

**MINUTES OF THE REGULAR MEETING OF THE AMES CONFERENCE BOARD
AND REGULAR MEETING OF THE AMES CITY COUNCIL**

AMES, IOWA

JANUARY 23, 2007

REGULAR MEETING OF THE AMES CONFERENCE BOARD

The regular meeting of the Ames Conference Board was called to order by Chairperson Ann Campbell at 6:30 p.m. on January 23, 2007. Present from the Ames City Council were Doll, Goodman, Larson, Mahayni, Popken, and Rice. Story County Board of Supervisors present were Clinton, Halliburton, and Strohman. Representing the Ames School Board were Brown and Today. Gilbert and United School Districts were not represented.

MINUTES OF THE FEBRUARY 28, 2006, SPECIAL MEETING: Moved by Mahayni, seconded by Clinton, to approve the minutes of the special meeting of February 28, 2006. Vote on Motion: 3-0. Motion declared carried.

APPOINTMENTS TO BOARD OF REVIEW: Moved by Larson, seconded by Brown, to adopt RESOLUTION 07-017 approving appointment of Joan Burrell and Lowell Greimann to the Board of Review. Roll Call Vote: 3-0. Resolution declared carried unanimously.

DISCUSSION OF CITY ASSESSOR'S BUDGET PROPOSALS: City Assessor Greg Lynch advised that the overall change in valuation for Fiscal Year 2006 was 2.0% (more taxable value). He also stated that a total residential re-valuation will not be done this year based on a Median Sales Ratio Study performed by the Iowa Department of Revenue. It is believed that the Median Sales Ratio for Ames is 96.4%; the range to not get equalization orders is 95 to 105%. Also, the average sales price for existing homes within the City of Ames did not increase between 2004 and 2005. The Assessor's Office is concentrating on different neighborhoods to determine if there are properties that need to be re-valued.

Regarding commercial re-valuation, Mr. Lynch advised that the Median Sales Ratio is at 98.5%. He said that it is estimated that there will be 12 sales to be used by the Department of Revenue to determine if re-valuation is necessary. According to Mr. Lynch, the Department of Revenue also does equalization studies. They have chosen 12 properties in the City of Ames to do appraisals on; they will come up with an appraised value and compare same to the assessed value. Those 12 sales will be entered into the Assessor's Sales Analysis, and the Median Ratio of those is where commercial property will be set. Commercial assessed values experienced a net decrease of about 1.9% overall.

Mr. Lynch advised that he has assumed responsibility for all commercial valuations, and Deputy Assessor Paul Overton is now responsible for residential valuations.

The Conference Board was told that, due to new software, all commercial data and sketches will be on the City Assessor's website. Residential sketches will also be on their website; the residential data is already available. Regarding Geographic Information Systems and Mapping, they have set a strategic planning goal to have aerials done every two years. The goal had been every four to five years; however, the cost is coming down dramatically. These photos have been very beneficial, and they are accessible to the public.

Chairperson Campbell advised that Mr. Lynch had already met with the Mini-Board (comprised of a representative from each of the entities of the Conference Board).

Supervisor Clinton commented on the Minutes of the Mini-Board meeting, stating that he did not recall the discussion exactly as it was expressed in the document. He asked that the other Mini-Board members be asked for their interpretations. Specifically, Mr. Clinton pointed to a recommendation made by the Assessor for a proposed salary for the Deputy Assessor, with which the Mini-Board did not agree. The Mini-Board had suggested that the Deputy Assessor's salary be 80% of the Assessor's salary and take into consideration any additional increases based upon further education. According to Mr. Clinton, at no time was 86% mentioned as a goal approved by the Mini-Board. Members Larson and Todey agreed that any additional increase would be based on further education. Chairperson Campbell pointed out that the proposal before the Conference Board is to set the Deputy Assessor's salary at 80% of the Assessor's salary. Supervisor Clinton acknowledged that fact, but said the Mini-Board Minutes become a working document year after year when they look at past practices, and they need to be accurate.

Discussion ensued on the conversion of apartment buildings to condominiums. Council Member Popken said that the budget shows a 5% reduction due to conversion of apartments to condominiums. Mr. Lynch advised that there were 22 properties converted in 2006. The current value of those 22 properties is approximately \$17,795,000 (assessed as commercial). After conversion to condominiums (residential rollback is applied), it would end up with a taxable value of \$9,613,000. The change in value would be approximately \$8,000,000; the revenue change would be \$400,000 less.

Regarding staff salaries, Supervisor Clinton stated that it was the intent of the Mini-Board to agree to the percentages shown on Page 8 of the Assessor's Annual Report. He said that the Conference Board oftentimes has asked the Assessor to attempt to mirror Assessor's staff salary increases to those of City staff. That was discussed this year, however, no directive was given. Mr. Clinton stated that, after discussion with City staff members, it appears that the Assessor's proposal is slightly higher than what City staff will be receiving. It is proposed that the staff and deputy salaries include adjustments for full-time employees of 3.25% cost of living increase with a merit pay increase not to exceed 1.25% of their total salaries. Mr. Lynch stated that he based his proposal on what he was told would be in place for most City departments. According to Mr. Larson, the Mini-Board held a lengthy discussion on the amount of merit, and the Board actually lowered the requested merit proposal significantly.

Moved by Mahayni, seconded by Clinton, to approve the recommendations of the Assessor's report.

Vote on Motion: 3-0. Motion declared carried.

Moved by Mahayni, seconded by Clinton, to receive the proposed budget (adoption of budget will occur after the hearing is held).

Vote on Motion: 3-0. Motion declared carried.

Moved by Mahayni, seconded by Clinton, to set 6:30 p.m. on February 27, 2007, as date of public hearing on proposed FY 2007/08 City Assessor's budget

Vote on Motion: 3-0. Motion declared carried.

ADJOURNMENT: The meeting adjourned at 6:53 p.m.

REGULAR MEETING OF THE AMES CITY COUNCIL

The regular meeting of the Ames City Council was called to order by Mayor Ann Campbell at 7:00 p.m. on January 23, 2007, in the City Council Chambers in City Hall, 515 Clark Avenue. Present from the Ames City Council were Doll, Goodman, Larson, Mahayni, Popken, and Rice. *Ex officio* Member Buske was also present.

Council Member Doll asked to pull, for separate discussion, Item No. 6, relating to an encroachment permit for a sign at 212 Main Street.

