

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

**AMES, IOWA**

**JULY 10, 2012**

**SPECIAL MEETING OF THE AMES CONFERENCE BOARD**

The Special Meeting of the Ames Conference Board was called to order by Mayor Ann Campbell at 6:30 p.m. on July 10, 2012. Present from the Ames City Council were Jeremy Davis, Matthew Goodman, Jami Larson, Peter Orazem, and Victoria Szopinski. Representing the Ames School Board were Mike Espeset and Bill Talbot. Story County Supervisors, Gilbert School District, and United School District were not represented.

**MINUTES OF THE FEBRUARY 28, 2012, AND JUNE 26, 2012, CONFERENCE BOARD MEETINGS:** Moved by Goodman, seconded by Talbot, to approve the minutes of the Regular Meeting of the Conference Board on February 28, 2012, and the Special Meeting of the Conference Board on June 26, 2012.

Vote on Motion: 2-0. Motion declared carried unanimously.

**HEARING ON AMENDMENT TO 2012/13 CITY ASSESSOR'S BUDGET:** The Mayor opened the public hearing and closed same after no one came forward to speak.

Moved by Larson, seconded by Talbot, to adopt RESOLUTION NO. 12-363 approving the amendment to the 2012/13 City Assessor's Budget to transfer money from the Special Appraiser's Fund to the Assessment General Fund.

Vote on Motion: 2-0. Motion declared carried unanimously.

**ADJOURNMENT:** Moved by Goodman, seconded by Davis, to adjourn the Ames Conference Board meeting at 6:31 p.m.

Vote on Motion: 2-0. Motion declared carried unanimously.

**REGULAR MEETING OF THE AMES CITY COUNCIL**

The regular meeting of the Ames City Council was called to order by Mayor Campbell at 6:34 p.m. on July 10, 2012, in the City Council Chambers in City Hall, 515 Clark Avenue. Present from the Ames City Council were Davis, Goodman, Larson, Orazem, and Szopinski. *Ex officio* Member Baker was also present.

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

1. Motion approving payment of claims
2. Motion approving Minutes of Special Meeting of June 19, 2012, and Regular Meeting of June 26, 2012
3. Motion approving Report of Contract Change Orders for June 15-30, 2012
4. Motion approving certification of civil service applicants
5. Motion approving renewal of the following beer permits, wine permits, and liquor licenses:
  - a. Class C Liquor – Welch Ave. Station, 207 Welch Avenue
  - b. Special Class C Liquor, B Native Wine, & Outdoor Service – Wheatsfield Grocery, 413 Northwestern Avenue, Suite 105
  - c. Class B Beer – Panchero's Mexican Grill, 1310 South Duff Avenue
  - d. Class C Liquor – Applebee's, 105 Chestnut

- e. Class C Liquor – Sportsman’s Lounge, 123 Main Street
6. RESOLUTION NO. 12-364 approving preliminary plans and specifications for WPC UV Disinfection Project; setting August 8, 2012, as bid due date and August 14, 2012, as date of public hearing
  7. RESOLUTION NO. 12-365 approving preliminary plans and specifications for WPC Diesel Tank Replacement Project; setting August 1, 2012, as bid due date and August 14, 2012, as date of public hearing
  8. RESOLUTION NO. 12-366 waiving City’s purchasing policy requirement for formal bidding procedures and awarding contract to Open Systems International, Inc., of Medina, Minnesota, in the amount of \$93,419.23, plus applicable sales taxes, for Power Plant SCADA/PDS Upgrade Project
  9. RESOLUTION NO. 12-367 approving award of Year 5 of the Five-Year Lime Sludge Disposal Contract
  10. RESOLUTION NO. 12-368 awarding contract for Watthour Meters for Electric Meter Division to Fletcher Reinhardt Company of Cedar Rapids, Iowa, in accordance with unit prices bid
  11. RESOLUTION NO. 12-369 approving purchase of two minibuses for CyRide from Hoglund Bus and Truck Company of Marshalltown, Iowa, for a not-to-exceed price of \$186,000
  12. RESOLUTION NO. 12-370 accepting final completion and releasing security for public improvements for Northridge Heights Subdivision, 10<sup>th</sup> Addition
  13. RESOLUTION NO. 12-371 accepting final completion and releasing security for public improvements for Northridge Heights Subdivision, 14<sup>th</sup> Addition
  14. RESOLUTION NO. 12-372 accepting completion of Unit No. 8 Waterwall Installation Project  
Roll Call Vote: 5-0. Resolutions declared adopted unanimously, signed by the Mayor, and hereby made a portion of these minutes.

