

**MINUTES OF THE SPECIAL MEETING OF THE
AMES HOUSING GOVERNING BOARD AND
REGULAR MEETING OF THE AMES CITY COUNCIL**

AMES, IOWA

APRIL 13, 2010

SPECIAL MEETING OF THE AMES HOUSING GOVERNING BOARD

The special meeting of the Ames Housing Governing Board was called to order by Chairperson Campbell at 6:30 p.m. on April 13, 2010, with the following members present: Campbell, Davis, Goodman, Horness, Larson, Mahayni, Orazem, and Wacha.

PUBLIC HEARING FOR PHA PLAN: Housing Coordinator Vanessa Baker-Latimer explained that the Five-Year Public Housing Authority (PHA) Plan is mandated by the Department of Housing and Urban Development (HUD) under the Quality Housing and Work Responsibility Act. Ames is considered a small Housing Authority (fewer than 250 units). The Housing Governing Board members were told that a public forum was held in March 2010 to allow comments on the Plan. The Plan must be submitted to the Department of Housing and Urban Development by April 17, 2010.

Ms. Baker-Latimer stated that for 2010-2015, the Resident Advisory Board reviewed the Plan and updated required sections as follows:

1. Expanded the Mission Statement
2. Updated the Goals and Objectives to be in compliance with the City's 2009-2014 CDBG Consolidated Plan
3. Updated the PHA Plan Update section to reflect revisions made since the last Five-year Plan
4. Updated the accomplishments made in regards to the missions and goals of the PHA Plan since the last Five-Year Plan

Council Member Orazem said that he was pleased with the collaboration that has occurred with other non-profit agencies and for-profit agencies to address the needs of low-income families, but he would like to see that enhanced. Ms. Baker-Latimer named some of the agencies that the City works with to provide services to its very low- and low-income citizens. Mr. Orazem asked if the City gets new residents in touch with the school system. According to Ms. Baker-Latimer, information about the Ames School District is shared with the new housing clients on a regular basis.

Council Member Goodman asked Ms. Baker-Latimer when information about the fund balance and financial condition of the Section 8 Program would be presented. Ms. Baker-Latimer stated that information on that topic will be presented at the City Council meeting to be held on April 27.

Mayor Campbell opened the public hearing. No one came forward to speak, and the Mayor closed the hearing.

Moved by Mahayni, seconded by Goodman, to adopt RESOLUTION 10-124 approving the submittal of the 5-Year PHA Plan to the Department of Housing and Urban Development in connection with the Section 8 Housing Choice Voucher Program.

Roll Call Vote: 8-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these minutes.

ADJOURNMENT: Moved by Goodman, seconded by Davis, to adjourn the Housing Governing Board meeting adjourned at 6:42 p.m.

REGULAR MEETING OF THE AMES CITY COUNCIL

The regular meeting of the Ames City Council was called to order by Mayor Campbell at 6:45 p.m. on April 13, 2010, in the City Council Chambers in City Hall, 515 Clark Avenue. Present from the Ames City Council were Davis, Goodman, Larson, Mahayni, Orazem, and Wacha. Mayor Campbell announced that the Council would be working from an Amended Agenda; however, the additional item, i.e., completion of CyRide 2009 Facility Upgrades, has now been pulled.

The Mayor noted that some of the Proclamation recipients were anticipating the usual 7:00 p.m. start time for the Regular Meeting and were not yet present. She said that she would proceed with the two Proclamations for which the recipients were present. The City Council would then continue with the Consent Agenda and Public Forum, and when the appropriate persons arrive, she would read the remaining two Proclamations.

PROCLAMATION FOR GLOBAL YOUTH SERVICE DAY: Mayor Campbell proclaimed April 24, 2010, as Global Youth Service Day. Accepting the Proclamation were Laura Logsdon, Josh Kriz, and Amanda Martin.

PROCLAMATION FOR ADMINISTRATIVE PROFESSIONALS WEEK: The week of April 18 - 24, 2010, was proclaimed Administrative Professionals Week and April 21, 2010, as Administrative Professionals Day by Mayor Campbell. Accepting the Proclamation were Micci Gillespie and Beth McPhail, members of the Ames Chapter of the Iowa Association of Administrative Professionals.

CONSENT AGENDA: Moved by Wacha, seconded by Davis, to approve the following items on the Consent Agenda:

1. Motion approving payment of claims
2. Motion approving minutes of the Regular Meeting of March 23, 2010, and the Special Meeting of March 30, 2010
3. Motion approving certification of civil service applicants
4. Motion approving Report of Contract Change Orders for March 16-31, 2010
5. Motion approving renewal of the following beer permits, wine permits and liquor licenses:
 - a. Special Class C Liquor - India Palace, 120 Hayward Avenue
 - b. Class C Liquor - Dangerous Curves, 111 5th Street