CONSENT AGENDA: Moved by Mahayni, seconded by Rice, to approve the following items on the Consent Agenda:

1. Motion approving payment of claims
2. Motion approving minutes of the regular meeting of January 9, 2007, and the special meeting of January 16, 2007
3. Motion approving renewal of the following beer permits and liquor licenses:
 - a. Class A Liquor - American Legion Post 37, 225 Main Street
 - b. Class C Liquor - Café Lovish, 2512 Lincoln Way
 - c. Class C Liquor & Outdoor Service Privilege - Dublin Bay, 320 S. 16th Street
 - d. Class C Liquor & Outdoor Service Privilege - West Towne Pub, 4518 Mortensen Road, Ste. 101
4. Motion approving the following applications for new liquor licenses:
 - a. Class B Wine - Taraccino Coffee, 539 Lincoln Way
 - b. Class B Wine - Kum & Go #113, 2801 E. 13th Street
 - c. Class B Wine - Kum & Go #214, 111 Duff Avenue
 - d. Class B Wine - Kum & Go #216, 203 Welch Avenue
 - e. Class BN Wine - Coe's Floral & Gifts, 2619 Northridge Parkway
 - f. Class C Liquor - Café Shi, 823 Wheeler Drive, Suite 5
 - g. Class C Liquor - Sante Fe Coffee, 2518 Lincoln Way
 - h. Special Class C Liquor- Café Milo, 4800 Mortensen Road, Ste. 101, pending issuance of a Certificate of Occupancy
5. Motion approving transfer of Special Class C Liquor License for Café Shi from 2514 Chamberlain Street to 823 Wheeler Drive, Suite 5
6. Motion approving recommended changes to the Rules of the Zoning Board of Adjustment
7. RESOLUTION NO. 07-018 approving Bid Awards and Purchases, \$25,000 - 50,000, for the period from January 1 - 15, 2007
8. RESOLUTION NO. 07-019 approving City's Investment Report for quarter ending December 31, 2006
9. RESOLUTION NO. 07-020 approving appointment of Brian Phillips to fill vacancy on the Student Affairs Commission
10. RESOLUTION NO. 07-021 confirming appointment of John Franklin as GSB Representative to Ames Transit Agency Board of Trustees
11. RESOLUTION NO. 07-022 approving contract with Silicon Prairie Web Solutions, LLC, in the amount of \$60/year for ASSET website maintenance
12. RESOLUTION NO. 07-023 approving Commission On The Arts (COTA) Spring Mini-Grants
13. RESOLUTION NO. 07-024 approving expenditure for Neighborhood Improvement Project for 2006/07
14. Software for Legal Department:
 - a. RESOLUTION NO. 07-025 authorizing temporary extension of .25 FTE for Principal Clerk within the Legal Department for implementation of software program
 - b. RESOLUTION NO. 07-026 approving budget amendment for purchase of software
15. RESOLUTION NO. 07-027 approving request from Main Street Cultural District for suspension of parking regulations for Dollar Days promotion on January 25, 26, and 27
16. RESOLUTION NO. 07-028 approving preliminary plans and specifications for 161-kV Transmission Line Construction - Phase 1, Foundation and Pole Installation within the City limits; setting February 15, 2007, as bid due date and February 27, 2007, as date of public hearing
17. RESOLUTION NO. 07-029 approving preliminary plans and specifications for State and Mortensen Elevated Tank; setting February 15, 2007, as bid due date and February 27, 2007, as date of public hearing
18. RESOLUTION NO. 07-030 approving preliminary plans and specifications for CyRide Office Building; setting March 14, 2007, as bid due date and March 27, 2007, as date of public hearing
19. RESOLUTION NO. 07-031 awarding contract to Burns and McDonnell Company, Inc., in an amount not to exceed \$99,000 for development of overall power supply strategy for City of Ames Electric Services
20. RESOLUTION NO. 07-032 awarding contract to Prairie Rivers RC & D at a maximum total cost to the City of \$25,000 for Bio-Energy Feasibility Assessment

21. RESOLUTION NO. 07-033 awarding contract to RESCO of Ankeny, Iowa, in the amount of \$56,312.20 plus applicable sales taxes for utility poles for South 16th Street Project
22. RESOLUTION NO. 07-034 approving contract and bond for 161-kV Transmission Line, Bid No. 1 - Phase Conductor
23. RESOLUTION NO. 07-035 accepting final completion of Water and Pollution Control Remote Sites Fencing Project
Roll Call Vote: 6-0. Resolutions declared adopted unanimously, signed by the Mayor, and hereby made a portion of these minutes.

ENCROACHMENT PERMIT FOR A SIGN AT 212 MAIN STREET: Council Member Doll asked to pull this item, stating that he had a conflict of interest.

Moved by Goodman, seconded by Rice, to approve an encroachment permit for a sign at 212 Main Street.

Vote on Motion: 5-0-1. Voting aye: Goodman, Larson, Mahayni, Popken, Rice. Voting nay: None. Abstaining: Doll. Motion declared carried.

PUBLIC FORUM: Roger Berger, 4121 Dawes Drive, Ames, referenced a sidewalk policy that City Council attempted to enact some years ago. He had the impression that the policy was not well-thought-out as to how it was going to work, and as a result, nothing was done. Mr. Berger believes that there is a small section of sidewalk/bicycle path located on the west side of Grand Avenue between Murray Drive and 20th Street. Per Public Works Director John Joiner, the project is currently in the DOT bidding cycle, the final plans have been completed, and the Federal Highway Administration has authorized the City to negotiate for easements. The project will be constructed this summer.

Sue Ravenscroft, 455 Westwood, Ames, commented on the report on the Fieldstone Development previously heard by the City Council; specifically, that \$5,000,000 would be expended for an overpass. She said that it was not very explicit, but it was implied that the overpass would be paid for with property taxes. She demonstrated, using full accrual accounting, that property taxes do not pay for the cost of government.

Ms. Ravenscroft complimented the City Manager in his starting the group called "Making Ames Better." She said that the informal group had lots of opinions, but came up with one point of agreement, i.e., that development in Ames should be within the boundaries of the Ames School District. Ms. Ravenscroft stated that she was very concerned that the proposed development (Fieldstone) includes only 10% of its land within the Ames School District. She also complimented the Ames Tribune, the City, and others that have organized conversations about growth. According to Ms. Ravenscroft, Fieldstone presents a real opportunity to begin a process of discussing change that begins early enough in the process for people to have a real voice.

