

CITY COUNCIL MEETING
Tuesday, July 12, 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 July 12, 2022 at 5:34 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 Absent: 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.

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

CONSENT AGENDA

A. Minutes from previous meeting B. Resolution 07-0122 Approving Quotes and Bills over \$10,000 C. ABD Renewal: Pole Position, 1350 SE Gateway Dr #108: Class C Beer, and Sunday Sales D. Resolution 07-0222 Approving Assignment and Assumption of Development Agreement between Grimes Associates Two, LLC, Grimes Associates Three, LLC, Grimes Associates Four, LLC, Grimes Associates Five, LLC, Grimes Associates Six, LLC, Grimes Associates Seven, LLC, Grimes Associates Eight, LLC, Grimes Associates Nine, LLC, Grimes Associates Ten, LLC, Grimes Associates Eleven, Grimes Associates Twelve, LLC and Destination Market, LLC E. Resolution 07-0322 Authorizing Adoption of Policies and Procedures Regarding Municipal Securities Disclosure F. Resolution 07-0422 Approving a Food Truck Fundraising Event for New Library Project in Parking Lot of Grimes Public Library on August 1, 2022 G. Professional Services: Whitfield and Eddy Law \$20,936.00 H. Pay Requests: 1. Pay Request #43 to Veenstra & Kimm, Inc for WRA Connector \$37,507.11 2. Pay Request #4 S.J. Louis Construction, Inc for WRA Grimes Connector – Contract 1 \$1,149,935.40 3. Pay Request #4 Shank Constructors, Inc for WRA Grimes Connector – Contract 4 \$547,628.35 I. Resolution 07-0922 Amending Address of Lot 49 – Autumn Park Plat 5 J. Resolution 07-1122 To Enter into Contract for Professional Services with Snyder & Associates, Inc for On-Call Traffic Engineering Services K. Amendment to Agreement for Professional Consulting Services Amendment No. 1 with Nilles Associates, Inc. L. Resolution 07-0722 To Enter into a Contract for Professional Services with Sports Facilities Development for the GrimesPlex M. Resolution 07-1022 To Enter into a Compensation Agreement with Chevalia Run Owners Association N. Resolution 07-0522 Purchasing Policy O. Claims \$ 2,756,390.39

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

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

PUBLIC FORUM - None

PUBLIC AND COUNCIL AGENDA ITEMS

1. Public Hearing on Proposed Development Agreement with Rock Creek Investments, LLC

Development Services Director Alex Pfaltzgraff stated that at the March 22, 2022 City Council Meeting, a Resolution was approved which authorized staff to negotiate a Development Agreement with Rock Creek Investments, and to initiate the necessary Urban Renewal Proceedings. Pfaltzgraff said that a number of hearings were held, and ordinances approved, to establish the project within the Urban Renewal Plan area and to provide for the collection of incremental tax revenues. Pfaltzgraff noted that this agreement requires construction of public improvements which include the extension of Keystone Drive to the south, and then east, to connect to 100th

Street, as well as the necessary sewer, storm, sidewalk and street lights. Pfaltzgraff said this project will have multiple phases to build a medical office campus with approximately 175,000 square feet on the 30-acre parcel. He added that this agreement also allows for about 3.83 acres of parkland and greenspace to be dedicated to the city. He said in consideration of these improvements, the agreement has a 10-year incentive .

Mayor Mikkelsen opened the Public Hearing at 5:37 pm, being no written or oral comments, Mayor Mikkelsen closed the Public Hearing at 5:37 pm.

a. Resolution 07-0622 Approving Development Agreement with Rock Creek Investments, LLC, Authorizing Annual Appropriation Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement

Council Member Gisch noted that by the terms of the agreement, the developer can only receive those incentives if they have completed the work as proposed. Mayor Mikkelsen stated that he greatly appreciated the investment that Rock Creek was making in the community.

Motion by Gisch, Second by DePhillips, to approve Resolution 07-0622 Approving Development Agreement with Rock Creek Investments, LLC, and authorizing annual appropriation tax increment payments and pledging certain tax increment revenues to the payment of the agreement.