- c. Class C Beer & B Native Wine - Ames British Foods, 819 Lincoln Way, Suite D
 - d. Class C Liquor - WestCyde Wings, 3706 Lincoln Way
 - 6. RESOLUTION NO. 10-125 approving Engineering Services Agreement for Ames Southeast Entryway Project
 - 7. RESOLUTION NO. 10-126 approving IDOT Agreement for federal funding of 2010/11 Arterial Street Pavement Improvements (Duff Avenue from Lincoln Way to 7th Street)
 - 8. RESOLUTION NO. 10-127 approving Revolving Loan Agreement with Webfilings, LLC
 - 9. RESOLUTION NO. 10-128 approving renewal of Agreement with Wellmark BCBS of Iowa for administrative services, specific and aggregate excess coverage, and network access for health benefits
 - 10. RESOLUTION NO. 10-129 approving renewal of Administrative Services Agreement with Delta Dental of Iowa for dental benefits
 - 11. RESOLUTION NO. 10-130 approving preliminary plans and specifications for 2009/10 Clear Water Diversion Program; setting May 5, 2010, as bid due date and May 11, 2010, as date of public hearing
 - 12. RESOLUTION NO. 10-131 approving preliminary plans and specifications for 2009/10 Airport Improvements; setting May 5, 2010, as bid due date and May 11, 2010, as date of public hearing
 - 13. RESOLUTION NO. 10-132 approving contract and bond for 2008/09 Downtown Street Pavement Improvements (Burnett Avenue)
 - 14. RESOLUTION NO. 10-133 approving renewal of contract with Keck, Inc., of Des Moines, Iowa, for Power Plant Diesel Fuel Supply
 - 15. RESOLUTION NO. 10-134 approving renewal of contract with W-S Industrial Services, Inc., of Council Bluffs, Iowa, for Specialized Cleaning Services, including Grit Blasting, Hydro Blasting, Detonation Blasting, and Vac Truck Services for Power Plant Boilers
 - 16. RESOLUTION NO. 10-135 accepting completion of Combustion Turbine GT1 Control System Upgrade
 - 17. RESOLUTION NO. 10-136 accepting completion of Federal Stimulus Program Project - Lincoln Way (Hickory Drive to 475 feet east of Marshall Avenue)
 - 18. RESOLUTION NO. 10-137 accepting completion of 2007/08 Water System Improvements (Water Main Replacement)
 - 19. RESOLUTION NO. 10-138 approving Plat of Survey for 1003 and 1015 North Hyland Avenue
 - 20. RESOLUTION NO. 10-139 approving Plat of Survey for 116 and 122 Borne Avenue and 503 East Lincoln Way
 - 21. RESOLUTION NO. 10-140 approving Plat of Survey for 620 and 650 Lincoln Way
 - 22. RESOLUTION NO. 10-141 approving Final Plat for Speck Subdivision, 2nd Addition
- Roll Call Vote: 6-0. Resolutions declared adopted unanimously, signed by the Mayor, and hereby made a portion of these minutes.

PUBLIC FORUM: No one spoke during this time.

PROCLAMATION FOR FAIR HOUSING MONTH: In honor of the 42nd anniversary of Title VIII of the Civil Rights Act of 1968 a/k/a the “Fair Housing Act,” April 2010 was proclaimed by

Mayor Campbell as Fair Housing Month. Krista Bowersox, Field Specialist with the Department of Housing and Urban Development, accepted the Proclamation. Also present were Laura Logsdan, representing the Ames Human Relations Commission; Gary Denner, representing Professional Property Management; and Kurt Friedrich, representing the Central Iowa Board of Realtors. Housing Coordinator Vanessa Baker-Latimer encouraged the public to attend the Fair Housing event that will occur at 11:30 a.m. on April 27, 2010, in the City Council Chambers. Ms. Baker-Latimer announced that the Regional Director of the Department of Housing and Urban Development will be the guest speaker at that event.

PROCLAMATION FOR RECOMMITMENT TO FULL IMPLEMENTATION OF AMERICANS WITH DISABILITIES ACT: The Mayor read a Proclamation for Recommitment to Full Implementation of Americans with Disabilities Act. This year marks the 20th anniversary of the Americans with Disabilities Act, which is the national mandate for elimination of discrimination against individuals with disabilities. Aaron Fultz, member of the Ames Human Relations Commission, accepted the Proclamation.

PUBLIC ART COMMISSION: Steve Kawaler, Public Art Commission Art Around the Corner Committee Chairperson, stated that 52 entries from 23 sculptors were received. The selection committee was comprised of Letitia Kenemer, Department of Fine Arts at Iowa State University; Susan Norris, art teacher with the Ames Community Schools; and Michael Stanley, College of Art and Design at Iowa State University. Mr. Kawaler presented the selections chosen by the jurors from the 14th Annual competition:

1. "Fact and Fantasy," by Victoria Ann Reed of Cedar Falls, Iowa
2. "Swans on the Marsh," by V. Skip Willits of Camanche, Iowa
3. "Chaos," by Eric Ober of Houston, Texas
4. "Unending Sky" by Kristin Garnant of Camanche, Iowa

Four alternates were also chosen, as follows:

1. "Polywoggle and Strands," by Bounnak Thammavong of Iowa City, Iowa
2. "Rooster," by Don Esser of Waunakee, Wisconsin
3. "Infinite," by Beth Nybeck of Cedar Falls, Iowa
4. "Red Ball," by Tom Newport of Cedar Rapids, Iowa

Mr. Kawaler explained the application process to be followed for permanent placement of any of the sculptures in neighborhoods.

Moved by Mahayni, seconded by Orazem, to adopt RESOLUTION NO. 10-143 approving the 2010/11 Art Around the Corner selections as above-noted.

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

REQUEST FROM MEDIACOM COMMUNICATIONS CORPORATION: Assistant City Manager Sheila Lundt explained requests made by Mediacom to facilitate moving the City's Channel 16 and the Ames Community School District's Channel 7 from the current analog system to a digital system. Channel 12 will remain on the analog system.

According to Ms. Lundt, Mediacom has made a commitment to an aggressive public awareness campaign regarding the proposed changes. She said that those who have television sets manufactured prior to 2004 will need a converter box.

Bill Peard, Senior Manager of Government Relations for Mediacom Communications Corporation for the Central Region, spoke of the advantages of moving the channels from analog to digital. This would free-up bandwidth to carry more standard and high-definition channels. It will also allow for the operation of a faster high-speed internet service in the future. Mr. Peard addressed a question posed by Council Member Davis, stating that it is not a matter of if, but when, as to when digital conversion must occur. Questions were posed regarding City Channel 12. Ms. Lundt advised that some time ago, an estimate was received that neared \$250,000 for conversion; however, as time goes on, the cost is going down.

Mr. Peard explained that the public will be informed as to how to receive a converter box. Mediacom technicians will go to the homes of residents to install the converter boxes, if need be.

City staff has spoken with representatives of the Ames Community School District about these requests, and the District is agreeable to the proposal as long as certain conditions are met, specifically:

1. Keep Channel 7 as the numerical channel location on the digital system.
2. Allow the District some access to use new digital channels that result from the transition (e.g., 7.1 or 7.2).
3. Provide converter boxes to all District school sites.
4. Host webstreaming for the District with Mediacom encoding th meetings.
5. Provide a converter box to anyone who requests one – not just cable subscribers, and if the resident needs to have the box installed by Mediacom, no trip charge will be assessed.