Joe Rippetoe, 419 Pearson Avenue, Ames, spoke again about two related subjects: (1) illegal ordinances and (2) how keeping one on the books sets a very bad precedent. He said that an illegal ordinance currently exists in the Ames Municipal Code, reiterating that it was passed in 2001 and ruled unconstitutional by the Iowa Supreme Court in 2003. Mr. Rippetoe again expressed his dismay that the Ames City Council has failed to repeal the ordinance in question, and the ordinance remains in the Code. According to Mr. Rippetoe, Iowa City repealed a similar ordinance quickly and unanimously. He quoted advice from former City Attorney John Klaus, who stated that the ordinance should be taken off the books. Mr. Rippetoe believes that keeping an illegal ordinance on the books is a bad precedent. He also again pointed out that an ordinance passed in 2005 is being challenged and "could very likely be struck down in court." On December 19, according to Mr. Rippetoe, members of the City Council talked about upholding all laws, not just those they liked or had personally passed, and one member said that he had a duty to support the Iowa Constitution and that all Council members had taken an oath to that effect. He told the Council that they should ask themselves if they are supporting the Constitution

of Iowa if they keep an illegal ordinance on the books. Mr. Rippetoe asked what this Council will do if another ordinance is struck down in 2007 and said that the possibilities are very unsettling to him.

Council Member Mahayni again responded that the City of Ames was making a statement at that time that the state law needed to be changed, and there are current actions being taken by the state to change it. The City Attorney at that time affirmed that the ordinance could be kept on the books, but not enforced. The current City Attorney advised that there are dormant laws even at the State level. Mr. Mahayni again pointed out that the City Council hears issues one at a time. He also reiterated that not everything in Ames rotates around the proposed mall.

2007-2012 CAPITAL IMPROVEMENTS PLAN: Mayor Campbell announced that public input on the 2007-2012 Capital Improvements Plan would be taken at this meeting; however, decisions would be made on February 13 at the budget wrap-up session.

Karen Nettleton, 1127 British Columbia, Ames, commented on the Shared Use Path System (Page 19). She asked the City Council to move the Skunk River Trail Extension- Ontario Street (Idaho Avenue to Kentucky Avenue) up to 2007/08 from 2008/09 due to safety concerns. She distributed maps to the City Council to further explain her request. Ms. Nettleton described the route her children and others (a total of 14) must take to their school; they have to cross Ontario where the speed limit is 35 mph and jump a curb. There is also a bus stop in this vicinity, and a sidewalk there would benefit those pedestrians.

Brian Agnitsch, 1103 Burnett, Ames, stated that he is the current President of the Hunziker Youth Sports Complex. He acknowledged other representatives of the baseball, softball, and soccer programs at HYSC, who were also present. Mr. Agnitsch referenced a letter formerly provided to the Council in October asking for financial assistance with operations and capital improvements. Specifically, the HYSC Board asked the Council to provide financial assistance to pave the road and parking lots at the Complex. They are again making that request. According to Mr. Agnitsch, during the past year, over 1,400 youth participated in the three sports offered at the Complex. These events have brought in thousands of visitors to the City, and the Complex served as venues for the Iowa Games. It was pointed out by Mr. Agnitsch that the road into the Complex serves a dual purpose as the City uses it to access their wells. He believes that the Complex should be considered a gateway to Ames. The Complex is very visible coming into Ames off of Highway 30. Convenience and safety are the two main issues with the roads and parking lots. According to Mr. Agnitsch, volunteers have made many improvements to the Complex over the past few years. The HYSC Board is obligated to pave the parking lots due to a variance granted by the Zoning Board of Adjustment. The cost of paving the access road and two main (northernmost) parking lots would be approximately \$195,000, and they are asking the City to reconsider including this funding in the CIP. The HYSC Board also requests \$25,000/year in ongoing financial support for operations to help keep the cost of participating down. The operating costs have been paid for by the participants in the three sports.

Council Member Goodman asked for a copy of the HYSC Capital Fund to ascertain for what their funds are used. Mr. Agnitsch said that their Capital Fund is very minimal. It is used for equipment and repairs at the Complex. The playground equipment was purchased through donations.

Council Member Doll asked if the funds would be matched by the HYSC or be all City funding. Mr. Agnitsch indicated that the request is for total City funding.

Mr. Doll also asked for an update on the possible integration of the City and HYSC soccer programs. Parks and Recreation Director Nancy Carroll stated that she has met with representatives of the Soccer Club Board several times. She said that the integration will be a

slow and staggered process. This information will be shared with the Parks & Recreation Commission in March and then brought to the City Council. There will not be a lot of changes in the near future that would impact the financial condition of the HYSC.

Joe Merchant, 2820 Northwood Drive, Ames, stated that he is on the Board of the HYSC and is here representing the Ames Soccer Club to support the request for capital improvements funding. He pointed out the economic benefits to Ames brought about by the three sports clubs. It was specifically noted that the Ames Soccer Club hosted three tournaments last year, bringing approximately 200 teams to Ames. Each team consisted of ten (10) to 15 members and their families. The visitors to Ames from one tournament held in February netted a need for approximately 500 hotel rooms. Each tournament requires an enormous amount of volunteer effort, and monies from the tournaments are used to defray fees for the players and help pay the coaches. Mr. Merchant said their program is recreational and targeted to developing skills and making soccer a fun experience. The Complex was built by volunteers and donations, and it is run by volunteers. It represents a destination point for visitors to Ames from all over Iowa and nearby states. The access road is rutted, pitted, unsafe, and needs to be improved; there are huge holes in it that cars swerve around. Their intent in keeping their participation fees as low as possible is to make it feasible for all members of the community to participate. There is no money available to pave the road, and the volunteers have run as many tournaments as possible.

Julie Mallas, 316 Topaz Court, Ames, President of the Ames Girls Softball Association (AGSA), said that Ames has a program that no one can duplicate. There are over 250 young girls participating in the programs offered by the AGSA. She stated that Ames Parks and Recreation does not offer the same programs; the only overlap might be for those in kindergarten or first grade. The Complex is a vital place for youth and families in Ames. Ms. Mallas urged the Council to approve the request from the HYSC for capital and operations funding.