**PUBLIC FORUM:** No one came forward to speak.

**FIREWORKS PERMIT:** Moved by Davis, seconded by Goodman, to approve a permit to shoot fireworks from east of ISU Lot S7 on July 13, 2012, at approximately 8:30 p.m., subject to approval from the Ames City Fire Inspector and ISU Risk Management.  
Vote on Motion: 5-0. Motion declared carried unanimously.

**ENCROACHMENT PERMIT FOR 226 MAIN STREET:** Moved by Davis, seconded by Szopinski, to approve an Encroachment Permit for awnings at Moorman Clothiers, 226 Main Street.  
Vote on Motion: 5-0. Motion declared carried unanimously.

**5-DAY CLASS C LIQUOR LICENSES FOR OLDE MAIN BREWING COMPANY:** Moved by Davis, seconded by Goodman, to approve two 5-Day Class C Liquor Licenses (July 14-18 and July 21-25) for Olde Main Brewing Company at CPMI Event Center, 2321 North Loop Drive.  
Vote on Motion: 5-0. Motion declared carried unanimously.

**WAIVER OF PARKING METER FEES FOR SHRINE BOWL PARADE:** Moved by Goodman, seconded by Larson, to adopt RESOLUTION NO. 12-373 approving the request to waive parking meter fees along the parade route and staging areas for the Shrine Bowl Parade on July 21, 2012.  
Roll Call Vote: 5-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these minutes.

**REQUEST FOR WAIVER OF SUBDIVISION REGULATIONS - RASSMUSSEN GROUP:**

City Planner Charlie Kuester explained that this is a request for a three-lot subdivision in Boone County, one mile west of the Ames city limits at the intersection of Lincoln Way and X Avenue. Subdivisions of this property were previously approved in 2003 and 2008, at which time the City waived its infrastructure requirements. The current proposal is to divide an existing lot from the 2008 subdivision into three lots. Rassmussen Group is requesting a waiver of design and improvements standards as well as a waiver of the City’s entire subdivision authority. Consistent with other requests in the fringe, staff is recommending a waiver of the design and improvement standards, but still requiring the applicant to come forward with a minor final plat.

Upon being questioned by Council Member Larson, Mr. Kuester clarified that since the project is only a subdivision and not a proposed change in the Land Use Policy Plan, only the City of Ames and Boone County are the reviewing authorities. City Manager Steve Schainker noted that the property owners have already signed covenants in 2003, so the City would have assessment capabilities if that area was ever annexed and utilities needed to be extended there.

Council Member Goodman inquired about past practices regarding requests for waiver of subdivision authority. Mr. Kuester said that the City has waived its jurisdiction in the past in Story County on a case-by-case basis. The City recently entered into a 28E agreement with Story County, deferring jurisdiction for design and improvement standards to the County instead of granting a waiver for each individual request. Since no such agreement exists with Boone County, the City reviews each request.

Moved by Davis, seconded by Larson, to adopt RESOLUTION NO. 12-374 approving a waiver of the City’s design and improvement standards for subdivisions for the subdivision proposed by the Rassmussen Group, allowing the owner to prepare a minor subdivision plat for later approval prior to recording the plat and selling lots, contingent upon, within six months following the date of the Resolution, the application for the subdivision plat must be submitted to the City.

Roll Call Vote: 5-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these minutes.

**LAND USE POLICY PLAN AMENDMENT FOR NORTHCREST COMMUNITY:**

Planner Kuester stated that Northcrest Community has requested a Land Use Policy Plan (LUPP) amendment to allow an expansion of its existing site onto the Evangelical Free Church site at 2008 24<sup>th</sup> Street. The Council is being asked to determine whether the request will be considered a minor or major amendment to the LUPP. Mr. Kuester noted that major amendments would include any amendment that is either a change to or inconsistent with the current goals and policies of the Plan. A change could be considered minor if it involves moving an existing land use boundary onto adjacent land. A major amendment has a greater public input process than a minor amendment.