According to Ms. Lundt, City staff has also expressed to Mediacom that there must be a converter box provided to any cable subscriber who requests one and that Mediacom install it upon request at no charge to the customer.

Council Member Wach a noted that there are some neighborhoods in Ames that are not able to receive Mediacom's services. According to Mr. Peard, services are contingent upon the density of an area. There must be a certain number of houses built before their services are provided, and that level of investment is addressed in the Franchise Agreement. Mr. Peard introduced Cliff Wagner, Construction Manager for Mediacom. Mr. Wagner named the three subdivisions that Mediacom is aware of that do not currently have the option of Mediacom's services, i.e.,

Ringgenberg; Somerset, 21st Addition; and Estates of Nature's Crossing. He stated that Mediacom will begin construction to provide services to those areas in May 2010. Mr. Wagner advised, however, that there might be isolated incidents where apartment buildings are under contract with another vendor to provide internet service. If that is the case, Mediacom is not allowed to provide its services to those residents.

Moved by Goodman, seconded by Davis, to approve transition of Channels 16 and 7 to the digital format with the following stipulations:

1. Keep Channel 7 as the numerical channel location on the digital system.
2. Allow the District some access to use new digital channels that result from the transition (e.g., 7.1 or 7.2).
3. Provide converter boxes to all District school sites.
4. Host webstreaming for the District with Mediacom encoding th meetings.
5. Provide a converter box to anyone who requests one – not just cable subscribers, and if the resident needs to have the box installed by Mediacom, no trip charge will be assessed.
6. Channel 16 will remain as Channel 16 on the digital system.

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

5-DAY CLASS C LIQUOR LICENSES FOR CHRISTIANI'S EVENTS: Moved by Mahayni, seconded by Davis, to approve a new 5-Day (April 24 - 28) Class C Liquor License for Christiani's Events at ISU Alumni Center, 420 Beach Avenue.

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

Moved by Goodman, seconded by Mahayni, to approve a new 5-Day (May 7 - 11) Class C Liquor License for Christiani's Events at ISU Alumni Center, 420 Beach Avenue.

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

ONE COMMUNITY EVENT: Assistant City Manager Lundt noted that this event was first discussed during the Council's budget hearing last February. Funds have been included in the current budget to assist with the food and paper product costs for this event.

Moved by Goodman, seconded by Wacha, to adopt RESOLUTION NO. 10-144 approving the temporary closure of a portion of Chamberlain Street and Parking Lot Y and suspension of parking enforcement from 2 PM to 9 PM on April 23, 2010.

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 Wacha, to adopt RESOLUTION NO. 10-145 approving the usage of electricity and waiver of fee.

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

VEISHEA 2010: Moved by Mahayni, seconded by Goodman, to adopt RESOLUTION NO. 10-146 approving requested turn lane and street closures to facilitate parade staging and events on Central Campus and near Memorial Union.

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. 10-147 approving closure of City Lot Y from 4:00 p.m. on Friday, April 16, until 6:00 a.m. on Saturday, April 17, and again from 4:00 p.m. Saturday until 6:00 a.m. Sunday, April 18.

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

FIELDSTONE DEVELOPMENT: City Planner Charlie Kuester explained that Fieldstone Development, L.C., is requesting a waiver of the City's jurisdiction over subdivision of land northwest of the Ames city limits. It is located in the Northwest Priority Growth Area and identified as Urban Residential in the Urban Fringe Plan. According to Mr. Kuester, the Urban Residential designation is intended to allow for conventional subdivisions at 3.75 units/acre. Urban Residential is not intended to be subdivided or developed until the tract is annexed into the City. However, City staff feels that this is a unique situation in that the subject site is an existing 40-acre parcel and most of it is in the Natural Area where development is prohibited under the current Policy Plan. The request from Fieldstone Development is to separate a five-acre parcel from the larger 40-acre parcel. That parcel is proposed to be sold to another party. According to Mr. Kuester, the creation of this parcel is consistent with the Urban Fringe Plan as it is an existing non-farm residence.

Mr. Kuester advised that this process started last June when the City was operating under a previous Subdivision Ordinance; it changed in August, but that fact was not communicated to the property owner. It was noted by Mr. Kuester that the required covenants required when the City waives subdivision regulations have been signed.

Attorney Frank Feilmeyer, Pasley & Singer Law Firm, 223 Sixth Street, Ames, spoke representing Fieldstone Development, L.C., which is owned by R. Friedrich & Sons. Mr. Feilmeyer stated that there is an existing farmstead on the five acres of land; and that use will not change. The division of land meets County zoning regulations.

Council Member Larson asked what can be done with the 35 acres that will remain after the five-acre parcel is split off and sold. Planner Kuester stated that there is currently a no-build provision for that land. If the owners of that land wish to change the use of the remaining 35 acres, they would have to meet the development requirement of 3.75 units/acre and annexation at the time of development. The prohibition is noted on the plat identifying the parcel as a non-buildable parcel. According to Mr. Kuester, the other possibility is for the policies to be changed. He brought the Council member's attention to a letter dated April 6, 2010, from Attorney Frank Feilmeyer requesting additional changes to land use designations and boundaries.

Moved by Mahayni, seconded by Larson, to adopt RESOLUTION NO. 10-150 approving a waiver of the City's jurisdiction for a Plat of Survey dated April 9, 2010, and allow the division of the Southeast Quarter of the Southeast Quarter of Section 30, Township 84 North, Range 24 West of the 5th P.M., Story County, Iowa, into two parcels and allow the Plat of Survey and applicable covenants to be recorded no later than July 1, 2010.

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

ROSE PRAIRIE DEVELOPMENT: Assistant City Manager Bob Kindred stated that targeted residential growth has been a subject that has been before the City Council many times since the adoption of the Land Use Policy Plan. It has been revisited due to the need to identify areas for the community to grow. The key question throughout the years has been in what direction the City should grow. He referenced Goal No. 5 from the adopted LUPP, which commits the City to establish a cost-effective growth pattern. A number of studies and analyses have been completed in attempts to determine which direction would be best.