Steve Mayberry, 1103 Scott Avenue, Ames, representing baseball programs on the HYSC Board, reiterated that over 1,400 young people participate in programs at the Complex. He pointed out that parents volunteer hundreds and hundreds of hours every spring and summer to make the place run. He told the Council that paving the road is a “no brainer” as it is dangerous. Mr. Mayberry said that the amount being requested for operating costs is nominal considering what it would cost if Ames volunteers did not manage and maintain the Complex.

Holly Fuchs, 806 Brookridge, Ames, asked the City Council to include renovation of the Brookside Tennis Courts in the CIP because:

1. The courts need renovation.
2. The courts will continue to deteriorate if they only receive minimum maintenance.
3. The courts get more than just recreational use; the Girls Junior Varsity Tennis Team uses them.
4. The courts would be safer, and Brookside Park would be safer, as people would be less likely to stumble over the cracks. More people will use them, and the more people who are in the area would mean less vandalism.
5. Renovation of the parks will encourage people to live in the Downtown.
6. Other parks in Ames have better-quality tennis court surfaces.
7. There is a concern that if the Brookside courts continue to deteriorate, a decision might be made to replace them with something else less attractive.

Ms. Fuchs encouraged the City Council to read the details under Nos. 5 and 7 of the e-mail that she forwarded to them today.

Concerning the Brookside Park Wading Pool, Ms. Fuchs noted that staff is proposing to abandon it. She asked the City Council not to allow that; her children used the former wading pool and

her grandson uses the current one. If a new facility is needed, Ms. Fuchs urged the Council to construct it in the Park and not Downtown.

Pertaining to street lights, Ms. Fuchs suggested that the City initiate cooperation with the Iowa Department of Transportation and Iowa State University to ensure that street light replacement projects use only down-directed lights. This would make it safer for drivers, especially on South Duff and Welch Avenue.

Addressing the Southeast Entryway pillars, Ms. Fuchs said that she is concerned about their appearance. Also, it had been her understanding that the Southeast Entryway improvements were to be designed to encourage traffic to come into Ames via Duff; however, the light towers are shown to be constructed on South Dayton. She also hopes that trees will be added. Ms. Fuchs requested that the light towers be eliminated or that they be replaced with down-directed lights.

Regarding the Hunziker Youth Sports Complex, Ms. Fuchs said that she would not like to see the City soccer programs move to the HYSC. She referenced publications written by Merle Prater about radiation that could still exist on the Complex site. The Iowa Department of Health and Safety said that it is cleaned up, but they never went back to check. Ms. Fuchs said that she would feel much more comfortable about the City granting funds to the Complex if it were confirmed to be free of radiation.

Rudy Jensen, 929 Brookridge, Ames, said that he supported Holly Fuchs' proposals for improvements to the Brookside Tennis Courts as well as the soccer field and basketball court there. He frequents the area, and all year long if the weather is reasonable, the courts are in use. Mr. Jensen reiterated that the girls' tennis team practices there in the spring.

Council Member Mahayni said that he is a "soccer dad." He is very proud of what the HYSC has accomplished. There are so many volunteers who work with youth at the Complex; this would be an investment in the City's youth, and he believes the Council should continue to support it. The issue of safety is a serious one. He asked that the HYSC Board look at the possibility of raising funds to complement City funds.

City Manager Schainker stated that many projects discussed tonight have not been included in the CIP; it doesn't mean that they are not good projects, but Council guidance is needed to determine which ones, if any, should be included. He pointed out that the HYSC is helping to provide services that, if not provided by the Complex, would have to be provided by the City, and the City's costs would be tremendously more because it would not have the assistance of volunteers. The City recognizes that the road does need to be improved. Mr. Schainker advised that he had looked at the HYSC's operating budget, and there is no way that the HYSC Board would be able to generate the type of revenue to pay for the road/parking lot improvements. According to Ordinance, the parking lots must be paved. A variance has been granted and extended, but the issue must be addressed. It may be possible to leverage some matching Hotel/Motel Tax funds through the Ames Convention and Visitors Bureau. He is not sure if fundraising is possible; that would be up to the HYSC members and its Board. Staff will meet with representatives of the HYSC to discuss non-City-funding options.

Council Member Mahayni suggested that the City Manager meet with the HYSC Board to get their ideas for non-City funding. Council Member Larson said that the time frame is important; he is unsure of the urgency. He drove out to the Complex today and noted that there obviously had been a lot of traffic related to the two wells that have been worked on by the City. Council Member Rice said that timeliness is crucial for him. He pointed out that over 1,400 kids are served by this facility; this is a prime example of community betterment, in his opinion, and Local Option Tax should be used. He agreed that the Complex is a gateway to the City, and he would support total funding for paving the road and parking lots to be included in this CIP.

Council Member Popken asked to know how much assistance has been provided by the City to the HYSC throughout the years. Staff will provide that information to the City Council.

City Manager Schainker gave the background of the Brookside Tennis Courts. In 1997, \$100,000 was included in the CIP for reconstruction of the tennis courts; however, a citizens group came forward and said that the tennis courts needed to be centralized at Ames High School. The Council then reallocated the \$100,000 (combined with private funds that had been raised) to construct the competitive tennis courts at the High School. An agreement was also reached with the Ames Community School District to help pay for maintenance of the Brookside Tennis Courts at a “recreational” level for ten years. At this time, it is staff’s contention that those tennis courts do not need to be renovated; however, they will continue to be maintained at a “recreational” level. Ms. Carroll said that there were several issues why it was decided not to maintain the Brookside courts at a “competitive” level. They are located in a residential area; lighting and parking would create problems if they were to be used competitively.

Council Member Goodman asked to have the background on the Brookside wading pool. Ms. Carroll indicated that staff has recommended that the wading pool be closed, and an interactive fountain be constructed to a location downtown. She alluded to the maintenance issues encountered at the current wading pool. According to Ms. Carroll, from Day 1, it was too small, and has been difficult to manage. Ms. Carroll pointed out that the City Council has some time to contemplate this issue; it is not scheduled to occur until 2010/11. She said that staff is not opposed to locating the interactive fountain at Brookside Park if that were the Council’s directive.