City Manager Schainker said that the Council would first need to decide whether to entertain the proposal to move forward with an LUPP change. He said that the area is bordered by low density residential, and the request is to change the subject property to high density residential. He noted that there may be some questions as to how the City can protect the low density areas if the increase to high density is approved, as well as what sort of control the Council would have over the development since there is no specific plan for the site at this time. Mr. Kuester noted that if the Council were to change the designation on the LUPP, the request for a rezoning would still

need to come through for review. At that time, the Council would have the discretion to apply conditions to the rezoning to address any potential impacts on the area. City Attorney Doug Marek added that just because the LUPP designates an area as suitable for high-density development does not mean that the Council is required to approve a request for rezoning. There would be an opportunity during the rezoning process to determine if the use is compatible with the area.

Council Member Szopinski cited a portion of the letter from Northcrest, which states that they do not currently have development plans for this parcel. She is supportive of the idea, but is concerned about the uncertainty of the site. Mr. Goodman said that high density expansion into low density is always a concern. The best approach is to act as if the Council doesn't know what the future for the parcel holds. He noted that Northcrest is a non tax-paying entity, as is the church; it would be nice if the property could be developed with single-family homes and moved back onto the tax base. He is comfortable having the discussion about the amendment, as it might give the neighborhood future assurance as to what may happen. Mr. Goodman said he is certain that it should be considered a major change, not a minor.

In reference to Ms. Szopinski's concern about the lack of plans for the site, Council Member Davis noted that the letter goes on to read that the development will have a similar function and character to the existing Northcrest site.

Mr. Larson asked what would need to occur if this property were sold and used for any purpose other than a church. City Attorney Marek said that nothing would stand in the way of a sale, but the new use would need to comply with the current zoning. Mr. Larson said that the property at present construction is probably not usable for anything other than a church because of the underlying zoning. He is intrigued by the Northcrest proposal because it seems like a very logical use of land, short of totally demolishing the building and starting anew with single family homes. He said that moving it back to low density residential is a nice thought, but unlikely to happen.

David Miller, President of Northcrest Inc., 1801 20<sup>th</sup> Street, Ames, Iowa, stated that Northcrest has a long history in Ames. They currently have a 22-acre parcel and have incrementally developed it over the course of 50 years. As the church site is immediately adjacent to their property, they see it as an opportunity for current and future residents of Northcrest. Mr. Miller noted that even though the Northcrest site is zoned RH (Residential High-Density), there are no buildings higher than three stories on the site. The most recent development has been single family townhomes. He said that the sale of the property is conditioned upon the rezoning going through. Mr. Miller believes that this is a win-win for Northcrest and the church, as well as for the community.

Mayor Campbell noted that the Council has expressed caution about dealing with a rezoning without knowing what the ultimate disposition of this property may be. Mr. Miller said that as a not-for-profit entity, Northcrest does not have the resources to make a development plan for a property that it doesn't own. He said that they can stand on the history of developing the current property over the last 50 years in a responsible way that is compatible with the neighborhood. Upon being questioned by Mr. Larson, Mr. Miller indicated that the existing multipurpose area of the church would be retained, but the sanctuary would likely be razed. It will cost an estimated \$500,000 to get the site ready.

Mr. Miller acknowledged that the LUPP amendment is the first step of a long process, and he understands that they will have to answer all of the questions and concerns in the rezoning process to ensure that the site is developed appropriately.

Council Member Orazem inquired about the Village Suburban Residential zoning across the street from the subject property. Specific zoning options for the property, including FSRL, FSRM, and RM, were discussed at length.

Terry Dezonias, Pastor of Evangelical Free Church, 2008 24<sup>th</sup> Street, Ames, Iowa, said that the church is supportive of the project and would like to see it move forward.

Mr. Larson said that because the property is currently a very large church with high volumes of people several times per week, he can support treating the request as a minor amendment. There will be opportunities to see what the plans are before any building occurs on the site. Mr. Goodman disagreed; he believes that it is a large enough change to warrant a small amount of slow-down in the process and get input from the neighborhood. Mr. Larson thinks that the neighborhood would be asking about the particulars of the development, which are zoning questions rather than land use questions. In order to get to the specifics, the request needs to be moved on to the next phase.

Moved by Davis, seconded by Larson, to determine that the application for a Land Use Policy Plan amendment for Northcrest Community at 2008 24<sup>th</sup> Street should be processed as a minor amendment.

Vote on Motion: 3-2. Voting aye: Davis, Larson, Orazem. Voting nay: Goodman, Szopinski. Motion declared carried.

