



GRINNELL CITY COUNCIL REGULAR SESSION MEETING
MONDAY, JUNE 5, 2023, AT 7:00 P.M.
IN THE COUNCIL CHAMBERS ON THE 2ND FLOOR OF CITY HALL AND VIA ZOOM
<https://zoom.us/j/96425446142?pwd=U2dPYmMvQTIVdEFiVkh2cFNsNWFNQTO9>

MINUTES

Mayor Agnew called the meeting to order at 7:00 p.m. with the following council members present: White, By, Davis, Wray, Hueftle-Worley, Gaard.

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

Hueftle-Worley made the motion, seconded by Gaard to approve the consent agenda as follows:

- a) Previous minutes as drafted from the Monday, May 15, 2023, Regular Session.
- b) Approve Liquor License Renewal:
 1. Casey's #1950, 217 6th Ave.
 2. Chamber of Commerce, RAGBRAI – Central Park.
 3. Craft Brewhouse LLC, Special Event – Central Park.
- c) Accept resignation of Nathan Stupka, Patrol Officer, effective May 30, 2023.
- d) Accept retirement of Merlyn Schakel, Volunteer Firefighter, effective May 15, 2023.
- e) Approve city claims and payroll claims from May 2, 2023, through and including June 5, 2023, in the amount of \$1,877,902.48.
- f) Review Campbell Fund requests.

AYES: 6-0. Motion carried.

The Council acknowledged receipt of the previous meeting minutes and communications and follows:

- a) Finance Committee minutes: May 15, 2023.
- b) Public Works & Grounds Committee minutes: May 15, 2023.
- c) Public Safety Committee minutes: May 15, 2023.
- d) Planning Committee minutes: May 15, 2023.
- e) Library Board of Trustees minutes: April 26, 2023.
- f) April 2023 Monthly Building Permit Report.
- g) April 2023 Veterans Memorial Building Campaign Report.
- h) Councilmember Rachel Bly Conflict of Interest Letter – Beyer Building.

Public Hearings

The Mayor announced this is the time and place for the public hearing regarding the proposed lease of city property (Manatt Hangar) to Manatts Inc.

The Mayor then asked the Clerk whether any written or oral objections had been filed by any city residents or property owners regarding the proposed lease of city property (Manatt Hangar) to Manatts Inc.

The Deputy City Clerk advised the Mayor and the City Council that no written or oral objections had been filed regarding the proposed lease of city property (Manatt Hangar) to Manatts Inc.

Hueftle-Worley made the motion, seconded by White, to close the public hearing regarding the proposed lease of city property (Manatt Hangar) to Manatts Inc. AYES: 6-0. Motion carried.

The Mayor announced this is the time and place for the public hearing regarding the proposal to enter into a Development Agreement with 4th Avenue Beyer LLC.

The Mayor then asked the Clerk whether any written or oral objections had been filed by any city residents or property owners regarding the proposal to enter into a Development Agreement with 4th Avenue Beyer LLC.

The Deputy City Clerk advised the Mayor and the City Council that no written or oral objections had been filed regarding the proposal to enter into a Development Agreement with 4th Avenue Beyer LLC.

Hueftle-Worley made the motion, seconded by White, to close the public hearing regarding the proposal to enter into a Development Agreement with 4th Avenue Beyer LLC. AYES: 5-0. Abstained: Bly. Motion carried.

The Mayor announced this is the time and place for the public hearing regarding the proposal to enter into an Option Agreement with BAM Development, LLC within the Grinnell Urban Renewal Area, which includes the potential sale of the City's interest in real property.

The Mayor then asked the Clerk whether any written or oral objections had been filed by any city residents or property owners regarding the proposal to enter into an Option Agreement with BAM Development, LLC within the Grinnell Urban Renewal Area, which includes the potential sale of the City's interest in real property.

The Deputy City Clerk advised the Mayor and the City Council that no written or oral objections had been filed regarding the proposal to enter into an Option Agreement with BAM Development, LLC within the Grinnell Urban Renewal Area, which includes the potential sale of the City's interest in real property.

Hueftle-Worley made the motion, seconded by White to close the public hearing regarding the proposal to enter into an Option Agreement with BAM Development, LLC within the Grinnell Urban Renewal Area, which includes the potential sale of the City's interest in real property. AYES: 5-1. Motion carried.

Finance Committee

Wray made the motion, seconded by White, to advise staff to work with Craig Cooper on proposed Flex Suites/Commercial Condo development at 606 Stagecoach Road. AYES: 6-0. Motion carried.

Wray made the motion, seconded by Bly, to approve Resolution No. 2023-105. A resolution adopting Hiring Policy and Procedures. AYES: 6-0. Motion carried.

Wray made the motion, seconded by White, to approve Resolution No. 2023-114. A resolution authorizing payment of a grant in the amount of \$50,000 to Grin City Bakery. AYES: 6-0. Motion carried.

Wray made the motion, seconded by White, to approve Resolution No. 2023-115. A resolution approving and authorizing execution of a Development Agreement by and between the City of Grinnell and 4th Avenue Beyer LLC. AYES: 5-0. Abstained: Bly. Motion carried.

Wray made the motion, seconded by Bly, to approve Resolution No. 2023-116. A resolution setting public hearing for FY2023 Budget Amendment. AYES: 6-0. Motion carried.

Wray made the motion, seconded by White, to approve Resolution No. 2023-117. A resolution approving of a ten-year hangar lease with Manatts Inc. AYES: 6-0. Motion carried.