Speaking about the HYSC request for assistance, Council Member Goodman recalled that the Complex was to provide a higher-level facility for a higher-level program, and it was to be self-sufficient monetarily. He feels that what the Ames taxpayers would be subsidizing would be a high level of competition and of sport. That concerns him as those funds could go to make greater opportunities for lower levels, which are more affordable to a greater proportion of the community. Council Member Popken agreed. Council Member Goodman asked to see the Operations and Capital Budgets of the HYSC.

Council Member Rice said that it is a priority of his to add \$200,000 to demand-side management; there would definitely be a return on this investment. Don Kom, Director of Electric Services, pointed out that \$400,000 has already been budgeted, and he would like to see what the impacts are after one year before the budget is increased. City Manager Schainker suggested that the City’s allocation to the program be ramped-up after the first two years when the impacts are known. Council Member Larson said that he is most interested in the City providing incentives to reduce the peak; he wants to see the programs before increased spending is approved.

The meeting recessed at 8:20 and reconvened at 8:30 p.m.

INTERPRETATION OF ADAPTIVE REUSE PROVISIONS: Steve Osguthorpe, Planning and Housing Director, advised that the purpose of adaptive reuse provisions is to foster the renovation and reuse of structures that have historic, architectural, or economic value to the City and are vacant or at risk of becoming underutilized, vacant, or demolished. He informed the City Council that staff received an application for an Adaptive Reuse from GK Development (the owners of North Grand Mall) on December 12, 2006. The staff’s comments were provided to the owners on December 22, 2006, and the applicant submitted revised plans on January 9, 2007, addressing those comments. Questions from staff have arisen on the applicant’s resubmittal and the overall process. There continue to be Development Review Committee comments that have not yet been addressed; therefore, the North Grand Mall Adaptive Reuse Application is not yet ready to go to public hearing.

Mr. Osguthorpe further advised that the Adaptive Reuse process was necessitated after the

applicant found it could not make updating North Grand Mall economically viable without expanding the square footage. The Adaptive Reuse process allows potential waivers to certain development standards in order to either preserve an historic structure or to ensure the continued economic viability of the existing development. The owner now plans to construct a “Lifestyle Center” out of a portion of the existing mall and to include a new separate structure.

The Adaptive Reuse process was outlined. Staff is asking the City Council for an interpretation of Municipal Code Section 29.306(3)(b) within the Adaptive Reuse Performance Standards related to landscaping. That subsection states that “...where landscaping and public space cannot be provided on site, any area on site that is available for landscaping shall be so utilized. When the City grants permission, the owner or operator of the site must also use areas within the public right-of-way and adjacent to the site to satisfy landscaping requirements.”. The North Grand Mall owner is requesting waivers from several landscaping standards. The language within Subsection (b) does not clearly define which landscaping standards can be met through the use of rights-of-way and/or adjacent properties. Staff believes that relocation provisions should not be applied to the site-specific landscaping requirements and should be waivable.

City Manager Schainker advised that the Adaptive Reuse process allows the City Council to waive some or all of the applicable Zone Development Standards and General Development Standards as long as the project conforms to the provisions of Ames Municipal Code Section 29.306.

Director Osguthorpe advised that, if the City Council were to agree with staff’s interpretation, then staff further suggests that it would be reasonable to allow the applicant to request additional waivers under the following conditions:

1. That they do all they can to meet each of the site-specific Code requirements.
2. That they utilize any alternative provisions allowed by the Code.
3. That they provide documentation that the project would no longer be viable under a strict application of the site-specific landscaping standards.

It was noted that Section 29.403(4)(g) allows consideration of alternative landscape designs that would meet the intent of the law.

Planner Seana Perkins reminded the Council that the Adaptive Reuse process was approved for Jax Outdoor Gear in 2005 for economic viability reasons.

Council Member Popken asked what precedent would be set if the Council affirmed staff’s interpretation of Adaptive Reuse. He wanted to know how future decisions on similar requests would be impacted by their decision tonight.

City Attorney Doug Marek stated that precedent would be set in two ways:

1. It is possible to increase or improve economic viability even it means demolishing one of a set of structures.
2. If the City makes rights-of-way available to satisfy landscaping requirements, it would be used to satisfy the area requirement, but not necessarily each of the site-specific requirements.

Council Member Rice stated that he saw this interpretation as offering maximum flexibility, and he sees the Council doing more of that when dealing with development in interior spaces.

Council Member Mahayni pointed out that the issue is a function of design; the requirements may not be possible to be met depending on the design chosen by the developer.

Council Member Goodman feels that the terminology “economic viable” is very vague and should be clarified. He thinks that a developer could argue nearly every time that the requirements being imposed were impacting the economic benefit of the project.

Moved by Popken, seconded by Rice, to interpret the Adaptive Reuse procedure as follows:

1. Allow staff to review each Adaptive Reuse application on a case-by-case basis for presentation to the Council for determination if the proposals pertaining to economic value warrant the process.
2. Determine that the ability to utilize rights-of-way and adjacent properties to satisfy the landscaping requirements would only be applicable to the minimum landscaped area requirement of the underlying zone provided that the applicant has made every effort to meet each requirement on site.
3. Determine that site-specific landscaping requirements are waivable, subject to the following conditions:
 - a. That they do all they can to meet each of the site-specific Code requirements.
 - b. That they utilize any alternative provisions allowed by the Code.
 - c. That they provide documentation that the project would no longer be viable under a strict application of the site-specific landscaping standards.

Vote on Motion: 6-0. Motion declared carried unanimously.

LARGER LOTS IN SUBURBAN RESIDENTIAL LOW-DENSITY DEVELOPMENTS:

Planner Jeff Benson reminded the Council members that, in May 2006, they considered a report from City staff on options to accommodate larger lots in new suburban residential areas. City staff recommended initiating changes to the Land Use Policy Plan and Zoning Ordinance to exempt 10% of the lots from the minimum density requirement or all subdivisions in the FS-RL (Suburban Residential Low Density) zones. City Council had postponed the issue until developers had sufficient time to review the issue and comment. Staff has met with developers several times since receiving that directive.

Staff presented the following objective for accommodating larger lots: “Accommodate platting of ten (10) to 15 lots per year of ½ to ¾ acres in size within developments called ‘estate lot subdivisions.’”

Mr. Benson said that Chuck Winkleblack, Hunziker & Associates, had presented examples of how large lots could have been accommodated in two existing subdivisions. Hunziker & Associates has requested a modification to the objective to exempt up to 20% of the land area (as opposed to 10% of the lots). These developers believe that a land use policy could be developed that would limit the rate certain lots can be developed.