**ADAMS STREET PAVING/EXISTING GRAVEL ROAD SUMMARY:** City Manager Schainker noted that a comprehensive report had been given to the Council with an itemization of all the gravel roads in the city. This report was the result of a request from adjacent property owners for the City to pave the gravel portion of Adams Street. Mr. Goodman said that he was one of the ones who had asked for the information in the report, and thanked staff for the time and effort. After looking at the information and the prices, he is comfortable not moving forward with any next steps with funding. He felt that it was important to see the project the Council was considering in the context of all other possible projects in the community.

The use of Community Development Block Grant (CDBG) money for paving projects was discussed. Housing Coordinator Vanessa Baker-Latimer said that the City is given an allocation of CDBG funds each year, in addition to a rollover budget. The funds need to be spent within a certain time frame, and at times the rollover balances are used on shovel-ready infrastructure projects. The paving of two streets mentioned in the report, Aplin Road and Beedle Drive, are already included in the upcoming Action Plan.

**REQUEST OF ARC OF STORY COUNTY FOR MODIFICATION TO 2012/13 HUMAN SERVICES CONTRACT:** Management Analyst Brian Phillips explained that this request was referred at a previous meeting. It did not come before the Council at its last meeting because it was same day that the County was officially voting on whether or not to revoke the funds that The ARC is now losing. Staff's recommendation is to authorize the expenditure, because there is no additional cost. This money has already been allocated; the request is to shift it from one program to the other.

Moved by Goodman, seconded by Larson, to adopt RESOLUTION NO. 12-375, authorizing an amendment to The ARC's 2012/13 ASSET contract to reflect an allocation of \$0 in Respite Retreats and \$6,700 in Active Lifestyles.

Roll Call Vote: 5-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these minutes.

**REQUEST OF HEARTLAND SENIOR SERVICES FOR SUPPLEMENTAL FUNDING FOR 2011/12 HUMAN SERVICES CONTRACT:**

Mr. Phillips stated that Heartland Senior Services is requesting an additional \$5,990.47 in City funds for 2011/12. He noted that the City Council had asked City staff to put together the ASSET panel to discuss a recommendation for the request. United Way of Story County has already passed emergency funding for this program, and the ASSET panel recommended that the City provide the full \$5,990.47 for this request. City Manager Schainker pointed out that Heartland did not draw down approximately \$2,400 in 2011/12, so the net impact would only be about \$3,600.

Moved by Goodman, seconded by Davis, to adopt RESOLUTION NO. 12-376 entering into a contract with Heartland Senior Services to provide an additional \$5,990.47 from the Local Option Sales Tax Fund to the 2011/12 Congregate Meals program for 1,412 meals already served.

Roll Call Vote: 5-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these minutes.

**PROFESSIONAL SERVICES AGREEMENT FOR DEVELOPMENT OF FLOOD MITIGATION STRATEGY:**

Water and Pollution Control Director John Dunn stated that this proposal stems from one of the City Council's goals, to mitigate impact of flooding in the community. The focus of this effort will deal specifically with the river/watershed flooding aspect.

Mr. Dunn reviewed a presentation regarding the scope of work that is desired for this project. He explained that the first step will be to have the consultants follow standard FEMA methodology to determine the current flood discharge for a range of recurrence intervals. The consultants will then produce a sequence of maps that show how the areas inundated expand as a flood becomes more severe. This step will also provide an analysis on how the areas impacted could change based on differences in rainfall patterns. Council Member Orazem asked if these maps would become the official FEMA map designations. Mr. Dunn explained that the maps would be in a format that

FEMA would accept, but the scope of work excluded the updating of FEMA maps, as it is unknown whether or not that will be needed.

The second half of the study involves identifying possible mitigation measures. This includes physical measures such as detention ponds, levies, and bridge modifications, as well as policy actions such as zoning/development standards and storm water management standards. The result will be conceptual mitigation alternatives with budget-level estimates.

Mr. Dunn explained the process that was used to arrive at a recommendation for a consultant. The process began with a Request for Information, which was sent to 20 firms, requesting suggestions for an appropriate scope of work for a community-wide flood mitigation study. A formal Request for Qualifications (RFQ) was sent in April, and a City team reviewed and scored

the submittals. Based on the staff evaluations using selection criteria and scoring methods, HDR Engineering received the highest score and also provided the lowest cost proposal. Mr. Dunn noted that he had spoken to representatives from Iowa City who had recently used HDR for a study, and they were very pleased with how the public input process was conducted.