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

2. Resolution 07-0822 Approving Final Plat for Willow Hills Plat 2

Development Services Director Alex Pfaltzgraff addressed Council stating that this is the Final Plat for Phase 2 of Willow Hills. He said the approximately 21.27 acre property will be divided into 54 single-family lots and four public street lots. Pfaltzgraff said the single family lots will range from 11,000 to 26,000 square feet in size and the streets will be dedicated to the city. Pfaltzgraff noted that the right-of-way along NW 27th Street was previously dedicated to the city with Willow Hills Plat 1. Pfaltzgraff said this phase aligns well with the first plat and has significant landscape buffers, trail extensions, and a pond. He added that the Planning and Zoning Board along with staff recommended approval of the Final Plat.

Council Member Gisch said he appreciated that the developer worked with the city ensure trail connections and extending the pond to create a nice amenity and recreation opportunity for the community.

Motion by Borcharding, Second by DePhillips, to approve Resolution 07-0822 Approving the Final Plat for Willow Hills Plat 2.

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

3. Taco Bell – Site Plan

Development Services Director Alex Pfaltzgraff stated that the applicant is requesting approval of the site plan for a 2,048 square foot Taco Bell restaurant with drive-thru and outdoor patio located at 2227 E. 1st Street.

Pfaltzgraff said the property is located within the C-2 zoning district and is within Zone 2 of the Highway 141 Mixed Use Development Corridor District and the Transportation Corridor Mixed Use Development District Overlay. He noted that the exterior is largely brick and masonry with a few accent features to meet the required architectural standards. Council Member Borcharding noted that Planning and Zoning was very happy with the design. Pfaltzgraff stated that the Planning and Zoning Board along with staff recommended approval.

Motion by Gisch, Second by Borcharding, to Approve the Taco Bell Site Plan.

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

4. Legacy at James Street- Preliminary Plat

Development Services Director Pfaltzgraff said this is a preliminary plat for approximately 80 acres for flex industrial usage. Pfaltzgraff said the current zoning is M1-4 and the property is partially located within the Transportation Corridor Mixed Use Development Overlay District. He said the Preliminary Plat shows the acreage will be subdivided into 5 or 6 development lots. Pfaltzgraff said Planning and Zoning and staff have reviewed the plans and recommended approval at their July 5th meeting.

Motion by Gisch, Second by DePhillips, to approve the Legacy at James Street Preliminary Plat.

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

5. Donovan Marine Grimes – Site Plan

Development Services Director Pfaltzgraff stated this site plan is located on one of the lots from the Legacy Plat. He said this lot is in the northwest corner of SW 37th Street and South James Street. Pfaltzgraff said Donovan Marine is a marine parts distribution company that is looking to relocate in Grimes. He said this proposal is for a 200,000 square foot warehouse and office space with a private street to provide a connection between South James and SW 37th Street. Pfaltzgraff noted that the building proposed is very similar to the existing buildings located off of Highway 141 and meets the requirements for the Transportation Corridor Mixed Use Development Overlay District. Council Member Gisch asked why the site plan was being proposed prior to the Final Plat approval. Pfaltzgraff explained that a Final Plat will be brought forward prior to occupancy once all of the easements have been established.

Motion by Gisch, Second by DePhillips, to Approve the Donovan Marine Grimes Site Plan.

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

City Administrator Jake Anderson reminded the Council of the ground breaking ceremony for the Splash Pad would be Monday, July 18, 2022 at 1:20 pm. He also added that the Council meeting in August would be held in the room adjacent to the IT and HR Department offices. Anderson also advised that a set of claims would be set out for approval at the end of the month due to their not being a second meeting in July.

ADJOURN

Motion by Gisch, Second by Borcharding, to adjourn the meeting at 5:55 p.m.

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

ATTEST:

Rochelle Williams, City Clerk

Scott Mikkelsen, Mayor