Chuck Winkleblack, Hunziker & Associates, 105 S. 16th Street, Ames, noted that not all subdivisions would be affected; this would accommodate a small segment of the market. He feels that 10% of the lots would not accomplish anything; it would be a waste of time. According to Mr. Winkleblack, there are currently four subdivisions that have been developed just outside the City’s two-mile jurisdiction. He feels that that is “ultimate sprawl.”

Bob Friedrich, Jr., 619 E. Lincoln Way, Ames, stated that his company would like the number increased to 20% of the land area. He also advised that they would like to accommodate large lots in the Fieldstone Village development. Mr. Friedrich thinks that it would be beneficial if smaller infill areas would be allowed to accommodate larger lots.

Planner Benson said that the staff did not recommend a limit of 20 acres in each area to be used for “estate lot subdivisions” because it would be very difficult to implement and regulate.

Council Member Popken believes that larger lots cost more and lower the tax base because they lower density. He does not support the concept.

Council Member Larson said that the Council needs to address what the market dictates. He reminded the Council that persons have testified that there is a need for larger lots. Mr. Larson also pointed out that the persons living just outside the city limits use the amenities in the City of Ames, but do not pay taxes to help pay for those services.

Council Member Goodman said that he believes the Land Use Policy Plan (LUPP) has been beneficial to the City; he thinks citizens take it seriously, and, by implementing its regulations, it has helped keep the tax levy low. It was comprised of input from citizens. City Manager Schainker pointed out that the LUPP also calls for diversity of housing.

Council Member Doll asked to know how many irregular infill lots there are and also how many subdivisions with larger lots are expected to be built.

Planner Benson advised that the additional impact between 10 and 20% would not be huge. He described how they arrived at a recommendation of 10% of the area.

Moved by Rice, seconded by Mahayni, to initiate changes to the Land Use Policy Plan and Zoning Ordinance to exempt 10% of the area from the minimum density requirement for all subdivisions in FS-RL (Suburban Residential Low Density) zones and in F-VR (Village Residential) zones.

Council Member Goodman advised that he would not support that motion because a minimum density had been agreed to and to decrease density puts an unfair burden on taxpayers.

Vote on Motion: 4-2. Voting aye: Doll, Larson, Mahayni, Rice. Voting nay: Goodman, Popken. Motion declared carried.

The meeting recessed at 10:00 p.m. and reconvened at 10:05 p.m.

SIDEWALK INSTALLATION AT 201 BEACH AVENUE: Planner Seana Perkins explained that this is a request from the developer that the City Council temporarily waive the requirement for the installation of sidewalk on the south side of Sunset Drive, directly east of the proposed curb cut. Ms. Perkins said that while staff was reviewing the Minor Site Development Plan, a mature tree was found to be a significant landscape feature. To retain this significant tree, staff asked that the developer explore options to construct the sidewalk so that the tree could be retained. After discussing the sidewalk and tree with the developer, staff came to the conclusion that installation of the sidewalk would damage the significant tree. According to Ms. Perkins, the developer will be required to provide funds to the City to construct the sidewalk and a retaining wall; those funds would be placed in escrow.

Council Member Doll pointed out that there is a bus stop in this vicinity, it is a high-traffic area coming off Campus, and he is concerned about safety of pedestrians in this area. He compared this project to others with extenuating circumstances where the Council did require the developer to install sidewalks. Discussion ensued on possible alternatives, including building a cinder path around the tree. Corey Mellies, Civil Engineer II, described the steep slope, which would not be conducive to creating a cinder or dirt path around the tree.

Moved by Mahayni, seconded by Goodman, to adopt RESOLUTION NO. 07-036 approving the applicant’s request to waive the requirement for the installation of sidewalks at 201 Beach Avenue (Sunset Beach II Condominiums) at the location specified within the agreement.

Roll Call Vote: 5-1. Voting aye: Goodman, Larson, Mahayni, Popken, Rice. Voting nay: Doll. Resolution declared adopted, signed by the Mayor, and hereby made a portion of these minutes.

DOWNTOWN FACADE IMPROVEMENT GRANT FOR 230-232 MAIN STREET: Caleb Matthews, 232 Main Street, Ames, stated that he would be retaining the large window size; the current “Youth and Shelter Services” would be painted over and his photography studio signs will be installed.

Moved by Mahayni, seconded by Popken, to adopt RESOLUTION NO. 07-037 approving the request for a grant in the amount of \$8,520 from the Downtown Facade Improvement Grant Fund for the property located at 230-232 Main Street, subject to City staff approval of the materials as consistent with the Downtown Design Guidelines.

Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these minutes.

Council Member Popken asked for a copy of the Guidelines for the grant program.

Council Member Larson is concerned about offering up to \$15,000 for each grant; there is only \$50,000 budgeted annually for this program. He would like to change the maximum amount to \$10,000 or change the ratio to possibly 2:1 participation that would allow the City to maximize the number of projects.

Moved by Goodman, seconded by Larson, directing staff to look at the possibilities of increasing the visual impact and possibly changing the ratio of the grant process for this program.

Vote on Motion: 6-0. Motion declared carried unanimously.

CLARIFICATION OF COMPREHENSIVE ANNUAL FINANCIAL REPORT: Finance Director Duane Pitcher explained that in mid-December, an excerpt of the City’s Consolidated Annual Financial Report was published in the local newspaper under the title, “How Much Ames Makes, Spends.” The financial information published indicated that the City received income in excess of \$30,000,000 for the fiscal year, but that was not the case. The \$30,000,000 reported reflected a change in value of all net assets, not just cash and financial assets. According to Mr. Pitcher, the information published was a portion of the Government-Wide Financial Analysis, which includes all City of Ames activities and the Mary Greeley Medical Center (MGMC). The specific statement used was, “The City of Ames Changes in Net Assets.” This statement reports on all assets, including financial and capital. Total net assets at the close of FY 2005/06 were \$445,490,539, reflecting an increase of about \$30,000,000, or a little over 7% from the prior year. Over \$22,000,000 of the increase was related to business-type activities (primarily MGMC and utilities). Another large portion of the increase was due to federal and state capital grants used primarily for CyRide facilities and buses and Public Works projects. The article title used by the newspaper created confusion since the statement used reflects all changes in all assets, not just cash.