Mr. Kindred noted that, although the most economic direction for the City to grow has been determined to be to the Southwest and Plans have been adopted to effect that growth, ultimately it is the private sector who determines the demand. He noted that there has been very little growth in the Southwest Priority Growth Area. In addition, Iowa State University (ISU) owns a great deal of land south of Ames, and it has been made clear to the City that ISU plans to retain that land. Different Growth Priority Areas were established to try and meet market demand as well as keep the costs to taxpayers as low as possible. According to Mr. Kindred, it has been determined that, except for the ongoing cost of providing fire service to the North, it would be just as cost-effective to grow in the three directions as it would be to grow just to the Southwest.

The Council was reminded by Mr. Kindred that the fire response time has been set by a policy of the City Council. Currently, the standard is that 85% of the community will be served within five minutes from one of three fire stations. It was also pointed out that construction of an additional fire station would be decided by the voters.

Mr. Kindred briefly recapped the events that had occurred following Story County Land's proposal to develop the area to be known as Rose Prairie to be located just to the west of Ada Hayden Lake. The key issue for the City pertains to the need to maintain the water quality of the Ada Hayden Watershed and the handling of sanitary sewage for the Rose Prairie Development. According to Mr. Kindred, the City's LUPP contains the Ames Urban Fringe Plan, and that Plan does allow for development of the area in question. The developers requested to develop a conservation subdivision within the city limits; however, were denied by a City Council vote of 3-3. Story County Land then requested to develop the same subdivision outside the city limits, but within the two-mile boundary of the City of Ames; however, approval was denied by a 0-6 vote of the City Council. Subsequently, Story County Land filed a lawsuit against the City of Ames alleging that it had illegally denied approval of a rural subdivision. The City was later notified that Story County Land had filed a Horizontal Property Regime, which is an alternative

approach to develop the land. Realizing that the City was at significant environmental risk for the Subdivision to be built so close to the Ada Hayden Watershed, the City Council directed staff to negotiate with Story County Land to find a way to allow the development to proceed, but be within the city limits. For this development to occur, it would be necessary to amend the City's LUPP from Priority Residential to Urban Residential. Annexation would need to follow, which would include a developer's agreement relating to infrastructure improvements and other items. Lastly, rezoning and subdivision approval would need to occur. At the time of subdivision approval, the City's Conservation Subdivision Ordinance, which is currently under development, would be applied to this property to ensure protection of the environment.

Assistant Manager Kindred said that if any of those three steps do not come to fruition, the lawsuit will continue. If that occurs, it is highly probable that Rose Prairie Subdivision would be constructed, but it will be outside the city limits.

Council Member Wacha wanted it clarified that the City would not incentivize any portion of the Rose Prairie Subdivision should it occur. It was pointed out by Mr. Kindred that staff is not recommending that the City incentivize any development to the North. However, the City owns a small tract of land adjacent to Grant Avenue in this area.. Traditionally, the City assesses abutting property owners for the cost of paving streets. In this case, the City is the landowner, and that is the reason that staff would recommend, as part of an annexation agreement, that the City share in the cost of the road only.

City Attorney Doug Marek reviewed the Iowa Code provision that allows cities to approve or deny developments within their two-mile fringe. He further explained the appeal that was filed in District Court by Story County Land to the Council's decision to deny the proposed development. Two months after the appeal was filed, Story County Land filed for a Horizontal Property Regime, which at that time did not require City Council approval because it does not constitute a subdivision of land. The Horizontal Property Regime has been recorded in Story County, and the developers could lawfully proceed if all the County's development standards are met.

Mr. Marek noted that a trial date on the appeal was scheduled originally for February 2010; however, after the City Council, in June 2009, directed staff to engage in negotiations with the developer, a Continuance was granted to August 2010. Deadlines for completion of written discovery requests, depositions, and pre-trial motions are coming up in May.

Attorney Marek noted new legislation, adopted on March 18, 2010, redefined subdivisions for purposes of the two-mile fringe review. Horizontal Property Regimes, since that date, have to meet the same requirements as subdivisions. However, the one recorded by Story County Land would not be affected by the new legislation.

Previous motions made by the City Council were reviewed by Mr. Marek. He reiterated that the Council first directed staff to engage in negotiations that would lead to the settlement of the pending District Court appeal. That motion was followed by direction to staff to include adjacent lands.

Council Member Wacha asked for an estimate of costs to be incurred by the City if the lawsuit continues to trial. Mr. Marek stated that the costs would be primarily for the time commitment of many City staff members to prepare for and testify at the trial. The services of one expert witness have also been retained.

Council Member Larson asked Mr. Marek to comment on how the continuance of the lawsuit was possible. Mr. Marek said that after the Council directed staff to continue with negotiations, legal counsel for Story County Land petitioned the Court for a continuance. It is unknown whether another continuance would be granted.

Council Member Mahayni asked Attorney Marek to explain Horizontal Property Regime. Mr. Marek stated that Horizontal Property Regimes allow for construction of residential condominiums. The interior units are owned individually, but surrounding property is owned jointly by all owners. A homeowners' association takes care of exterior maintenance and the grounds. The City would have no authority because the buildings, albeit many, would be built on a single lot; therefore, no subdivision of land would occur. The division of land is the component that gives the City review authority when it's outside the city limits.

Council Member Mahayni pointed out that when the City Council directed staff to negotiate with the developers, it was by a 6-0 vote. He recollected that the City Council basically had two alternatives: (1) If the judge ruled in favor of the City, Story County Land would not be able to build the subdivision using septic tanks, and (2) If the judge ruled in favor of Story County Land, the subdivision would be built outside the City limits with the potential for great environmental impacts to Ada Hayden Watershed. However, the developers then filed papers with the County to develop under the Horizontal Property Regime, over which the City had no say whatsoever. Council Members Goodman and Larson concurred with Mr. Mahayni's recollection.

Council Member Goodman said that he did not recall any of the previous studies focusing on the impact on the Ames School District if growth to the north were allowed. Council Member Larson disagreed as did Council Member Mahayni, who noted that it was a well-known fact that the proposed Rose Prairie development was not in the Ames School District.

