

CITY COUNCIL MEETING

Tuesday, February 23, 2016

Grimes City Hall 5:30 P.M.

The regular meeting of the Grimes City Council was called to order by Mayor Tom Armstrong on Tuesday, February 23, 2016 at 5:30 P.M. at the Grimes City Hall. The Pledge of Allegiance was led by Mayor Armstrong.

Roll Call: Present: Bickford, Hamp, Blackford, Altringer Absent: Johansen

Presentation on Update from The Greater Des Moines Convention and Visitors Bureau – Greg Edwards – President and CEO

Council Member Johansen arrives during presentation.

Greg Edwards the President and CEO of The Greater Des Moines Convention and Visitors Bureau updated the Council on upcoming events in the greater Des Moines area and their financial impact on the metro area. Edwards stated that currently 15 communities are members from around the metro area. He added the mission is to bring more visitors to the metro area which include meetings, sporting events, conventions, tours, and leisure and business travelers. Edwards added that their funding is received from cities through 2/7 of their hotel/motel tax or amount 28%. He stated the other funding is around a million dollars from private sector funds. Edwards stated that money also comes in through 870 partnerships along with 20 high level corporate partnerships. He added that the three main markets are meetings and conventions, sporting events and leisure travels. Edwards provided some information on the upcoming NCAA Tournaments coming to Des Moines and some volunteer opportunities that are still needed.

GENERAL AGENDA ITEMS.

APPROVAL OF THE AGENDA

Mayor Armstrong asked for approval of the agenda with a request to move item S. regarding Heritage Box Culvert Change Order for sanitary sewer cleanup cost and adding 10 working days to contract to Council Actions.

Moved by Altringer, Seconded by Blackford; the Agenda with the change requested by the Mayor shall be approved.

Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

Approval of the Consent Agenda

A.Minutes from previous meeting B.Municipal Supply Inc. – water meters \$3,807 C.Mississippi Lime Company – Quicklime \$3,577.50 D.Mercy College of Health Sciences - \$2,900 (4 students EMT-B Class) E. AECOM – Grimes NW Transportation Corridor Feasibility Study F.Gortz Haus Gallery alcohol license refund from local authority \$112.50 (business closed) G. Mustang Grill Alcohol License Renewal Class C Liquor with Outdoor Services and Sunday Sales H. Trans-Iowa Equipment \$6,643.53 (maintenance and repairs to the street sweeper) I. Halvorson Trane \$3,819.57 (repair MAU Unit) J.Request for a GLOFA Walk/Run at the Grimes Sports Complex on April 15, 2016 beginning at 9 pm (Fundraising event that will benefit the fine arts programs at DC-G High School) K.Set Public Hearing and First Reading for Granting Black Hills/Iowa Gas Utility Company, LLC D/B/A Black Hills Energy, a Delaware Corporation, its lessees, successors and assigns, a natural gas franchise and the authority to construct, operate, maintain, and extend a natural gas distribution plant and system, and granting the right to use the streets, alleys, and other public places within the present or future corporate limits of the City of Grimes, Iowa for March 8, 2016. L.Request to Relieve a Portion of Sewer Charges - \$47.33

credit M. USIC Pricing Proposal for City of Grimes for locating all city utilities including street lights, water, sanitary and storm sewers (locates in Heritage) N.Right of Way Services Agreement JCG Land Services (work for Highway 141 utility relocation project and the North James Street Improvement project and other projects and/or assignments as requested periodically by the acquiring authority) O.Request to write off remaining EMS charges for veteran family member reference to Resolution #08-0215 Supporting The Home Base Iowa Initiative - \$122.64 P.Hawkeye Truck Equipment – retro fit para-glide front wing post \$7,050 and full moldboard trip front wing post assembly additional \$1,775 (price does not include any new parts that may be need for wing to function properly)Q.Set a Public Hearing and Bid Date for Heritage at Grimes Plat 2 Phase 4 – Division I: NE Beaverbrooke Boulevard Paving Improvements and Division II – Highway 141 Turn Lanes and Traffic Signal for a bid date of March 16, 2016 at 1 pm and Public Hearing for March 22, 2016 at 5:30 pm. both meetings held at Grimes City Hall, 101 NE Harvey Street, Grimes, Iowa R. Claims Report - \$408,638.95 (moved to Council Actions) S. Heritage Box Culvert Change Order for sanitary sewer cleanup cost and add 10 working days to contract T.Carpet Replacement for shop at GCC to low bid at Flooring America U. Public Purpose Expenditures per Resolution 06-2014 Acceptance of IDOT Funds for North James Street Bridge over Little Beaver Creek in an amount not to exceed \$1,000,000. Moved by Johansen, Seconded by Bickford; the Consent Agenda shall be approved. Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

US Water Report

Andy Wood of US Water and Grimes Water and Wastewater provided a maintenance update on the plants to the Council.