OUTDOOR AQUATICS CENTER: Moved by Mahayni, seconded by Popken, to adopt RESOLUTION NO. 07-038 approving a contract with RDG Architectural Firm in an amount not to exceed \$17,300 (from Contingency) to determine size of an Outdoor Aquatics Center, related capital/operational costs, and anticipated revenues; evaluate two facility location options; and, prepare two conceptual site master plans.

Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these minutes.

Moved by Popken, seconded by Goodman, to support the Parks & Recreation Commission in efforts to assess the public’s interest in a bond referendum being held (in Spring or Fall 2007) to finance the development of an Outdoor Aquatics Center.

Vote on Motion: 6-0. Motion declared carried unanimously.

S. E. 16TH STREET IMPROVEMENTS: Public Works Director John Joiner described the project for paving the gravel portion of Southeast 16th Street from Dayton Avenue/I-35 Interchange to approximately two blocks east of South Duff Avenue. Mr. Joiner advised that there are several steps that the City Council will need to take associated with this item in order for the project to move forward. In addition to the typical action of approving plans and specifications, there are steps associated with voluntary assessment funding, approval of real estate contracts for right-of-way transfer, and acceptance of several easements relating to wetlands, trails, utilities, drainage, and access that are required.

Moved by Goodman, seconded by Doll, to adopt RESOLUTION NO. 07-039 approving the Preliminary Resolution.

Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these minutes.

Moved by Goodman, seconded by Doll, to adopt RESOLUTION NO. 07-040 approving preliminary plans and specifications; setting February 21, 2007, as date of bid letting and February 27, 2007, as the date of public hearing.

Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these minutes.

Moved by Goodman, seconded by Doll, to adopt RESOLUTION NO. 07-041 adopting the Schedule of Assessment.

Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these minutes.

Moved by Goodman, seconded by Doll, to adopt RESOLUTION NO. 07-042 adopting the Proposed Resolution of Necessity and setting February 27, 2007, as the date of public hearing.

Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these minutes.

Moved by Goodman, seconded by Doll, to adopt RESOLUTION NO. 07-043 approving the Covenant for Assessment of Costs of Improvements.

Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these minutes.

Moved by Goodman, seconded by Doll, to adopt RESOLUTION NO. 07-044 approving Real Estate Contracts with:

- a. Family Realty, LLC
- b. Bradshaw Farms, L.P.
- c. Hickory Park, Inc.

Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these minutes.

Moved by Goodman, seconded by Doll, to adopt RESOLUTION NO. 07-045 approving a Permanent Easement for Wetland Mitigation and Permanent Drainage and Trail Easement between Bradshaw Farms, L.P., and the City.

Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these minutes.

Moved by Goodman, seconded by Doll, to adopt RESOLUTION NO. 07-046 accepting easements as follows:

- a. Permanent Drainage, Access, and Public Utility Easement from Bradshaw Farms, L.P.
- b. Easement for Public Utilities from Bradshaw Farms, L.P.
- c. Permanent Drainage, Access, and Public Utility Easement from Hickory Park, Inc.
- d. Surface Water Flowage Easement from Hickory Park, Inc.
- e. Easement for Public Utilities from Hickory Park, Inc.
- f. Permanent Access Easement from Hickory Park, Inc.

- g. Permanent Drainage Easement from Pyle Land, L.L.C.
- h. Surface Water Flowage Easement from Pyle Land, L.L.C.

Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these minutes.

BEACH AVENUE IMPROVEMENT PROJECTS: Director Joiner explained that due to safety concerns, limited right-of-way, minimizing water service outages, and the timing of the Beach Avenue Pavement Improvement Project, the contractor has requested to close sections of the street to through traffic to install the new water main and transfer services from now through early Spring 2007. It is important that this work be expedited so that staff can move forward on the roadway reconstruction project to meet the August 10, 2007, completion date. It is anticipated that each block would be closed for approximately one week. According to Mr. Joiner, the City Manager has the authority to close the street for this reason, but because of the importance of the Beach Avenue corridor as well as it being a CyRide Route, staff decided to bring it to the City Council for approval of the closure. Mr. Joiner stated that meetings with affected parties [Iowa State University (ISU) Facilities Planning and Management, ISU Athletics, Reiman Gardens, Iowa State Center, and CyRide] have been held.

Moved by Mahayni, seconded by Goodman, to adopt RESOLUTION NO. 07-047 authorizing a temporary street closure on Beach Avenue (from South 4th Street to Lincoln Way) for the Water Main Replacement Project.

Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these minutes.

Moved by Mahayni, seconded by Goodman, to adopt RESOLUTION NO. 07-048 approving preliminary plans and specifications for the 2007/08 Collector Street Pavement Improvements (Beach Avenue); setting February 20, 2007, as bid due date, and February 27, 2007, as date of public hearing. Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these minutes.

NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT FOR WATER POLLUTION CONTROL (WPC) PLANT:

Water and Pollution Control Director John Dunn reminded the Council members that, at their January 9, 2007, meeting, they directed that staff prepare an update on the status of the Ames NPDES permit application. Mr. Dunn reviewed the tasks that were already completed and those yet to be finished. In summary, staff is planning to work with the consultant already under contract to finish the Waste Load Allocation under the old stream standards. The City will then ask for it to be updated for the changes that have taken place in stream and water quality standards. The second Waste Load Allocation will be what is discussed with the Department of Natural Resources in terms of what the City believes are the appropriate standards for its Plant and the segment of the stream that is discharged on. Once that is finished, staff will hold a public meeting where the consultant would be present to review the steps that have been taken. The results would be brought back to the City Council to review before being taken to the Department of Natural Resources (DNR). A meeting would then be scheduled with the DNR to walk through the same steps to explain the calculations and assumptions used for the Waste Load Allocation. It is anticipated that will be completed by the end of June 2007. It would then be up to the DNR as to when the Permit is issued; the City really has no control over the timing of when the Permit is issued. Mr. Dunn said that it was important to note that these steps are not a part of the normal permitting process, but are above and beyond the steps taken by other NPDES applicants. It was also noted by Mr. Dunn that the need for disinfection is determined by the completion of a Use Attainability Analysis on the stream segment and the subsequent assignment of a recreational use designation.

