



GRINNELL CITY COUNCIL REGULAR SESSION MEETING
MONDAY, JUNE 7, 2021, AT 7:00 P.M.
IN THE COUNCIL CHAMBERS AND VIA ZOOM

To Join Zoom Meeting

<https://zoom.us/j/96830479640?pwd=YVcxRGZmMVRBZmcwR04yWVdHQmRFZz09>

Meeting ID: 968 3047 9640

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TENTATIVE AGENDA

1. Call to Order:

2. Perfecting and Approval of Agenda *(the City Council may act on any item listed on the agenda).:*

3. Consent Agenda:

- a) Previous minutes as drafted from the Monday, May 17, 2021, Regular Session.
- b) Previous minutes as drafted from the Monday, May 21, 2021, Special Session.
- c) Approve Liquor License renewals:
 1. Hotel Grinnell, 925 Park St. (ownership change).
 2. Kum & Go #22, 715 Lang Creek Ave.
 3. Kum & Go #222, 1002 West St.
- d) Approve Blake Pearson as Grinnell Volunteer Firefighter.
- e) Approve city claims and payroll claims from May 4, 2021, through and including June 7, 2021, in the amount of \$1,104,562.85.
- f) Review Campbell Fund requests.

**All items listed under the consent agenda will be enacted by one motion. There will be no separate discussion of these items unless a request is made prior to the time Council votes on the motion.*

4. Meeting Minutes and Communications:

- a) Finance Committee minutes: May 17, 2021.
- b) Public Works & Grounds Committee minutes: May 17, 2021.
- c) Public Safety Committee minutes: May 17, 2021.
- d) Planning Committee minutes: May 17, 2021.
- e) Veterans Memorial Commission minutes: May 10, 2021.
- f) Library Board of Trustees minutes: April 28, 2021.
- g) May 2021 Monthly Building Permit Report.
- h) April 2021 Monthly Building Permit Report.
- i) April 2021 Central Park Campaign Report.
- j) April 2021 Veterans Memorial Building Campaign Report.

5. Public Hearings:

- a) On the proposal to enter into a development agreement with Grinnell Mixed Use, LLC d/b/a Merge Urban Development Group
- b) On proposed plans and specifications, proposed form of contract and estimate of cost for the construction of the Seal Coat project, for the city of Grinnell, Iowa.

6. Committee Business:

A. Report from the Finance Committee Meet at 8:00 a.m.

- 1. Consider resolution approving and authorizing execution of a development agreement by and between the City of Grinnell and Grinnell Mixed Use, LLC d/b/a Merge Urban Development Group (See Resolution No. 2021-98).
- 2. Consider resolution setting public hearing for FY21 Budget Amendment (See Resolution No. 2021-99).
- 3. Consider resolution setting the storm water utility rates effective July 1, 2021 (See Resolution No. 2021-100).
- 4. Consider resolution for monthly internal transfers of funds (See Resolution No. 2021-101).
- 5. Consider resolution for monthly transfers of funds for trust and agency (See Resolution No. 2021-102).
- 6. Consider resolution authorizing City Clerk/Finance Director to write-off as uncollectable certain water, solid waste, sewer, storm sewer accounts and accounts receivables (See Resolution No. 2021-103).
- 7. Consider small business grant for Rummaging Around (See Resolution No. 2021-104).
- 8. Consider special Campbell Fund request from the Grinnell Optimist Club for "Backpacks for Kids".

B. Report from the Public Works and Grounds Committee

- 1. Consider resolution approving proposed plans and specifications, proposed form of contract, estimate of cost for construction for 2021 Seal Coat Project (See Resolution No. 2021-105).
- 2. Consider resolution awarding contract for the 2021 Seal Coat (See Resolution No. 2021-106).
- 3. Consider resolution setting a public hearing on proposed plans and specifications, proposed form of contract, estimate of cost for construction and directing publication of notice to bidders for the Southeast Area Sewer Rehabilitation Project for the City of Grinnell, July 6, 2021, at 7:00 p.m. (See Resolution No. 2021-107).
- 4. Consider resolution authorizing payment of contractor's pay request No. 6 (Final) in the amount of \$20,454.75 to Unified Contracting Services, Inc. of Des Moines, Iowa for the Fuel System Improvements Project (See Resolution No. 2021-108).
- 5. Consider resolution accepting work on the Fuel Systems Improvement Project for a total of \$409,095.07 and paying the retainage of \$20,454.75 (See Resolution No. 2021-109).

6. Consider resolution authorizing payment of contractor's pay request No. 1 in the amount of \$32,792.24 to Manatts, Inc. of Newton, Iowa for the Reed Street Reconstruction Project (See Resolution No. 2021-110).
7. Consider resolution authorizing payment of contractor's pay request No. 1 in the amount of \$72,533.17 to Manatts, Inc. of Newton, Iowa for the Park Street Inlay (1st Ave to Railroad) Project (See Resolution No. 2021-111).
8. Consider approval of right-of-way work by Absolute Infrastructure for work in the east ditch of Hwy 146 (Priority Plastics).
9. Consider request from Windsor Manor for removal of trees and brush at Arbor Lake.
10. Review draft of FY '23 through '27 Capital Improvement Plan.
11. Update on preliminary work to assess conditions of Lake Nyanza and Arbor Lake.

C. Report from the Public Safety Committee

1. Receive final draft of Emergency Services Report and consider action on alternatives.
2. Consider approval of fireworks display agreement.
3. Consider approval of Grinnell Chamber of Commerce request for road closures for the 4th of July parade.
4. Consider request from 10th Avenue/10th Avenue Place for their 57th Annual 4th of July Parade to be held on Sunday, July 4, 2021, at 1:00 p.m., with line up starting at 12:30 p.m.
5. Consider request from local merchants to close Main Street between 4th and 5th Avenue from 7 am to 4 pm on Saturday, July 17, 2021, for Ridiculous Day.

D. Report from the Planning Committee

1. Consider resolution approving and authorizing execution of the Iowa Economic Development Authority (IEDA) 2021 Rural Housing Assessment Grant Agreement (See Resolution No. 2021-112).
2. Consider resolution of support for a Workforce Housing Tax Credit application on behalf of the Stella Ridge Project proposed by Hubbell Development at 11 11th Avenue (See Resolution No. 2021-113).
3. Review proposal from Newkirk Consulting and Training to assist with Equity in Service Delivery work.

7. Ordinances:

Third reading

- a. Ordinance No. 1494 – An ordinance amending the Code of Ordinances of the city of Grinnell, Iowa by amending provisions pertaining to water rates.
- b. Ordinance No. 1495 – An ordinance amending the Code of Ordinances of the city of Grinnell, Iowa by amending provisions pertaining to sewer user charges.

Second reading

- a. Ordinance No. 1496 – An ordinance adding section 165.18A to the code of ordinances pertaining to zoning changes.

8. Inquiries:

9. Adjourn