

**MINUTES OF THE MEETING OF THE AMES AREA
METROPOLITAN PLANNING ORGANIZATION POLICY COMMITTEE
AND REGULAR MEETING OF THE AMES CITY COUNCIL
COUNCIL CHAMBERS - CITY HALL**

AMES, IOWA

MAY 28, 2013

**MEETING OF THE AMES AREA METROPOLITAN
PLANNING ORGANIZATION TRANSPORTATION POLICY COMMITTEE**

The Ames Area Metropolitan Planning Organization (AAMPO) Transportation Policy Committee met at 7:00 p.m. on the 28th day of May, 2013, in the City Council Chambers in City Hall, 515 Clark Avenue, pursuant to law with the following voting members present: Wayne Clinton, Jeremy Davis, Matthew Goodman, Jami Larson, Peter Orazem, Jonathan Popp, Victoria Szopinski, and Tom Wacha. Voting Member Dan Rediske joined the meeting telephonically. AAMPO Administrator John Joiner, and City of Ames Transportation Planner Rudy Koester were also in attendance. Voting Members Ames Mayor Ann Campbell and Boone County Supervisor Chet Hollingshead were absent.

PUBLIC HEARING ON PROPOSED FY 2014 TRANSPORTATION PLANNING WORK

PROGRAM (TPWP): Ames Public Works Director John Joiner explained that the TPWP includes several elements to ensure an integrated transportation system. One of several elements is the review of development plans to determine impact on the transportation system. This includes reviewing potential changes to the Land Use Policy Plan or Urban Fringe Plan, which are closely linked to the transportation system. According to Mr. Joiner, the Long-Range Transportation Plan update will commence this year with an expected completion date of October 2015. A public input session was held on May 2, 2013, on the draft TPWP. No revisions were requested by the public. The final TPWP must be submitted to the Iowa Department of Transportation (DOT) by June 1, 2013.

Moved by Davis, seconded by Clinton, to approve the Final FY 2014 Transportation Planning Work Program for submission to the Iowa Department of Transportation.

Vote on Motion: 9-0. Motion declared carried unanimously.

DRAFT FY 2014-17 TRANSPORTATION IMPROVEMENT PROGRAM (TIP) AND

SETTING DATE OF PUBLIC HEARING: Moved by Davis, seconded by Szopinski, to approve the Draft FY 2014-17 Transportation Improvement Program and set July 9, 2013, as the date of public hearing.

Vote on Motion: 9-0. Motion declared carried unanimously.

ADJOURNMENT: Moved by Davis, seconded by Clinton, to adjourn the AAMPO Transportation Policy Committee meeting at 7:08 p.m.

Vote on Motion: 9-0. Motion declared carried unanimously.

MINUTES OF THE REGULAR CITY COUNCIL MEETING

Mayor Pro-Tem Jami Larson called the Regular Meeting of the Ames City Council to order at 7:10 p.m. with Jeremy Davis, Matthew Goodman, Peter Orazem, Victoria Szopinski, and Tom Wacha present. *Ex officio* Member Alexandria Harvey was also present. Mayor Ann Campbell was absent.

It was announced by Mayor Pro-Tem Larson that the City Council would be working from an Amended Agenda. At staff's request, Item No. 1, the recognition of South Duff businesses and other donors to the U. S. Highway 30 Entryway Project, had been moved to the June 11, 2013.