PUBLIC AGENDA

A.Discussion/presentation from Homeowner Requesting to Build a Tiny Home

Jim Moriset of 808 SE 16th Street, Grimes was present to address his interest in placing a tiny home that he is in the process of building on a lot in the City of Grimes. Moriset was asking for a variance to the International Residential Code requirements. He provided pictures of the structure he is currently building at his son's home. Moriset stated he has had trouble finding a location to place the Tiny Home. He added that he is interested in placing the home at 2nd and Jacob but his plans are to have it there for 5 years and then build a regular size home. Mayor Armstrong stated that in most new developments there are covenants that govern the square foot minimum a house must be. He added that Moriset was interested in an older part of town that does not have a covenant. Mayor Armstrong stated that to allow this the Council would need to amend the building code or to look at the zoning ordinance to see what they would like to allow for square footage. Council Member Johansen thanked Moriset for his service and for presenting this issue to them. He stated he knows these homes are growing in popularity across Iowa and the country. Council Member Johansen added that as a Council it was important for them to look at this as an all over issue and not just Moriset's request. He stated that possibly there is a place for Tiny Homes in Grimes but need to look at this as a broader issue and not just this one instance. Council Member Johansen stated he did not feel he had enough information at this time. He asked that we find out what other communities have done across the state and if so what did those approvals look like. He added there are just a lot of unanswered questions he had at this time. Council Member Johansen wanted Moriset to know that he thought it was a wonderful concept. He added that maybe this could fit into its own development and not have a mismatch of homes but added this is a chance for us to possibly do something cutting edge in Iowa. Council Member Johansen clarified that taking that step he didn't

want to rush into it and not just address Moriset but possibly a Tiny Home community or within a development. Council Member Blackford stated he agreed it was worth looking at further. Council Member Bickford agreed that it was something that needed to have the big picture looked at but shared Council Member Johansen's enthusiasm. Mayor Armstrong added that members from Planning and Zoning Board have expressed an interest that if we are going to look at this issue they would like to have input. Council Member Altringer stated that she felt the Council was interested in exploring the issue but that there were questions that staff would need to have addressed. She added that some of her questions included: are there examples of existing communities, life expectancy of the houses adding that she would want these homes to still look good in 20 to 30 years, where would they be located if within a development, pros and cons to a community. She added in the situation with Moriset would they need approval from surrounding residents. Council Member Altringer asked staff to compile some information for them. Council Member Bickford asked that they look at this expeditiously as this is important to Moriset. Council Member Hamp asked Moriset if he had a timeframe in mind. Moriset stated he would like to know in 30 days. Mayor Armstrong stated that due to meeting requirements it would take two to three months. He added that 30 days from now he might have better information on how this is moving along. Council Member Hamp stated that he understood from Moriset that on this property he was only planning to have the Tiny Home there for 5 years as he would build a regular home at that time but wondered what happens if his plans change. Moriset stated that at the end of five years the Tiny Home will be removed. Council Member Hamp thanked Moriset for bringing this to them but that they had a lot of things to consider when they look long term for the City of Grimes. The Mayor and Council thanked Moriset for coming and presenting.

PUBLIC FORUM

No one addressed the Council

COUNCIL ACTIONS

(moved from consent agenda)

S. Heritage Box Culvert Change Order for Sanitary Sewer Cleanup Cost and Add 10 Working Days to Contract

Mayor Armstrong advised that he asked to have this item moved off the consent agenda to make sure the Council understood the action that was being passed. City Engineer Gade stated that Fox Engineering recommended awarding Jensen Construction the request 10 working days as part of a change order to remedy the delay in progress due to a cleanup of the floodwater at the Heritage Box Culvert construction site. He added the cleanup was likely due to the manhole lid being left off at the site and improper grading of the temporary crossing which was constructed by Elder Corporation. Gade was therefore recommending that Jensen go back to Elder Corporation for the \$10,154 requested. Mayor Armstrong wanted to make it clear the Council was only voting to add the 10 working days to the contract. Moved by Johansen, Seconded by Bickford to approve the 10 additional working days and not the additional money requested.

Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

COUNCIL DISCUSSIONS

Mayors Report

Mayor Armstrong advised that at the MPO policy meeting he was made aware that since we are over 10,000 in population at this time we receive a second voting member. He added that he will be appointing an additional primary member and alternate at an upcoming meeting.

City Attorney Report
No Report

City Engineer Report

City Engineer Gade stated he had received a letter from FEMA that the 90 day appeal process has started and they will be checking into it. Council Member Johansen asked if this information was on the website and Gade advised he would see that it is placed there for the community to view.

City Staff Report
No Report

Old Business
None

New Business
None

Recess Open Session at 6:15 pm.

Reconvene Open Session at 6:35 pm.

Moved by Altringer, Seconded by Blackford that Resolution 02-0116 providing for Closed Session ref 21.5 1 (c) to discuss strategy with counsel in matters that are presently in litigation or where litigation is imminent where its disclosure would be likely to prejudice or disadvantage the position of the governmental body in that litigation; shall be approved.

Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

Moved by Blackford, Seconded by Johansen to rise from closed session at 7:55 pm.

Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

Mayor Armstrong advised there was no action coming out of closed session.

Moved by Hamp; Seconded by Altringer; there being no further business, the meeting shall be adjourned at 7:56 p.m.

Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

ATTEST:

Rochelle Williams, City Clerk

Thomas M. Armstrong, Mayor