



GRINNELL CITY COUNCIL REGULAR SESSION MEETING
MONDAY, JUNE 6, 2016 AT 7:00 P.M.
IN THE COUNCIL CHAMBERS

MINUTES

The Grinnell City Council met in regular session Monday, June 6, 2016 at 7:00 p.m. in the council chambers. Mayor Canfield presided with all of the council members in attendance. Also present were Angela Harrington, David Isch, Gary Wayrock, Russ Behrens and Kay Cmelik.

AGENDA AND CONSENT AGENDA

White made the motion, second by Hueftle-Worley to approve the agenda. AYES: 6-0. Motion carried.

Hueftle-Worley made the motion, second by White to approve consent agenda as follows:

- Previous minutes as drafted from the Monday, May 16, 2016 Regular Session
- Approve city claims and payroll claims from May 3rd through and including June 6, 2016.
- Approve new liquor licenses and renewals for the following:
 - Kum and Go, LC #222, 715 Lang Creek Avenue, Class E, B, C and Sunday Sales;
 - Kum and Go, LC # 22, 1002 West St, Class E, B C and Sunday Sales.
- Approve Public ROW permits for Aureon (INS), West Des Moines.
- Approve IDOT application and agreement for use of highway right-of-way for utilities accommodation for Aureon (INS), West Des Moines, Iowa.
- Tax Abatement Application:
 - Greg Manatt, 2020 Jewel Drive (See Resolution No. 2016-86);
 - Pat and Kathy Fitzgerald, 1968 Spaulding Lane (See Resolution No. 2016-87);
 - Robert and Janet Ryan, 713 Pinehurst Drive (See Resolution No. 2016-88).
- Accept Council on Aging's notice to terminate lease effective June 30, 2016.
- Review Campbell Fund requests.

AYES: 6-0. Motion carried.

PUBLIC HEARINGS

The Mayor announced that it was the time and place for the public hearing on the proposed amendment to the FY 2016 Budget Amendment. He asked if there were any

written comments for or against said amendment. There were none. He asked if there were any verbal comments for or against said amendment. There were none. The Mayor declared the public hearing closed.

ROUTINE BUSINESS

The council acknowledged receipt of the previous minutes and communications as follows:

- a) Finance Committee minutes: No meeting.
- b) Planning Committee minutes: May 16, 2016.
- c) Public Safety Committee minutes: May 16, 2016.
- d) Public Works and Grounds Committee minutes: May 16, 2016.
- e) Library Board minutes: April 26, 2016.
- f) Veterans Memorial Commission: April 11, 2016.
- g) Low Rent Housing Annual Report for FY 16.

No action was necessary.

FINANCE COMMITTEE

Wray made the motion, second by White to approve Resolution No. 2016-89 - Resolution adopting the amendment to budget for the fiscal year 2016. AYES: 6-0. Motion carried.

Wray made the motion, second by White to approve Resolution No. 2016-90 -Resolution declaring an official intent under treasury regulation 1.150-2 to issue debt to reimburse the city for certain original expenditures paid in connection with specified projects. AYES: 6-0. Motion carried.

Wray made the motion, second by White to approve Resolution No. 2016-91 - Resolution directing the advertisement for sale of \$7,450,000 (Dollar amount subject to change) general obligation bonds, series 2016A, and approving electronic bidding procedures and official statement. AYES: 6-0. Motion carried.

Wray made the motion, second by White to approve Resolution No. 2016-92 - Resolution (1) approving the minimum development requirements, competitive criteria, and procedures for disposition of certain property located within the urban renewal area; (2) determining that the proposal submitted by Grinnell Center, LLC satisfies the offering requirements and declaring the intent of the city to enter into a purchase, sale and development agreement by and between the city of Grinnell, Iowa and Grinnell Center, LLC in the event that no competing proposals are submitted; and (3) soliciting competing proposals. AYES: 6-0. Motion carried.

Wray made the motion, second by White to approve Resolution No. 2016-93 - Resolution fixing the date for a public hearing on the proposal to enter into a purchase, sale and development agreement with Grinnell Center, LLC. AYES: 6-0. Motion carried.

Wray made the motion, second by White to approve Resolution No. 2016-94 - Resolution approving contract for the provision of Tourism Marketing and Visitor Services between the city of Grinnell and the Grinnell Chamber of Commerce. AYES: 6-0. Motion carried.

PLANNING COMMITTEE

The council reviewed a list of nuisance letters sent by the Building and Planning Department. No action was necessary.

The council had a brief update on setting a joint meeting with the City Council and Veterans Memorial Commission. No date has been set at this time.

PUBLIC SAFETY COMMITTEE

White made the motion, second by Hueftle-Worley to approve a request from Dan McCue to close 7th Avenue between Elm and Summer Street for a block party on the following dates: June 12, July 3, August 14 and September 4. AYES: 6-0. Motion carried.

White made the motion, second by Hueftle-Worley to approve Kyle Smith as a Grinnell Volunteer Fire Department member. AYES: 6-0. Motion carried.