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

1. Motion approving payment of claims
2. Motion approving Minutes of Regular Meeting of May 14, 2013
3. Motion approving Report of Contract Change Orders for May 1 - 15, 2013
4. Motion approving renewal of the following beer permits, wine permits, and liquor licenses:
 - a. Class C Liquor – Old Chicago, 1610 S. Kellogg Avenue
 - b. Class B Liquor w/Outdoor Service – Gateway Hotel & Conference, 2100 Green Hills Drive
 - c. Class A Liquor w/Outdoor Service – Green Hills Residents’ Association, 2200 Hamilton Drive, #100
 - d. Class C Liquor – Della Viti, 323 Main Street, #102
5. Motion directing City Attorney to develop an ordinance to establish a speed limit of 35 mph along State Avenue from a point 250 feet north of Meadow Glen Road to a point 250 feet south of Oakwood Road
6. RESOLUTION NO. 13-224 approving appointment of Kyle Briese to fill vacancy on Library Board of Trustees
7. RESOLUTION NO. 13-225 adopting new and revised fees to be effective July 1, 2013
8. RESOLUTION NO. 13-226 approving updates to Personnel Policies and Procedures
9. RESOLUTION NO. 13-227 approving 2013/14 Human Services Contract with HIRTA
10. RESOLUTION NO. 13-228 approving professional services contract with Iowa Association of Municipal Utilities to continue the City’s safety and training program
11. RESOLUTION NO. 13-229 approving Memorandum of Agreement with Mary Greeley Medical Center for implementation of data interface pertaining to emergency medical response services
12. RESOLUTION NO. 13-230 approving preliminary plans and specifications for Ames Municipal Cemetery Improvements Program; setting June 19, 2013, as bid due date and June 25, 2013, as date of public hearing
13. RESOLUTION NO. 13-231 approving preliminary plans and specifications for 2012/13 Arterial Street Pavement Improvements (State Avenue); setting June 18, 2013, as bid due date and June 25, 2013, as date of public hearing
14. RESOLUTION NO. 13-232 awarding contract to Wulfekuhle Injection and Pumping, Inc., of New Vienna, Iowa, in the amount of \$1,882,220 for Year One Lime Sludge Disposal
15. RESOLUTION NO. 13-233 awarding contract to Northway Well and Pump Company of Waukee, Iowa, in the amount of \$58,833 for Year Two of Water Plant Well Rehabilitation
16. RESOLUTION NO. 13-234 awarding contract to Independent Salt Company of Kanopolis, Kansas, in the amount of \$62.74/ton for purchase of Rock Salt for 2013/14 Ice Control Program
Roll Call Vote: 6-0. Resolutions/Motions declared adopted/carried unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

PUBLIC FORUM: No one requested to speak.

SPECIAL CLASS C LIQUOR LICENSE FOR CHICHA SHACK: Moved by Davis, seconded by Szopinski, to approve a Special Class C Liquor License for Chicha Shack, 131 Welch Avenue.
Vote on Motion: 6-0. Motion declared carried unanimously.

CLASS C LIQUOR LICENSE FOR LUCULLAN’S ITALIAN GRILL: Moved by Davis, seconded by Szopinski, to approve a Class C Liquor License for Lucullan’s Italian Grill, 400 Main Street.

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

5-DAY LICENSES FOR OLDE MAIN BREWING COMPANY AT ISU ALUMNI CENTER, 420 BEACH AVENUE: Moved by Goodman, seconded by Davis, to approve the following 5-day licenses:

- a. Class C Liquor (June 1 - 5)
- b. Class C Liquor (June 6 - 10)

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

IOWA BETA CHAPTER OF SIGMA PHI EPSILON, 228 GRAY AVENUE: Moved by Davis, seconded by Goodman, to convey that the City Council finds that the nomination of the Iowa Beta Chapter of Sigma Phi Epsilon fraternity house at 228 Gray Avenue to the National Register of Historic Places meets National Register Significance “Criterion C” and recommends National Register eligibility to the State Nominations Review Committee.

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

FRANCHISE UPDATE FROM ALLIANT ENERGY: Annette Renaud, Key Account Manager with Alliant Energy, presented a summary of the Community Annual Partnership Assessment as a utility in Ames. Ms. Renaud advised that, in 2012, Alliant Energy had supported economic development in Ames in the amount of \$9,100; provided community support in the amount of \$10,812; and participated in environmental partnerships by donating 400 trees to Story County through Operation Releaf. Alliant provided 4,287 rebates totaling \$709,794.23 to promote energy efficiency. According to Ms. Renaud, Alliant invested \$223,572 in electrical infrastructure and \$656,420 in natural gas infrastructure. Over \$189,000 of the total \$635,599 in property taxes paid by Alliant went to Ames. Alliant’s operating facility in West Ames employs 83 people.