Planner Charlie Kuester advised that the request from Story County Land, L.C., to amend the Land Use Policy Plan designation had been referred to staff by the City Council in January 2010. The request was to change the property from Priority Transitional Residential to Urban Residential in order to accommodate the proposed Rose Prairie Development. The Council had also directed staff to include a broader area in the amendment than what had been requested by Story County Land. Rose Prairie has started on a path to annex and develop its 210 acres, and

other property owners in the area have now joined the effort. After Story County Land amended its request, the City Council is now being asked to consider amending 420 acres to Urban Residential zoning.

Planner Kuester stated that the subject area of the proposed amendment extends north of the City limits to 190th Street. It includes most of the land lying east of the Union Pacific railroad tracks and west of H. P. Jensen's Subdivision (Alta Vista Road). It does not include the cell tower site lying east of the Ames Country Club. The current Land Use Policy Plan designation for this area is Priority Transitional Residential, which allows for development at urban densities without annexation provided adequate utilities are provided. A low area serving as a drainage way is designated Natural Area as is a corridor along the railroad tracks.

According to Planner Kuester, the annexation of this area to accommodate a proposed residential development has been the subject of considerable study by staff. He summarized four reports pertaining to this issue that had been presented over the past two years to the City Council.

Mr. Kuester reviewed applicable goals and policies of the LUPP. It has been determined that, in order for the City to accommodate the growth anticipated by 2030, additional land will need to be annexed and developed. It is anticipated that Ames will reach a population of 60,000-62,000 by that time. The Census Bureau has estimated that the current population is 56,510, which is closing in on that target. The LUPP also dictates that land will be developed in an environmentally friendly nature. Experts have advised that the best control of the Ada Hayden Watershed would come through annexation so that the area will be developed to the City's standards. Not only is Ada Hayden a popular recreation area, it is also a water source for the City. Mr. Kuester also spoke on the goal of the City's LUPP to establish a cost-effective and efficient growth pattern. He noted again the City Council's set policy regarding fire response. Again, Mr. Kuester emphasized that construction of a fourth fire station would require a bond issue supported by 60% of the voters. There would be costs of construction as well as ongoing operating costs of \$1 million.

The City's Capital Investment Policy was explained by Planner Kuester. The policy is for the City to participate in oversizing costs for development to the southwest and to the northwest. If there were to be a village development in the southwest, the City would participate to an even greater degree. The City has no obligation to participate in any oversizing costs for growth to the north. He concurred with Mr. Kindred that a developer's agreement will probably involve some costs to the City due to the frontage of City-owned property along Grant Avenue and the equity of having to pay for its fair share of improvements.

Regarding school enrollment, Mr. Kuester noted that the past studies have included information that land to the north was not in the Ames School District. He also noted that if the area were to be served by CyRide, there would be capital costs as well as operating costs; however, those costs are not unique to the north. Transit costs would be borne by the City regardless of which way the City grows.

Mr. Kuester explained that Story County Land had amended its request to include a property called Canterbrooke. The future owners of Canterbrooke have indicated a desire to opt out of annexation and development. If the original recommendation to designate the entire subject area, including Canterbrooke, is maintained, the development of Rose Prairie would necessitate the annexation of Canterbrooke and include the installation of full City services. The pending owners of Canterbrooke desire to maintain their horse operations within the unincorporated areas of Story County. According to Planner Kuester, in order to preserve the long-term goals of the Urban Fringe Plan, City staff believes that Rural Transitional Residential for the Canterbrooke property is more appropriate than the Agriculture/Farm Service designation. He said that there would be no appreciable impacts on Canterbrooke whether it is designated Rural Transitional Residential or Agriculture/Farm Service. The owners of Story County Land, LC, have indicated that they are amenable to the staff's recommendation of Rural Transitional Residential instead of their originally requested Agricultural/Farm Service.

It was noted by Mr. Kuester that all subdivisions within the City's two-mile fringe require the installation of infrastructure to City standards. However, the proposed owner of Canterbrooke could request a waiver of this requirement from the City Council. The waiver would allow the division of land without installing City infrastructure and could occur without immediate annexation into the City limits. Covenants pertaining to annexation and rural water would still be required.

Planner Kuester emphasized that the Ames Urban Fringe Plan does call for residential development to occur in the area in question and explained what actions would need to be taken to change the City's land use policies if the Council desires to accommodate the annexation of the Rose Prairie development. He noted that the LUPP changes would apply to the land in question as long as it remains outside the City limits, and is therefore, reflected on the Ames Urban Fringe Plan Map. Upon annexation, the LUPP designation would again need to change. After lands are annexed and the LUPP Maps updated to reflect the City land use designations, the lands could be rezoned and subdivisions submitted for consideration.

The meeting recessed at 8:35 p.m. and reconvened at 8:40 p.m.

City Attorney Doug Marek clarified issues pertaining to school boundaries; they do not necessarily follow corporate city limits. There are provisions for modifications and adjustments to school boundaries; however, the City Council does not play a role in that process. By Iowa Code, any school district may request a study and recommendation from the State Department of Education about possible adjustments to its boundary lines. Boundary lines may be changed by mutual action of adjoining school districts; however, that process is removed from the development processes.

Paul Soddors, 1608 Crestwood Circle, Ames, spoke. Mr. Soddors acknowledged that he is the current Ames School Board President; however, the views he wished to express were his own. He is not representing the Board at this time as the Board has not yet discussed this issue in open

session. He corrected a statement made in the Ames Tribune: he is not present to lobby against growth to the north. According to Mr. Sodders, his goal in being present at this meeting is to spark further conversation. He would like the Ames City Council and School Board to have ongoing conversations regarding school facilities and growth areas that would benefit the Ames School District. According to Mr. Sodders, the Ames School Board has just recently started a master planning process to address its facility needs. It is anticipated that the process will be completed by Late Summer/Early Fall 2010. After that process, decisions would be made on what land would be used for school purposes and what land would be released for sale.

Tim Taylor, 1509 NW Campus, Ankeny, Iowa, spoke as the Superintendent of the Ames Community School District. He noted that people live in the city limits, but are not allowed to attend the Ames School District without open enrolling. Mr. Taylor said that the Ames School Board is committed to creating a short- and long-term plan that will attract students to its District, and marketing land within the corporate boundaries will be key to its enrollment in the future.