The City's RFQ had initially called for results by the end of October to allow incorporation of the results in the 2013-2019 Capital Improvements Plan, but all of the firms that responded were concerned about the schedule, as it may limit the amount of public participation. A new timeline was determined, beginning with a round of public meetings in early August. Simultaneous with the first public meetings, HDR will be doing the technical modeling and mapping, and will share the results with the Council in a workshop in mid-October. A second round of public meetings will be held to share draft alternatives and screening criteria and gather feedback. After making refinements from this set of public meetings, a second Council workshop will be held in mid-November. HDR will present alternatives that appear to be viable and will ask for additions or subtractions to the alternatives or refinement to the screening criteria. An in-depth analysis of the "short list" of alternatives will then be performed, and this evaluation will generate a benefit/cost analysis. A third round of public meetings will be held to seek final input prior to finalizing recommendations. The final product will be a written report presented to the Council, most likely in mid to late January. This may or may not be ready to add a project to the Capital Improvements Plan at that time.

Mr. Dunn said that staff is recommending that Council approve the agreement with HDR Engineers for the scope of work as described, including the revised public participation effort, in a total amount of \$283,371. Staff is also recommending that the overall budget be adjusted to include \$5,000 added for miscellaneous expenses associated with the more robust public input schedule, bringing the revised budget to \$288,371. Mr. Dunn noted that the original budget for this project was \$250,000; the additional \$38,371 would come from unspent 2011/12 Council contingency funds.

Moved by Orazem, seconded by Szopinski, to adopt RESOLUTION NO. 12-377 approving the professional services agreement with HDR Engineers, Inc. Of Omaha, Nebraska to develop a flood mitigation strategy in the amount of \$283,371, and allocate \$38,371 from the Council's unspent 2011/12 contingency fund.

Mr. Goodman asked if this study would provide any analysis on localized flooding in the community. Mr. Dunn said that it will not deal with that specifically, but the mitigation measures implemented may help with localized flooding. Assistant City Manager Bob Kindred added that the rainfall analysis will be very helpful community-wide. Municipal Engineer Tracy Warner said that the Public Works Department could look at the HDR analysis and do a study on the City's storm water management regulations. She also said that a cost estimate for a hydraulic model of the storm sewer system could be brought to the Council. Mr. Goodman said that river flooding is very important at a community-wide level, but to some residents the localized flooding is much more important.

Roll Call Vote: 5-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these minutes.

**NORTHRIDGE HEIGHTS SUBDIVISION, 15<sup>TH</sup> ADDITION:** Planner Kuester explained that Uthe Development Company is requesting approval of a Final Plat for Northridge Heights

Subdivision, 15<sup>th</sup> Addition. The proposed subdivision extends Stange Road to the north and creates a number of lots. Staff is recommending that the agreement for sidewalks and street trees be deferred until occupancy is granted on the lots.

Moved by Davis, seconded by Larson, to adopt RESOLUTION NO. 12-378 accepting partial completion of public improvements.

Roll Call Vote: 5-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these minutes.

Moved by Davis, seconded by Larson, to adopt RESOLUTION NO. 12-379 waiving the subdivision code requirements for financial security for sidewalks in Northridge Heights Subdivision, 15<sup>th</sup> Addition.

Roll Call Vote: 5-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these minutes.

Moved by Davis, seconded by Larson, to adopt RESOLUTION NO. 12-380 waiving the financial security for the shared use path and street trees adjacent to Lot 19.

Roll Call Vote: 5-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these minutes.

Moved by Davis, seconded by Larson, to adopt RESOLUTION NO. 12-381 approving the Final Plat of Northridge Heights Subdivision, 15<sup>th</sup> Addition, subject to “No Parking” signs being installed prior to issuance of any building permits.

Roll Call Vote: 5-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these minutes.

**RECONSTRUCTION OF STATE AVENUE:** Moved by Davis, seconded by Goodman, to adopt RESOLUTION NO. 12-382 approving the 28E Agreement for the 2012/13 Arterial Street Pavement Improvements (State Avenue from Oakwood Road to U.S. Highway 30).

Roll Call Vote: 5-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these minutes.

**HEARING ON REVISED MASTER PLAN FOR SOUTH FORK SUBDIVISION:** Mr. Kuester explained that the City Council initially approved the plat and plan for this subdivision in 2001. Some portions have been final platted and homes built. The master plan approved in 2001 for the most part has been followed, but the owner seeks an amendment to create two residential lots out of what was initially planned to be an outlot for storm water detention. The storm water detention pond would remain protected through a storm water easement when the area is developed and platted.