Wray made the motion, seconded by Wray, to approve Resolution No. 2023-118. A resolution approving the FY 2024 PeopleRides Contract for Transportation Services with the city of Grinnell with the elimination of section E-2 from the drafted contract. AYES: 6-0. Motion carried.

Wray made the motion, seconded by White, to approve Resolution No. 223-119. A resolution proposing to lease real property and scheduling public hearing on said proposal (Grinnell Housing Authority – one-year lease) AYES: 6-0. Motion carried.

Wray made the motion, seconded by Bly, to approve Resolution No. 2023-120. A resolution updating the Personnel Policy Manual. AYES: 6-0. Motion carried.

Wray made the motion, seconded by White, to approve Resolution No. 2023-121. A resolution approving audio visual equipment contract for City Hall. AYES: 6-0. Motion carried.

Wray made the motion, second by Bly, to approve Resolution No. 2023-122. A resolution for monthly internal transfers of fund. AYES: 6-0. Motion carried.

Wray made the motion, seconded by White, to approve Resolution No. 2023-123. A resolution for monthly transfers of funds for trust and agency. AYES: 6-0. Motion carried.

Wray made the motion, seconded by Bly, to approve Resolution No. 2023-124. A resolution for budgeted department transfers. AYES: 6-0. Motion carried.

Wray made the motion, seconded by White, to approve the first reading of Ordinance No. 1532. An ordinance amending provisions pertaining to the Low Rent Housing Commission. AYES: 6-0. Motion carried.

Wray made the motion, seconded by Bly, to approve a special Campbell Fund request from the Backpack for Kids Program. AYES: 6-0. Motion carried.

Public Works and Grounds Committee

Hueftle-Worley made the motion, seconded by Gaard, to approve Resolution No. 2023-125. A resolution awarding contract for the 2023 Seal Coat project. AYES: 6-0. Motion carried.

Hueftle-Worley made the motion, seconded by Davis, to approve Resolution No. 2023-126. A resolution authorizing payment of contractors Pay Request No. 3 in the amount of \$39,079.67 to Manatt's Inc. of Newton, IA for the Penrose Street Inlay, 4th to 6th Avenue Project. AYES: 6-0. Motion carried.

Hueftle-Worley made the motion, seconded by Gaard, to approve Resolution No. 2023-127. A resolution authorizing payment of contractors Pay Request No. 1 in the amount of \$243,566.89 to Manatt's Inc. of Newton, IA for the Summer Street Inlay, 3rd to 6th Avenue Project. AYES: 6-0. Motion carried.

Hueftle- Worley made the motion, seconded by Davis, to approve Resolution No. 2023-128. A resolution authorizing payment of contractors Pay Request No. 1 in the amount of \$149,383.46 to Manatt's Inc. of Newton, IA for the North Streets Inlay. AYES: 6-0. Motion carried.

Hueftle-Worley made the motion, seconded by Davis to approve the Iowa Department of Transportation Supplemental Agreement for the period of July 1, 2023, to June 30, 2024, in the amount of \$27,884.64. AYES: 6-0. Motion carried.

Public Safety Committee

White made the motion, seconded by Hueftle-Worley, to approve the first reading of Ordinance No. 1533. An ordinance amending Chapter 125 Adult Entertainment. AYES: 6-0. Motion carried.

White made the motion, seconded by Davis, to approve a request from downtown merchants to close Main Street from 4th Ave to 5th Ave for Ridiculous Day on Saturday, July 15th, from 7:00 a.m. to 4:00 p.m. AYES: 6-0. Motion carried.

The Council discussed parking on 11th Avenue from Sunset Street west to city limits. No action was taken.

Planning Committee

Bly made the motion, seconded by Gaard, to approve Resolution No. 2023-111. A resolution establishing building, electrical and plumbing permit fees for the city of Grinnell, Iowa. AYES: 6-0. Motion carried.

Bly made the motion, seconded by Gaard, to approve Resolution No. 2023-129. A resolution to change zoning classification of land and schedule a public hearing on the said change. AYES: 6-0. Motion carried.

Bly made the motion, seconded by Gaard to approve Resolution No. 2023-130. A resolution affirming and approving competitive bidding procedure and approving and authorizing execution of an Option Agreement by and between the City of Grinnell and BAM Development, LLC within the Grinnell Urban Renewal Area. AYES: 5-1. Motion carried.

Bly made the motion, seconded by Wray, to approve Resolution No. 2023-131. A resolution authorizing payment of contractors' pay request No. 14 in the amount of \$12,899.39 to Cornerstone Commercial Contractors, Inc. of Coming, Iowa for the CDBG Façade Rehabilitation Project. AYES: 6-0. Motion carried.

Bly made the motion, seconded by Wray, to approve of the first reading of Ordinance No. 1534. An ordinance establishing a new chapter – Chapter 126 – RAGBRAI 2023 – Miscellaneous Permits. AYES: 6-0. Motion carried.

The Council discussed the sidewalk improvement program. No action was taken.

Ordinances

Hueftle-Worley made the motion, seconded by Davis, to approve the second reading of Ordinance No. 1530 – An Ordinance amending the Code of Ordinances of the city of Grinnell, Iowa by amending provisions pertaining to water rates. AYES: 6-0. Motion carried.

Hueftle-Worley made the motion, seconded by Davis, to approve the second reading of Ordinance No. 1531 – An Ordinance amending the Code of Ordinances of the city of Grinnell, Iowa by amending provisions pertaining to sewer user charges. AYES: 6-0. Motion carried.

There were no inquiries.

The meeting adjourned at 7:34 p.m.



DAN F. AGNEW, MAYOR

ATTEST:



ALYSSA DEVIG, DEPUTY CITY CLERK