Mary Jurenka, 826 Eighth Street, Ames, said that she was advocating for the Ames School District, but speaking only for herself. She asked the City Council to postpone the decision on this issue until it has a joint meeting with the Ames School District. It is imperative that the District increase its enrollment, and she believes that it will take a collaborate effort by both the School District and the City to make it happen. In order for enrollment to increase, families need to have homes available within the District.

Cheryl Binzen, 707 Burnett Avenue, Ames, expressed her concerns over the costs of the potential amendment to the LUPP and annexation of the area in question. She said that the developers made a business decision knowing the provisions of the City's LUPP. It appears to her that the needs of the School District were not taken into consideration when that business decision was made. If there is an amendment to the LUPP and subsequent annexation, Ames citizens would be absorbing some of the costs of the developers' business decision. Ms. Binzen noted the increased complexity of this issue due to the potential environmental impacts on the City's watershed if the development is allowed.

Clayton Gregg, 4196 Grant Avenue, Ames, advised that he and his wife are two of the property owners in the affected area that do not want to be annexed. He said that shortly after they purchased their property, they learned that developers had purchased the property across the road from them. Mr. Gregg said they have already paid for rural services, and he does not want to incur the costs of annexation. He asked for more information as to the requirement to disconnect from rural water, noting that he already had to pay to connect for the service. Mr. Gregg asked that the City Council assist current land owners with those costs if annexation does occur.

John Kinley, 3311 Harrison Road, Ames, stated that he was speaking as a resident of Ames and the Gilbert School District. He also acknowledged that he was the Superintendent of the Gilbert School District and had served as the Principal of the Ames Middle School for ten years. He

noted that families have made conscious decisions to live in the Gilbert School District. Gilbert School District has worked hard to plan for growth and to provide the best education. He noted that it was the City Council's job to maintain its focus on taking actions that are in the best interest of the City of Ames while being respectful and responsive to its citizens.

Chuck Winkleblack, 105 S. 16th Street, Ames, spoke on the matter of choice in housing locations. He said that within two years, there will only be four subdivisions left in Ames for building homes. According to Mr. Winkleblack, of the 26 new houses built last year, 18 (69%) were north of 24th Street, five were in the south or southwest, and three were north of Lincoln Way. Mr. Winkleblack emphasized that the land in question has been slated for a number of years in the Urban Fringe Plan and Land Use Policy Plan for residential development. Mr. Winkleblack also dispelled the allegation that the developers purchased the land in question with the intent of getting the LUPP changed; that is untrue. He also stated that Hunziker Land Development has six active subdivisions in the Ames School District; two are infill projects within the City.

Brett Haverkamp, 4915 Timbercreek Lane, Ames, brought the City Council's attention to a letter that had been sent to them by property owners in the Southwest Growth Priority Area. He noted the large investment in the Southwest Priority Area that has been made by not only the City, but developers as well, who relied on the City's adopted growth strategy. Mr. Haverkamp urged the City Council not to change the Priority Areas.

Roger Hamblin, 4158 Grant Avenue, Ames, said that he believes the City brought a lot of this on itself when it annexed Hallett's Quarry and constructed such a nice recreational area out of it. It appears to him that by doing so, it encouraged more people to move north. He urged the City not to annex the land in question; he likes his rural setting and does not want increased traffic. Mr. Hamblin agreed with Mr. Gregg that the current owners have already paid for services.

Kurt Friedrich, 3414 Honeysuckle Road, Ames, noted that there is limited land available for development in the Ames School District. His company develops in both the Ames and Gilbert School Districts. He pointed out that there is limited land available for development within the Ames School District. Part of being a vibrant community means that there is choice in housing, and he thinks that means growing in a variety of directions and supporting all the School Districts.

Council Member Wacha said that he was surprised that there had not been more analysis done by the Ames School District on how growth to the north impacts it. He assumed that that was continuously being done by the School District, but welcomes its increased involvement. Mr. Wacha presented the "Rose Prairie Decision Tree," which he had created in an attempt to aid in this decision. Mr. Wacha pointed out that there are three possible outcomes; however, they all result in Rose Prairie Subdivision or condominiums being built. The question is then should the

City take advantage of the increased tax base that Rose Prairie could provide to the City of Ames, if annexed.

Mr. Wacha said that he is very proud of the education that Ames School District provides. He also believes that there are three excellent School Districts that have students living within Ames city limits. It saddens him that this issue has been made to look like it is “district-against-district.” Instead of looking at having multiple districts as a negative, he prefers to look at the positives. Open enrollment allows people to live where they want and go to school where they want.

According to Mr. Wacha’s analysis, growth is occurring in the Ames Community School District. Mr. Wacha does not believe that the City Council should base its decision on development solely on whether the land is located in the Ames School District. He presented data obtained from the Department of Education showing K-12 growth since 2000 for Ankeny, Ames, and Gilbert. A comparison of what borders residential developments to the North versus those in the Southwest was shown, which, in his opinion, might be part of the reason people are choosing to move north.

Council Member Orazem also showed a graph that he had created showing Ames Enrollment in Kindergarten and Grades 1 - 12 from 1997 - 2010. He noted that Ames had lost 549 students during that time period, and the Land Use Policy Plan has been in place that entire time. The question that he believes should be asked is where did those students go. He noted that Ames leads the state in the number of multi-family units built in 2008: 57%. Iowa’s average is 26%. Mr. Orazem does not believe that keeping the LUPP as it currently exists will bring those students back. It appears to him that Ames is not offering the housing that families want. In his opinion, the LUPP has disadvantaged the Ames School District by emphasizing multi-family housing. He also noted that some families do not consider Ames as offering the best schools. If Ames wants to compete in that market, it has to be by attracting families into the housing that is available. According to Mr. Orazem, Ames has lost 100 jobs since 2000; it has negative job growth, and a community cannot attract families if there are no jobs. Also, the number of persons working outside the County has increased by over 6% in the past seven years; over 6,000 people commute daily from Story County to Polk County - 700 commute to Ankeny. Mr. Orazem feels that it is imperative that the job situation be addressed.