Council Member Szopinski asked Ms. Renaud to follow-up with the City Council as to how much of the \$709,704.23 in rebates were residential and how many went to commercial entities. Ms. Renaud indicated that she would provide that information to the City Council..

REQUEST FROM CHILDSERVE FOR REALLOCATION OF 2012/13 FUNDING: Assistant City Manager Melissa Mundt explained that ChildServe had submitted a request to the City to modify its 2012/13 ASSET allocations by moving \$5,380 in unspent funds from the Day Care - Infant to Day Care - Children service area due to the demand for services for children age two to five years. Ms. Mundt stated that it is difficult to determine at the beginning of the year how many children in what age groups will need the services.

Moved by Goodman, seconded by Wacha, to adopt RESOLUTION NO. 13-235 approving an amendment to the City’s 2012/13 contract with ChildServe to reallocate \$5,380 in unspent Day Care - Infant funds to the Day Care - Children services account.

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

RENTAL HOUSING PRE-EXISTING CONDITIONS: Building Official Seana Perkins advised that, in the past, the City has provided property owners with the ability to continue to utilize their rental units without bringing the entire structure into compliance with current Codes. To accomplish that objective, the City of Ames has utilized Retroactive Conversion Permits, Board Variances, and Administrative Approvals. According to Ms. Perkins, rental inspections provide the opportunity: 1) for the property owner to substantiate these previous approvals for the Inspections staff and 2) for the Inspections staff to document those approvals for future records. Per the Municipal Code, a deadline of June 30, 2013, was given for the Retroactive Conversion

Approval process. However, due to several factors (e.g., staff turnover, two inspection moratoriums, more time needed to complete inspections for new Code, etc.), City staff has not completed an inspection cycle for all rental units by the established time frame.

Ms. Perkins advised that, at the May 2, 2013, Property Maintenance Appeals Board (PMAB) meeting, its Chair, Al Warren, expressed concern regarding the specific date identified in *Municipal Code* Section 13.402(3.f), which was four years after July 1, 2009, making the deadline June 30, 2013. In addition, Ms. Perkins recalled that that Section of the Ames *Municipal Code* was discussed during a City Council meeting on June 2, 2009. She read an excerpt from the June 2, 2009, City Council meeting minutes that documented the process to be followed to allow the holders of Retroactive Conversion Permits, Board Variances, and Administrative Approvals to continue non-compliant conditions. It was noted by Ms. Perkins that it appeared that the June 30, 2013, date was included in *Municipal Code* Section 13.402(3.f) to allow time for the City to provide a complete rental cycle on all of the rental units in Ames after the adoption of the updated Rental Housing Code on July 1, 2009.

Moved by Davis, seconded by Orazem, to direct staff to prepare an ordinance modifying *Ames Municipal Code* Section 13.402(3)(f) by removing the June 30, 2013, date and allowing Retroactive Conversion Permits, Board Variances, or Administrative Approvals to continue to be accepted through the first rental inspection cycle.

Discussion ensued as to the definition of “first rental inspection cycle.” Council Member Goodman asked for clarification as to what was meant by the “first rental inspection cycle.” City Attorney Judy Parks explained that the cycle would be determined per unit; in that way, every unit would have had the opportunity to submit the documentation.

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

PROFESSIONAL SERVICES CONTRACT WITH INTEGRITY CONSTRUCTION: Acting Library Director Lynne Carey recalled that the City of Ames had entered into a Professional Services Contract with Integrity Construction on April 24, 2012, to serve as a construction advisor to the Library Board of Trustees and provide assistance to Library staff for the renovation and expansion project. Ms. Carey explained that, since entering into that Contract with Integrity Construction, a variety of changes had occurred that required more assistance, including the retirement of the Library Director, complications with the lease for a temporary Library location, and identification of asbestos and lead-based paint in the older portions of the Library. In February, the Construction Advisor reported to the Building Project Committee the additional hours that he had provided to the project during its design phase. A Change Order was not initiated at that time as the Committee hoped that fewer hours of service might be required once construction began. However, Library staff and the Building Project Committee have utilized Integrity Construction’s services more frequently since February for a variety of project items, including research on issues related to historic preservation. A summary of the services and an estimate of additional hours was detailed for the Council by Assistant City Manager Mundt.

