plat.

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

G. Resolution 04-3622 Approving Final Plat of Hope Commercial Plat 5 and Certain Related Agreements and Easements

Development Services Director Pfaltzgraff said the applicant for the previous agenda item is also requesting approval of a final plat for Hope Commercial Plat 5. Pfaltzgraff noted that Planning and Zoning had also reviewed this plat and would recommend approval subject to any remaining staff comments.

Motion by Gisch, Second by Johansen, to approve Resolution 04-3622 Approving Final Plat of Hope Commercial Plat 5 and certain related agreements, easements and staff comments.

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

ADJOURN

Motion by Gisch, Second by Johansen, to adjourn the meeting at 6:02 p.m.

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

ATTEST:

Rochelle Williams, City Clerk

Scott Mikkelsen, Mayor