Mayor Campbell opened the public hearing.

Keith Arneson, 4114 Cochrane Parkway, Ames, Iowa, announced that he was present should the Council have any questions about the request.

There was no one else wishing to speak, and the hearing was closed.



Moved by Davis, seconded by Larson, to adopt RESOLUTION NO. 12-383 approving an amendment to the Developer's Agreement to address the requirement that Outlot F was to have been combined with Lot 2 of Willow Creek Fourth Subdivision.  
Roll Call Vote: 5-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these minutes.

Moved by Davis, seconded by Larson, to adopt RESOLUTION NO. 12-384 approving the revised Master Plan for South Fork Subdivision.  
Roll Call Vote: 5-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these minutes.

Moved by Davis, seconded by Larson, to adopt RESOLUTION NO. 12-385 approving the revised Preliminary Plat for South Fork Subdivision.  
Roll Call Vote: 5-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these minutes.

**HEARING ON 2012 CITY HALL RENOVATION PROJECT:** Fleet Services Director Paul Hinderaker explained that the bids for this project came in significantly over the cost estimate. Staff would like to reject the bids and break the project into pieces to get a better handle of the costs. Time is of the essence because of a \$600,000 Homeland Security grant that needs to be spent by May 31, 2013. Mr. Hinderaker said that they need to get as much of the Police Department remodel done as possible in order to utilize the grant funds.

The Mayor declared the public hearing open. No one came forward to speak, and the Mayor closed the hearing.

Moved by Goodman, seconded by Davis, to accept report of bids. Vote on Motion: 5-0. Motion declared carried unanimously.

Moved by Goodman, seconded by Davis, to reject all bids and direct staff to rebid the project with the base bid focused on the Police Department renovation with bid alternate packages for the basement renovation, Police Administration, and a less complex mechanical component.  
Vote on Motion: 5-0. Motion declared carried unanimously.

Moved by Davis, seconded by Larson, to set a Special City Council meeting date of July 13, 2012, at Noon to set bid due date and date of public hearing.  
Vote on Motion: 5-0. Motion declared carried unanimously.

**HEARING ON ORDINANCE PERTAINING TO REQUIREMENTS FOR MASTER PLANS:**  
The public hearing was opened by the Mayor. She noted that staff had requested that the hearing be continued until July 24, 2012, to afford them additional time for preparation of the Ordinance.

Moved by Goodman, seconded by Davis, to continue the hearing until July 24, 2012.  
Vote on Motion: 5-0. Motion declared carried unanimously.

**HEARING ON VET MED SUBSTATION CAPACITOR BANK INSTALLATION:** The Mayor opened the public hearing and closed same after no one came forward to speak.

Moved by Larson, seconded by Davis, to adopt RESOLUTION NO. 12-386 awarding a contract to Biermann's University Electric Co., Inc., of Des Moines, Iowa, for the Vet Med Substation capacitor bank foundation installation in the amount of \$28,530.

Roll Call Vote: 5-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these minutes.

**ORDINANCE TO ADOPT NEW PARKING REQUIREMENT FOR ALL RETAIL SALES:**

Moved by Goodman, seconded by Davis, to pass on second reading an ordinance repealing current parking requirements for general retail sales and services, retail and shopping centers of any size, major retail and shopping centers, and grocery stores of any size and adopt a new parking requirement of one space per 300 square feet of building floor area for all retail sales.

Roll Call Vote: 5-0. Motion declared carried unanimously.

**ORDINANCE ADOPTING ALTERNATIVE LANDSCAPING STANDARDS FOR AUTO AND MARINE CRAFT TRADE USES:**

Moved by Davis, seconded by Goodman, to pass on third reading and adopt ORDINANCE NO. 4119 to adopt alternative landscaping standards for auto and marine craft trade uses.

Roll Call Vote: 5-0. Ordinance declared adopted unanimously, signed by the Mayor, and hereby made a portion of these minutes.

**COUNCIL COMMENTS:** There were no comments.

**ADJOURNMENT:** Moved by Davis to adjourn the meeting at 8:15 p.m.

---

Diane R. Voss, City Clerk

---

Ann H. Campbell, Mayor

---

Emily A. Burton, Recording Secretary