Moved by Orazem, seconded by Wacha, to adopt RESOLUTION NO. 12-236 approving Change Order No. 1 with Integrity Construction in an amount not to exceed \$48,400 for construction management services in connection with the Library Construction project.

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

SIXTH STREET BRIDGE DESIGN: Public Works Director Joiner recalled that the multi-year process for replacement of the bridge has been programmed into the Capital Improvements Plan to allow time for study, design, procurement of grants, and construction. The first step was to conduct a draft alternatives study that refined the type, layout, and style of the bridge; that report identified a preferred alternative based on cost and feedback received on the alternatives and aesthetics. According to Director Joiner, the preferred alternative, Alternative D, calls for a concrete bridge having two vehicular travel lanes, two on-street bike lanes, a shared use path on the south side, and a sidewalk on the north. That alternate also includes signature aesthetic elements identified through the public input process and also supports City Council's goal to beautify entrances to Ames and major arterials. The total cost of \$2,286,000 includes the signature aesthetics.

Mr. Joiner advised that, following completion of the draft report, a public meeting was held to gain feedback on the options presented. Because of its setting adjacent to Brookside Park, Stuart Smith Park, and the Brookridge neighborhood, it was clear that those at the public meeting preferred the aesthetic compliment of examples that would integrate the bridge with the architecture, history, and setting of the area.

At its December 11, 2012, meeting, the City Council asked staff to come back with visual elements for the different styles of bridges (base bridge to full aesthetic treatment). Operations Manager Corey Mellies presented the different aesthetic examples, as follows:

1. The first example has no aesthetic treatments and represents the base cost of the bridge.
2. The second example incorporates typical aesthetic options into a bridge. Typical aesthetic premiums, such as the staining and railing used on the SE 16th Street Bridge, would increase the construction costs by 5% - 10%.
3. The third example involves signature aesthetics for the bridge. Signature aesthetics premiums would add an additional 15% - 20% in construction costs.

Each aesthetic treatment and its corresponding estimated cost was detailed by Mr. Mellies, as follows:

Aesthetic Premiums

1. Structural Steel Pedestrian Hand Railing \$ 78,000
 2. Steel Pipe Pedestrian Hand Railing \$ 28,600
 3. Colored Concrete Sealer (including exterior beams) \$ 36,300
 4. Structural Concrete (oversize west abutment) \$ 18,000
 5. Concrete Texturing (abutment & piers) \$ 140,000
 6. Concrete Texturing (rails) \$ 26,000
 7. Roadway Lighting \$ 4,000
 8. Sidewalk Lighting \$ 16,800
 9. Underdeck Lighting \$ 1,800
- Total Additional Cost For Aesthetic Premiums \$ 349,500

Five options were presented for the Council's discussion: Option 1 was to accept the 6th Street Bridge Design Alternative Study and direct staff to proceed with development with Alternate D from the final report (which includes two traffic lanes, two on-street bike lanes, a separate shared-

use path, and a separate sidewalk) along with all nine of the signature aesthetic premiums identified above. This option will result in an additional cost of \$349,500. Option 2 was to accept the 6th Street Bridge Design Alternative Study and direct staff to proceed with Alternate D from the final report (which includes two traffic lanes, two on-street bike lanes, a separated shared-use path, and a separated sidewalk) along with aesthetic premiums 1, 2, and 3. That option would result in an additional cost of \$142,900. Option 3 was to accept the 6th Street Bridge Design Alternative Study and direct staff to proceed with development with Alternate D from the final report (which includes two traffic lanes, two on-street bike lanes, a separate shared-use path, and a separate sidewalk) and not incorporate any of the nine aesthetic premiums into the design of the bridge. Option 4 was to direct staff to move ahead with a different design alternative and any other combination of aesthetic features. Option 5 was to direct that the City not move forward with the project, which would result in the eventual closure of the bridge due to its continuing deterioration.