White made the motion, second by Hueftle-Worley to approve the removal of Shyann Warrick as a Grinnell Volunteer Fire Department member. AYES: 6-0. Motion carried.

White made the motion, second by Hueftle-Worley to approve the request from Grinnell College to allow temporary parking along the east side of Park Street from north of 8th Avenue to 9th Avenue due to underground installation project for the period beginning on June 7, 2016 and ending August 26, 2016. AYES: 6-0. Motion carried.

White made the motion, second by Hueftle-Worley to approve the second and waive the third reading of Ordinance No. 1425 – An ordinance amending provisions pertaining to special speed zones. AYES: 6-0. Motion carried.

White made the motion, second by Hueftle-Worley to approve the Consider approval of new hire Wanda Schorlemmer as administrative assistant for Police Department at \$19.23 an hour non-exempt position. AYES: 6-0. Motion carried.

PUBLIC WORKS AND GROUNDS COMMITTEE

Hueftle-Worley made the motion, second by Wray to approve Resolution No. 2016-95 - Resolution approving change order No. 7 in the amount of \$1,345.00 for a net decrease to the contract for removal of bulk head on 815 & 817 Broad with Garling Construction, Inc. of Belle Plaine, Iowa for the CDBG Downtown Revitalization Façade Project. AYES: 6-0. Motion carried.

Hueftle-Worley made the motion, second by Bly to approve Resolution No. 2016-96 - Resolution approving change order No. 8 in the amount of \$6,756.00 for a net increase to the contract for parapet rebuild on 815 Broad with Garling Construction, Inc. of Belle Plaine, Iowa for the CDBG Downtown Revitalization Façade Project. AYES: 6-0. Motion carried.

Hueftle-Worley made the motion, second by Wray to approve Resolution No. 2016-97 - Resolution approving change order No. 10 in the amount of \$8,969.00 for a net increase to the contract for 835 Broad ceiling removal with Garling Construction, Inc. of Belle Plaine, Iowa for the CDBG Downtown Revitalization Façade Project. AYES: 6-0. Motion carried.

Hueftle-Worley made the motion, second by Bly to approve Resolution No. 2016-98 - Resolution approving change order No. 11 in the amount of \$441.00 for a net increase to the contract for vinyl address store fronts with Garling Construction, Inc. of Belle Plaine, Iowa for the CDBG Downtown Revitalization Façade Project. AYES: 6-0. Motion carried.

Hueftle-Worley made the motion, second by Wray to approve Resolution No. 2016-99 - Resolution approving change order No. 12 in the amount of \$7,159.00 for a net increase to the contract for 819 Broad additional brick with Garling Construction, Inc. of Belle Plaine, Iowa for the CDBG Downtown Revitalization Façade Project. AYES: 6-0. Motion carried.

Hueftle-Worley made the motion, second by Wray to approve Resolution No. 2016-100 - Resolution approving change order No. 13 in the amount of \$11,560.00 for a net increase to the contract for 815 stone sills and keyways with Garling Construction, Inc. of Belle Plaine, Iowa for the CDBG Downtown Revitalization Façade Project. AYES: 5-0. Abstention: Bly. Motion carried.

Hueftle-Worley made the motion, second by Bly to approve Resolution No. 2016-101 - Resolution approving change order No. 14 in the amount of \$611.00 for a net increase to the contract for scrape and repaint three windows at 837 Broad Street with Garling Construction, Inc. of Belle Plaine, Iowa for the CDBG Downtown Revitalization Façade Project. AYES: 6-0. Motion carried.

Hueftle-Worley made the motion, second by White to approve Resolution No. 2016-102 - Resolution approving change order No. 15 in the amount of \$8,326.00 for a net decrease to the contract for asbestos reduction on 824, 917 and 919 Broad Street with

Garling Construction, Inc. of Belle Plaine, Iowa for the CDBG Downtown Revitalization Façade Project. AYES: 6-0. Motion carried.

Hueftle-Worley made the motion, second by Bly to approve Resolution No. 2016-103 - Resolution approving change order No. 17 in the amount of \$6,434.00 for a net decrease to the contract for double door to single door 923 Broad Street with Garling Construction, Inc. of Belle Plaine, Iowa for the CDBG Downtown Revitalization Façade Project. AYES: 6-0. Motion carried.

Hueftle-Worley made the motion, second by Wray to approve Resolution No. 2016-104 - Resolution approving change order No. 18 in the amount of \$1,916.00 for a net increase to the contract for 831 rework PR 13 with Garling Construction, Inc. of Belle Plaine, Iowa for the CDBG Downtown Revitalization Façade Project. AYES: 6-0. Motion carried.

Hueftle-Worley made the motion, second by Wray to approve Resolution No. 2016-105 - Resolution approving change order No. 19 in the amount of \$3,131.00 for a net decrease to the contract for 815 Broad Street original transom changes with Garling Construction, Inc. of Belle Plaine, Iowa for the CDBG Downtown Revitalization Façade Project. AYES: 6-0. Motion carried.

Hueftle-Worley made the motion, second by White to approve Resolution No. 2016-106 - Resolution approving change order No. 20 in the amount of \$3,047.00 for a net increase to the contract for KGRN building removal of front with Garling Construction, Inc. of Belle Plaine, Iowa for the CDBG Downtown Revitalization Façade Project. AYES: 6-0. Motion carried.

Hueftle-Worley made the motion, second by Wray to approve Resolution No. 2016-107 - Resolution approving pay request No. 3 in the amount of \$51,652.45 to Garling Construction, Inc. of Belle Plaine, Iowa for the CDBG Downtown Revitalization Façade Project. AYES: 6-0. Motion carried.

Hueftle-Worley made the motion, second by Wray to approve Resolution No. 2016-108 - Resolution approving pay request No. 4 in the amount of \$130,524.30 to Garling Construction, Inc. of Belle Plaine, Iowa for the CDBG Downtown Revitalization Façade Project. AYES: 6-0. Motion carried.

Hueftle-Worley made the motion, second by Bly to approve Resolution No. 2016-109 - Resolution authorizing payment of contractor's pay request No. 2 in the amount of \$332,962.05 to Absolute Concrete of Slater, Iowa for the Highway 146 North Construction Project. AYES: 6-0. Motion carried.

Hueftle-Worley made the motion, second by Bly to approve Resolution No. 2016-110 - Resolution authorizing payment of contractor's pay request No. 1 in the amount of \$194,113.41 to Con-Struct, Inc. of Marshalltown, Iowa for the Central Business District Phase 5 Project. AYES: 6-0. Motion carried.

Hueftle-Worley made the motion, second by Bly to approve setting public hearing on proposed plans and specifications, form of contract and estimate of cost for 10th Avenue HMA Inlay Project, for the city of Grinnell and taking bids therefor. AYES: 6-0. Motion carried.

Hueftle-Worley made the motion, second by Wray to approve setting a public hearing on proposed plans and specifications, proposed form of contract and estimate of cost for the construction of the Industrial Avenue Rehabilitation Project for the city of Grinnell, Iowa and the taking of bids therefor. AYES: 6-0. Motion carried.

Hueftle-Worley made the motion, second by White to approve request from Poweshiek Water Association to provide water service to property located south of 390th St and along 50th Street on the southeast side of the intersection with the agreement that Poweshiek Water Association will not require city of Grinnell to purchase said service line in the future should it be annexed into the city limits. AYES: 6-0. Motion carried.

Hueftle-Worley made the motion, second by Bly to approve request from Parks and Recreation Board for permission to install bike work station in front of Bikes to You. AYES: 6-0. Motion carried.

Hueftle-Worley made the motion, second by Wray to approve Resolution No. 2016-111 - Resolution establishing rules and regulations for the collection of Solid Waste. AYES: 6-0. Motion carried.

Hueftle-Worley made the motion, second by Bly to approve Iowa Department of Transportation Agreement for Maintenance and Repair of Primary Roads in Municipalities for the period of July 1, 2016 to June 30, 2021. AYES: 6-0. Motion carried.

Hueftle-Worley made the motion, second by Wray to approve Iowa Department of Transportation Supplemental Agreement for the period of July 1, 2016 to June 30, 2017 in the amount of \$26,744.80. AYES: 6-0. Motion carried.

ORDINANCES

White made the motion, second by Hueftle-Worley to approve the third and final reading of Ordinance No. 1423 - An ordinance amending provisions pertaining to the water rates effective July 1, 2016 through June 30, 2021. AYES: 6-0. Motion carried.

Hueftle-Worley made the motion, second by White to approve the third and final reading of Ordinance No. 1424 – An ordinance amending provisions pertaining to sewer user rates beginning on July 1, 2016 through June 30, 2021. AYES: 6-0. Motion carried.

INQUIRIES

Angela Harrington, 102 East Street thanked the council for their support of the development agreement.

CLOSED SESSION

White made the motion, second by Hansen to go into closed session according to according to Chapter 21.5 (j) to discuss the purchase or sale of particular real estate only where premature disclosure could be reasonably expected to increase the price the governmental body would receive for the property. AYES: White, Hansen, Bly, Burnell, Hueftle-Worley and Wray. Motion carried.

Wray made the motion, second by Hueftle-Worley to go into open session. AYES: Wray, Hueftle-Worley, White, Bly, Hansen and Burnell. Motion carried.

Hueftle-Worley made the motion, second by Hansen to authorize the city manager to proceed with negotiations on certain real estate as discussed in closed session. AYES: Hueftle-Worley, Hansen, Bly and White. NAYS: Wray and Burnell. Motion carried.

ADJOURNMENT

White made the motion, second by Bly to adjourn the meeting at 7:49 p.m. AYES: All. Motion carried.

GORDON R. CANFIELD, MAYOR

ATTEST:

P. KAY CMELIK, CITY CLERK/FINANCE DIRECTOR