Steve Veysey, 919 Murray Drive, Ames, said that he does not believe that the City is on the right path; it is unusual for a City to write its own Permit. As an environmentalist, he would strongly object to a regulated entity writing its own permit. However, he has lived here long enough and is confident in City staff to think that they may, in fact, do a good job at that. When engineering firms are brought in to deal with NPDES Permit issues, the goal of the firm is usually to find ways

to allow more pollution discharge. He is hopeful that the City will find a way to discharge less pollution. Stream designation and its effect on the process have not been included to the extent that Mr. Veysey believes should occur. The City needs to be proactive in telling the DNR that it is supportive of a proper stream designation. According to Mr. Veysey, the steps taken and proposed to be taken by the City still will not designate the stream properly. The “wheels that are in motion now” will designate it as A-1 or A-2 plus WW2 unless a letter is sent to the DNR Wastewater Section Chief, stating that it wants a draft permit issued and the City is willing to accept the “proper designation for the segment of the South Skunk River receiving the Ames effluent is A-1.” Mr. Veysey read a draft letter that he had written and urged the Council to send a similar letter.

Council Member Mahayni asked what the stream is designated currently. Mr. Dunn advised that it is designated as Class B-Warm Water 2. That is a standard that is protective for aquatic life, but not specifically for game fish. The designation that is there now used to be considered a Class B Limited Resource; it is a comparable standard now. The reason that it has that standard is because the segment of the Skunk River that the City discharges into is not a natural streambed. The Skunk River was channelized by the Corps of Engineers in the early 1900's to alleviate flooding problems in the City, so the bottom of the streambed is shifting sand and not conducive to supporting a high-quality game fish population; that is the basis for the stream designation.

Council Member Rice asked to know the cost difference to meet the higher standards; if it's not great, he can see benefits to having the stream designated as A-1 WW1. He also asked what it takes to get a stream designation change. City Manager Schainker explained that staff will provide that information to the Council.

LIME SLUDGE LAGOONS: Moved by Goodman, seconded by Popken, to adopt RESOLUTION NO. 07-049 rescinding authority to acquire property for the expansion of the Lime Sludge Lagoons.

Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these minutes.

ORDINANCE REMOVING “PRESERVING FLOODPLAIN AREAS” REQUIREMENT FROM MUNICIPAL CODE CHAPTER 23: Moved by Goodman, seconded by Rice, to pass on first reading an ordinance removing the “Preserving Floodplain Areas” requirement from Municipal Code Chapter 23 (Subdivisions).

Roll Call Vote: 6-0. Motion declared carried unanimously.

ORDINANCE ELIMINATING THE REQUIREMENT FOR LOT FRONTAGE AND MODIFYING THE REQUIREMENT FOR LOT SETBACK IN THE PLANNED REGIONAL COMMERCIAL (PRC) DISTRICT IN COMBINATION WITH THE NORTHEAST GATEWAY OVERLAY (O-GNE) DISTRICT: Moved by Goodman, seconded

by Rice, to pass on second reading an ordinance eliminating the requirement for lot frontage and modifying the requirement for lot setback in the Planned Regional Commercial (PRC) District in combination with the Northeast Gateway Overlay (O-GNE) District.

Roll Call Vote: 6-0. Motion declared carried unanimously.

ORDINANCE REVISING SPEED LIMIT ON STANGE ROAD: Moved by Mahayni, seconded by Doll, to pass on second reading an ordinance revising the speed limit on Stange Road.

Roll Call Vote: 6-0. Motion declared carried unanimously.

ORDINANCE REVISING SPEED LIMIT ON SOUTH DAKOTA AVENUE: Moved by Mahayni, seconded by Goodman, to pass on second reading an ordinance revising the speed limit on South Dakota Avenue.

Roll Call Vote: 6-0. Motion declared carried unanimously.

ORDINANCE REVISING SNOW ROUTES: Moved by Goodman, seconded by Mahayni, to pass on second reading an ordinance revising snow routes.
Roll Call Vote: 6-0. Motion declared carried unanimously.

Moved by Goodman, seconded by Mahayni, to suspend the rules necessary for the adoption of an ordinance.
Roll Call Vote: 6-0. Motion declared carried unanimously.

Moved by Goodman, seconded by Doll, to pass on third reading and adopt ORDINANCE NO. 3898 revising snow routes.
Roll Call Vote: 6-0. Ordinance declared adopted unanimously, signed by the Mayor, and hereby made a portion of these minutes.

ORDINANCE RESTRICTING PARKING ON HAMPTON STREET: Moved by Goodman, seconded by Larson, to pass on second reading an ordinance restricting parking along the south side of Hampton Street.
Roll Call Vote: 6-0. Motion declared carried unanimously.

COMMENTS: Moved by Rice, seconded by Goodman, to direct staff to look at the highest stream designation as the goal and get a cost differential for the Plant upgrade.
Vote on Motion: 6-0. Motion declared carried unanimously.

Council Member Popken said that a clarification was needed pertaining to the alley paving motion made at the January 9, 2007, meeting. City Manager Schainker explained that staff has been working with a group of citizens. The project could be between \$50,000 and \$100,000 based on the relocation of a storm sewer. A survey needs to be completed to get a better estimate. The cost of that survey is between \$2,000 and \$4,000. Mr. Popken stated that affected citizens with whom he has spoken are willing to put that fee back into the assessment.

Moved by Popken, seconded by Goodman, directing staff to perform the survey to get a better idea of the extent of the project.
Vote on Motion: 1-4-1. Voting aye: Popken. Voting nay: Doll, Goodman, Larson, Mahayni. Abstaining: Rice. Motion failed.

Moved by Popken, seconded by Larson, to direct staff to schedule a workshop on industrial lands.
Vote on Motion: 3-3. Voting aye: Larson, Popken, Rice. Voting nay: Doll, Goodman, Mahayni. Mayor voted nay to break the tie. Motion failed.

Moved by Goodman, seconded by Larson, to direct staff to provide a report on industrial lands to the City Council.
Vote on Motion: 6-0. Motion declared carried unanimously.

Moved by Larson, seconded by Goodman, for staff to look at infrared hearing devices for those hearing-impaired for the City Council Chambers.
Vote on Motion: 6-0. Motion declared carried unanimously.

ADJOURNMENT: Moved by Rice, seconded by Goodman, to adjourn the meeting at 11:04 p.m.

Diane R. Voss, City Clerk

Ann H. Campbell, Mayor