Mr. Mellies advised that, from an engineering standpoint, it was staff's belief that design Alternative D would best accommodate all users within the corridor. It would extend the on-street bike lanes from the east to accommodate the more-experienced bikers while providing connectivity to the shared-use path system as well as a sidewalk access to Brookside Park. Also, according to Mr. Mellies, because it meets federal design guidelines, that design would enable the City to apply for federal construction grants.

City Manager Schainker said that the City Council would need to provide staff direction on the level of aesthetic features in order to move forward with design. Mr. Mellies noted that incorporating all nine aesthetic features for a signature aesthetic would meet the desires of those at the public meeting. Those people felt that would better ensure that the bridge would blend with the character and history of Brookside Park and the adjacent neighborhood. The three aesthetic lighting features would also enhance safety of vehicles, pedestrians, and bicyclists. It was pointed out by Mr. Mellies that the functional purpose of the bridge would be accomplished with any of the three aesthetic options.

Moved by Davis, seconded by Goodman, to recommend that the City proceed with Alternate D, which includes two traffic lanes, two on-street bike lanes, a separate shared-use path, and a separate sidewalk.

Council Member Orazem noted that Cathy Brown, as a representative of Iowa State University, had recommended Alternate A, rather than Alternate D. Mr. Mellies advised that Alternate A did not include on-street bike lanes.

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

Council Member Wacha pointed out that the concrete texturing (abutment and piers) was the most-expensive option at \$140,000; however, would not really be visible from the roadway. Council Member Szopinski agreed after inspecting the area in question. Mr. Mellies advised that those using the shared-use path would be able to see the concrete texturing. Council Member Goodman pointed out that the bridge is designed to last at least 75 years, so \$140,000 over 75 years would not equate to a large amount. He would like to see signature aesthetic premiums anywhere where they can be observed.

Moved by Davis, seconded by Wacha, to approve signature aesthetic premiums numbered 1, 2, 3, 7, 8, and 9.

Moved by Goodman, seconded by Davis, to amend the motion to approve signature aesthetic premiums 1, 2, 6, 7, 8, and 9 (thus removing 3 and adding 6).

Motions withdrawn.

Moved by Davis, seconded by Goodman, to approve signature aesthetic premiums numbered 1, 2, 6, 7, 8, and 9..

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

Additional discussion ensued on the benefits of oversizing the abutment and of concrete texturing the abutment and piers.

Moved by Orazem, seconded by Goodman, to add in aesthetic premium numbered 3 and only include, from aesthetic premium numbered 5, the concrete texturing of the abutment, but not concrete texturing of the piers.

Vote on Motion: 2-4. Voting aye: Goodman, Orazem. Voting nay: Davis, Larson, Szopinski, and Wacha. Motion failed.

HEARING ON FINAL AMENDMENTS TO FISCAL YEAR 2012/13 BUDGET: Finance Director Duane Pitcher gave an overview of the budget amendment process. Budget Officer Nancy Masteller summarized the final amendments by fund.

Mayor Pro-Tem Larson opened the public hearing. No one came forward to speak, and Mr. Larson closed the hearing.

Moved by Goodman, seconded by Davis, to adopt RESOLUTION NO. 13-237 amending the current budget for Fiscal Year ending June 30, 2013

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

HEARING ON ANNEXATION OF 2212 OAKWOOD ROAD: City Planner Jeff Benson advised that the subject property is located south of Oakwood Road between the Suncrest Subdivision and Christofferson Park. The Ames Urban Fringe Plan designates the property as Urban Residential, which supports annexation. The Ames Land Use Policy Plan (LUPP) includes it in the Southwest II Allowable Growth Area. If annexed, the LUPP designation would be Village/Suburban Residential, consistent with the developer's stated intention to develop it for Suburban Residential use. According to Mr. Benson, City of Ames' sewer and water mains serve the property to the west and have the capacity to be extended to the subject parcel. The property is not within the City of Ames electric service area; the electric service would be provided by Alliant Energy

According to Planner Benson, the Planning and Zoning Commission, at its April 17, 2013, meeting recommended approval of the annexation in question.

The public hearing was opened by Mayor Pro-Tem Larson.

R. Chris Williams, 2311 Cottonwood Road, