



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

MINUTES

The Grinnell City Council met in regular session Tuesday, September 6 at 7:00 p.m. in the council chambers. Mayor Canfield presided with all of the council members in attendance. Also present were David Isch, Brenda Arment, Mickey Pickens, Cindy Larsen, Wilma Wilson, John Clayton, Craig Cooper, Jack Mathews, Lorna Caulkins, Doug Caulkins, Jim Ramsey, Monique Shore, Phil Palmer, Jake Christensen, Michael McAllister, Angela Harrington, Shane Hart, Howard McDonough, Ben Latimer, Stephanie Connor, Jessica Dillion, Emily Counts, John Bushong, Delphina Baumann, Paul Nowasell, Barb Baker, Randy Hotchkin, Dan Johnson, Russ Behrens and Kay Cmelik.

AGENDA AND CONSENT AGENDA

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

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

- Previous minutes as drafted from the Monday, August 15, 2016 Regular Session.
- Approve city claims and payroll claims from August 2, 2016 through and including September 6, 2016.
- Approve liquor license renewals:
 - Casey's General Store #1134, 1718 6th Avenue.
 - Grinnell College, 1115 8th Avenue.
 - Rabbitt's Tavern, 721 4th Avenue.
- Approve Grinnell Area Arts Council request to reserve eight parking spaces on Broad Street from 9:00 am to 3 p.m., Sunday, September 18th for the Annual Raku Workshop.
- Approve resolution accepting and approving the street finance report for fiscal year 2016 (See Resolution No. 2016-166).
- Review Campbell Fund requests.

AYES: 6-0. Motion carried.

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

- a) Finance Committee minutes: August 15, 2016.
- b) Planning Committee minutes: August 15, 2016.
- c) Public Safety Committee minutes: August 15, 2016.
- d) Public Works and Grounds Committee minutes: August 15, 2016.
- e) Parks and Recreation Board minutes: August 11, 2016.
- f) Library Board minutes: July 27, 2016.

No action was necessary.

Public Hearing:

The Mayor announced that this was the time and place for the public hearing and meeting on the matter of the proposal to approve and authorize execution of a Purchase, Sale and Development Agreement by and between the City of Grinnell and Grinnell Center, LLC, which Agreement includes the potential sale of the City's interest in real property, and that notice of the proposed action by the Council to enter into said Agreement and potentially sell real property thereunder had been published pursuant to the provisions of Section 364.6, 364.7, and 403.8 of the Code of Iowa.

The Mayor then asked the Clerk whether any written objections had been filed by any City resident or property owner to the proposed action. The Clerk advised the Mayor and the Council that no written objections had been filed. The Mayor then called for oral objections and one was made by John Clayton of 428 Hamilton Ave, Apt 1, Grinnell, Iowa. Whereupon, the Mayor declared the time for receiving oral and written objections to be closed.

David Isch of 1114 Elm Street didn't object to the sale but did question the "boutique" hotel description.

Ben Latimer, Jake Christensen, Dan Tindall and Craig Cooper spoke in favor of the sale of the Community Center for a Boutique Hotel and Event Center:

Angela Harrington provided a power point of the proposed plans for the Boutique Hotel and Event Center prior to closing of the public hearing.

The Council then considered the proposed action and the extent of objections thereto.

FINANCE COMMITTEE

Wray made the motion, second by Hansen to approve Resolution No. 2016-165 - Resolution making final determination on potential sale of interest in real property and approving and authorizing execution of a Purchase, Sale and Development Agreement by and between the city of Grinnell and Grinnell Center, LLC. AYES: 6-0. Motion carried.

Wray made the motion, second by White to recommend approval of Grinnell State Bank for the primary banking services for the city of Grinnell effective October 1, 2016. AYES: 6-0. Motion carried. The city has enjoyed their relationship with Lincoln Savings Bank but feel it would be advantageous and prudent to change banking services at this time. We will continue to utilize all eligible banks in Grinnell for their certificate of deposits and other investing services.

The city will begin their transition to monthly billing in October with one side receiving the last two-month bill and the other side receiving the first one-month bill. All customers will receive a letter notifying them of the change and other services available to them with the new online billing system. No official action was necessary.

Wray made the motion, second by White to approve setting public hearing date for the proposed plans, specifications and form of contract for the Grinnell City Hall Relocation and directing the city clerk to publish notice. AYES: 6-0. Motion carried.

Wray made the motion, second by Hansen to direct staff to begin the process of drafting a development agreement with a potential downtown developer. AYES: 6-0. Motion carried.

PLANNING COMMITTEE

There was an update on the proposed rental inspection program and the establishment of the task force. No official action was necessary.

There were two inquires. One was regarding event notifications to downtown businesses. The other was regarding an electronic sign located on Highway 6. All signs must remain static according to the ordinance. The sign owner is aware of their requirements.

PUBLIC SAFETY COMMITTEE

White made the motion, second by Hueftle-Worley to approve the second reading of an Ordinance No. 1426 – An ordinance amending provisions pertaining to interference with official acts. AYES: 6-0. Motion carried.

White made the motion, second by Burnell to approve Resolution No. 2016-167 – A resolution approving an agreement between the city and Nathan Anderson for a law enforcement training reimbursement contract. AYES: 6-0. Motion carried.

PUBLIC WORKS AND GROUNDS COMMITTEE

Hueftle-Worley made the motion, second by Wray to approve Resolution No. 2016-168 - Resolution approving contract change order No. 1 in the amount of \$10,466.50 for a net increase to the contract for Highway 146 and 420th Avenue Widening and Improvements. AYES: 6-0. Motion carried.

Hueftle-Worley made the motion, second by Bly to approve Resolution No. 2016-169 - Resolution authorizing payment of contractor's pay request No. 2 in the amount of \$411,594.27 to Manatts Inc. of Brooklyn, Iowa for work completed on the Highway 146 and 420th Avenue Widening and Improvements Project. AYES: 6-0. Motion carried.

Hueftle-Worley made the motion, second by Wray to approve Resolution No. 2016-170 - Resolution approving contract change order No. 6 in the amount of \$178,712.00 for a net increase to the contract 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. 2016-171 - Resolution approving contract change order No. 31 in the amount of \$1,852.00 to add storms on 829 Broad Street for a net increase to the contract 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. 2016-172 - Resolution approving contract change order No. 33 in the amount of \$813.00 to paint upper windows on 817 and to trim the center piece for a net increase to the contract with Garling Construction, Inc. of Belle Plaine, Iowa for the CDBG Downtown Revitalization Façade Project. AYES: 5-0. Abstain: Bly. Motion carried.

Hueftle-Worley made the motion, second by Bly to approve Resolution No. 2016-173 - Resolution approving contract change order No. 34 in the amount of \$6,434.00 to replace COR #17 to the contract 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. 2016-174 - Resolution approving contract change order No. 35 in the amount of \$5,684.00 for the increased size of windows at 819 south side windows for a net increase to the contract 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. 2016-175 - Resolution approving contract change order No. 36 in the amount of \$2,546.00 to pain cornice at top of 829 Broad Street for a net increase to the contract 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. 2016-176 - Resolution authorizing payment of contractor's pay request No. 7 in the amount of \$233,007.45 to Garling Construction Inc of Belle Plaine, Iowa for the CDBG Downtown Revitalization Façade Project. AYES: 5-0. Abstain: Bly. Motion carried.

Hueftle-Worley made the motion, second by Wray to approve Resolution No. 2016-177 - Resolution approving contract change order No. 3 in the amount of \$1,149.00 to add the repairs to an older four-inch water main for a net increase to the contract with 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 Resolution No. 2016-178 - Resolution approving contract change order No. 4 in the amount of \$1,827.00 to add half of the cost for a retaining wall near the new Mayflower building on the west side of Broad Street for a net increase to the contract with 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 Resolution No. 2016-179 - Resolution approving contract change order No. 5 in the amount of \$6,500 to add a new water service to the existing Community Center for a net increase to the contract with 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 Wray to approve Resolution No. 2016-180 - Resolution approving contract change order No. 6 in the amount of \$5,500.00 to add the removal and replacement of existing storm water intake at the corner of 4th Avenue and Park Street for a net increase to the contract with 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 Resolution No. 2016-180 - Resolution approving contract change order No. 7 in the amount of \$10,350.00 for the addition of 203 LF of 10 inch perforated HDPE pipe that helps drain the soils in the area for a net increase to the contract with 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 Wray to approve Resolution No. 2016-182 - Resolution approving contract change order No. 8 in the amount of \$7,800.00 for the addition of over-excavating the poor soils out in preparation for placement of 3-inch stabilizing stone for a net increase to the contract with 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 Resolution No. 2016-183 - Resolution approving contract change order No. 9 in the amount of \$21,215.80 for the addition of 3-inch stabilizing stone for a net increase to the contract with 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 Wray to approve Resolution No. 2016 – 184 - Resolution authorizing payment of contractor's pay request No. 4 in the amount of \$504,095.74 to Con-Struct Inc. of Marshalltown, Iowa for the Central Business District Phase 5 Project. AYES: 6-0. Motion carried

No action was taken on Change Order No. 1 for a net increase of \$370,905.55 to the contract with Bushong Construction Company of Montezuma, Iowa for the Central Park Improvement Project. The council acknowledged by consensus that staff will need to approve certain items in the field in order for work to continue. City Manager Russ Behrens and Water Resources Director Jan Anderson will be meeting with RDG Planning and Design on Wednesday, September 7th in Des Moines on the proposed changes.

Hueftle-Worley made the motion, second by Wray to approve Resolution No. 2016-185 - Resolution authorizing payment of contractor's pay request No. 3 in the amount of \$134,265.40 to Bushong Construction Company of Montezuma, Iowa for work completed on the Central Park Improvements Project. AYES: 6-0. Motion carried.

Hueftle-Worley made the motion, second by Bly to approve Resolution No. 2016-186 - Resolution approving contract change order No. 4 in the amount of \$1,650.00 for installation of two 12X6 reducers for the water main system for a net increase to the contract with Absolute Concrete of Slater, Iowa for the Highway 146 North Construction Project. AYES: 6-0. Motion carried.

Hueftle-Worley made the motion, second by Wray to approve Resolution No. 2016-187 - Resolution authorizing payment of contractor's pay request No. 5 in the amount of \$628,609.86 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. 2016-188 - Resolution authorizing payment of contractor's pay request No. 1 (final) for 2016 Seal Coat Project. AYES: 6-0. Motion carried.

Hueftle-Worley made the motion, second by Wray to approve Resolution No. 2016-189 - Resolution accepting the work for the UPRR Water Main Relocation. AYES: 6-0. Motion carried.

Hueftle-Worley made the motion, second by Bly to approve Resolution No. 2016-190 - Resolution approving installation of street lights at 822 Park Street, 733 Park Street, 3rd Avenue

between Broad Street and Park Street; Corner of 3rd Avenue and Broad Street; and Corner of 2nd Avenue and Broad Street. AYES: 6-0. Motion carried.

There were two inquiries. One was regarding when stump grinding corresponds with the tree removal process. There was another inquiry regarding manhole rehabilitation in the southwest side of the city. Randy Hotchkin of 1632 7th Avenue inquired on the Veterans Commission vacancy. No action was taken.

ADJOURNMENT

White made the motion, second by Hueftle-Worley to adjourn the meeting at 8:10 p.m.

GORDON R. CANFIELD, MAYOR

ATTEST _____
P. KAY CMELIK, CITY CLERK/FINANCE DIRECTOR