Council Member Davis noted that it is not a matter of if this development is going to occur; it is a matter of when. It is now a matter of what can be done to make it the best situation for Ames residents as possible. Mr. Davis noted that the City has invested millions of dollars in Ada Hayden, and the only way to protect it is to annex the area in question.

Council Member Larson expressed his frustration that this has been made a School District issue when it clearly is a land use and environmental issue. He noted the prior direction given by the City Council to City staff to continue negotiations that could lead to annexation of the Rose

Prairie development. Mr. Larson said it would be beneficial to the City to receive property taxes from those persons using the City’s amenities.

Jim Popken, 920 Clark Avenue, Ames, pointed out that the best thing to do for the Ames School

District is to build homes in the Ames School District, and the change being requested does not accomplish that. He noted that his perception has changed on this issue since he served on the City Council. Mr. Popken views the Ames School District as being special. If the Ames School District succeeds in its mission, he thinks that the City will succeed; if it doesn't, the City will also fail. Mr. Popken said that he regrets that the City did not establish a better relationship with the Ames School District during his time on the Council.

Council Member Goodman said that the City Council knows what it means to Ada Hayden if this development moves forward, it knows what it means to the citizens of Ames to help pay for infrastructure costs, but it is unknown what it truly means to the Ames School District. He asked if the School District was not equally as important. Mr. Goodman read a prepared statement pertaining to the changes that have made that have resulted in a shift in the socio-economic dynamics of the School District and which are now causing problems for the School District. Mr. Goodman believes that this is the direct result of changes in land use, and the entity responsible for those changes is solely the City Council.

Moved by Goodman to postpone a decision on this issue to no later than June 1, 2010, so the Council can analyze the long-term effects of on the ACSC and that the City host a round-table with the Gilbert and Ames Community School District to discuss those effects and to ensure the viability of both School Districts.

Motion failed for lack of a second.

Council Member Mahayni noted that the City Council has been dealing with this issue for two years; however, neither Mr. Goodman, former Council Member Popken, Council Member Larson, nor he raised concerns about the Ames School District. It has been a well-known fact that the potential development was not located in the Ames School District. Mr. Mahayni stated that he does not vote on political realities. His decision on this issue will reflect that he believes Ada Hayden must be protected, and the only way to do that is for the City to control the area around it.

Moved by Mahayni, seconded by Davis, to adopt RESOLUTION NO. 10-151 approving an amendment to the LUPP Land Use Framework Map to change the land use designation of a portion of the Urban Fringe Plan from Priority Transition Residential to Urban Residential and the Priority Transitional Residential designation of the Canterbrooke tract to Rural Transitional Residential.

Council Member Larson said he could not have supported Council Member Goodman's motion because he believes this has become a school issue cover for non-growth. He pointed out that Mr. Goodman was the one who suggested that a decision on this issue be postponed so a round-table discussion could be held to discuss the ecological impact development would have on the Lake. At that meeting, every person said that Ames should annex the land, but Mr. Goodman voted nay. Mr. Larson feels that no matter how the facts and figures come out and what the experts say, Council Member Goodman would vote nay because he doesn't want northerly

growth.

Council Member Mahayni said that it is very unproductive to pit the City against the School District or School District against School District. The issue is very complex.

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

Moved by Larson, seconded by Davis, to direct staff to come back with a proposal relating to changing the City's Priority Growth Areas to include Southwest B, Northwest A, and North B, with incentives for oversizing only applying to Southwest B and Northwest A.

Council Member Wacha noted that under that scenario, the City's costs would actually be lower than what they are currently. Council Member Goodman wanted it noted that the annual anticipated operating costs would be more.

Vote on Motion: 5-1. Voting aye: Davis, Larson, Mahayni, Orazem, Wacha. Voting nay: Goodman. Motion declared carried.

IOWA ENERGY EFFICIENCY AND CONSERVATION BLOCK GRANT AGREEMENT:

Brian Phillips, intern with the City Manager's Office, reported that four projects out of the five submitted were approved for funding. The projects funded were:

1. LED Traffic Signal Modernization
2. Energy-efficiency upgrades to the Ames Animal Shelter
3. South 16th Street LED Street Lighting Improvements
4. City Hall West Parking Lot LED Lighting Improvements

The total amount of funding is \$63,000, which will be matched with \$63,000 in City funds.

Moved by Mahayni, seconded by Goodman, to adopt RESOLUTION NO. 10-148 approving the Iowa Energy Efficiency and Conservation Block Grant Agreement.

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

HEARING ON 2007/08 SANITARY SEWER REHABILITATION, CONTRACT NO. 2:

Mayor Campbell opened the public hearing. No one wished to speak, and the Mayor closed the hearing.

Moved by Mahayni, seconded by Goodman, to adopt RESOLUTION NO. 10-149 approving final plans and specifications and awarding a contract to Municipal Pipe Tool Co., LLC, of Hudson, Iowa, in the amount of \$373,910.70.

Council Member Davis asked why Beach Avenue was included when it was just completely reconstructed. Municipal Engineer Tracy Warner said that structural point repairs were made two years ago, but this work will consist of installing a new liner inside the existing sanitary sewers.

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

HEARING ON ZONING TEXT AMENDMENT TO REDUCE THE MINIMUM NUMBER OF OFF-STREET PARKING SPACES REQUIRED FOR GROCERY STORES: City Planner

Ray Anderson explained the request of the HyVee grocery store. If adopted, it will apply to all districts except the CVCN and CGS zones. Mr. Anderson reported that the Planning & Zoning Commission recommended approval of the proposed amendment.

The public hearing was opened by the Mayor. No one came forward to speak, and the Mayor closed the hearing.

Moved by Goodman, seconded by Mahayni, to pass on first reading an ordinance reducing the minimum number of off-street parking spaces required for grocery stores.

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

Moved by Mahayni, seconded by Orazem, to suspend the rules necessary for the adoption of an ordinance.

Roll Call Vote: 4-2. Voting aye: Davis, Larson, Mahayni, Orazem. Voting nay: Goodman, Wacha. Motion failed for lack of a super majority vote.

ORDINANCE INCREASING WATER AND SEWER RATES: Water and Pollution Control

Director Dunn explained that the ordinance before the City Council is consistent with the direction provided at the March 23, 2010, meeting. That direction was to adjust water rates by a 10% increase and sewer rates by 9%. Both increased rates are to be effective with utility bills mailed on July 1, 2010. Mr. Dunn advised that there was one revision to the ordinance that was not discussed on the 23rd; it deals with the non-peaking industrial rate. That category has a very small number of customers. He explained that when the rate structure was written a couple years ago, it stated that every year, customers needed to apply for that rate structure to ensure that their summer-to-winter peaking ratios met the category's criteria. Mike Wheelock, Customer Service Manager, has since told Mr. Dunn that due to the number of customers in that category, he will make those calculations so the customers do not need to reapply. If they meet the criteria, Mr. Wheelock will move them into that category. This action streamlines the process and benefits customers.

Moved by Mahayni, seconded by Goodman, to pass on first reading an ordinance increasing water and sewer rates.

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

ORDINANCE REZONING PROPERTY AT 615 AND 725 EAST LINCOLN WAY: Moved by Goodman, seconded by Davis, to pass on second reading an ordinance rezoning property at rezoning property at 615 and 725 East Lincoln Way from General Industrial (GI) to Highway-Oriented Commercial (HOC) and property at 725 and 729 East Lincoln Way from Highway-Oriented Commercial (HOC) to General Industrial (GI).

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

ORDINANCE PERTAINING TO GARAGE PARKING MAXIMUMS FOR SINGLE- AND TWO-FAMILY DWELLINGS: Moved by Goodman, seconded by Davis, to pass on second reading an ordinance pertaining to garage parking maximums for single- and two-family dwellings.

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

ORDINANCE DEFINING BEDROOM AND LIVINGROOM FOR PURPOSES OF CALCULATING PARKING REQUIREMENTS: Moved by Goodman, seconded by Davis, to pass on second reading an ordinance defining bedroom and livingroom for purposes of calculating parking requirements.

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

ORDINANCE CREATING NEW CONVENIENCE GENERAL SERVICE DISTRICT: Moved by Goodman, seconded by Davis, to pass on third reading and adopt ORDINANCE NO. 4028 creating a new Convenience General Service (CGS) District.

Roll Call Vote: 5-1. Voting aye: Davis, Goodman, Larson, Orazem, Wacha. Voting nay: Mahayni. Ordinance declared adopted, signed by the Mayor, and hereby made a portion of these minutes.

ORDINANCE ADDING CGS TO LANDSCAPING AND SCREENING SECTION OF MUNICIPAL CODE: Moved by Goodman, seconded by Davis, to pass on third reading and adopt ORDINANCE NO. 4029 adding CGS to the Landscaping and Screening section of the Municipal Code.

Roll Call Vote: 5-1. Voting aye: Davis, Goodman, Larson, Orazem, Wacha. Voting nay: Mahayni. Ordinance declared adopted, signed by the Mayor, and hereby made a portion of these minutes.

ORDINANCE ADDING CGS TO OFF-STREET PARKING SECTION OF MUNICIPAL CODE: Moved by Goodman, seconded by Davis, to pass on third reading and adopt ORDINANCE NO. 4030 adding CGS to the Off-Street Parking section of the Municipal Code.

Roll Call Vote: 5-1. Voting aye: Davis, Goodman, Larson, Orazem, Wacha. Voting nay: Mahayni. Ordinance declared adopted, signed by the Mayor, and hereby made a portion of these minutes.

ORDINANCE ADDING CGS TO BASE ZONING LISTING IN MUNICIPAL CODE: Moved by Goodman, seconded by Davis, to pass on third reading and adopt ORDINANCE NO. 4031

adding CGS to the Base Zone listing of the Municipal Code.

Roll Call Vote: 5-1. Voting aye: Davis, Goodman, Larson, Orazem, Wacha. Voting nay: Mahayni. Ordinance declared adopted, signed by the Mayor, and hereby made a portion of these minutes.

ORDINANCE ADDING CGS TO COMMERCIAL BASE ZONES IN THE MUNICIPAL CODE: Moved by Goodman, seconded by Davis, to pass on third reading and adopt ORDINANCE NO. 4032 adding CGS to Commercial Base Zones

Roll Call Vote: 5-1. Voting aye: Davis, Goodman, Larson, Orazem, Wacha. Voting nay: Mahayni. Ordinance declared adopted, signed by the Mayor, and hereby made a portion of these minutes.

COUNCIL COMMENTS: Moved by Orazem, seconded by Mahayni, to refer to staff the letter dated April 6, 2010, from Attorney Frank Feilmeyer requesting changes to the City's LUPP Urban Fringe Map pertaining to the Fieldstone development.

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

Moved by Orazem, seconded by Mahayni, to refer to staff the letter from Allen Lynch dated April 5, 2010, for a written report noting options pertaining to the possibility of providing water and service to the South Squaw Valley Subdivision.

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

Moved by Goodman, seconded by Wacha, to refer to staff the letter from Al Warren dated March 24, 2010, requesting the City Council schedule a workshop with the Property Maintenance Appeals Board.

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

Moved by Goodman, seconded by Davis, to refer to staff the requests from Ames C.ART regarding the Campustown Mural Painting project.

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

Moved by Wacha, seconded by Mahayni, to refer to staff the letter from Jared Willis dated April 8, 2010, specifically, for a written background report on the request for a waiver of subdivision regulations in the Timber Road Estates Subdivision.

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

Moved by Wacha, seconded by Goodman, to refer to staff the letter from David A. Norris dated March 31, 2010, specifically requesting a memo from staff clarifying the issues.

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

Council Member Larson requested that the City Clerk provide copies of the "Vision Ames" report to the Mayor and City Council.

Matt England, a junior in Aerospace Engineering at Iowa State University, introduced himself as the *ex officio* Council member. His formal appointment will be made by the Government of the Student Body tomorrow.

ADJOURNMENT: Moved by Davis to adjourn the meeting at 10:35 p.m.

Diane R. Voss, City Clerk

Ann H. Campbell, Mayor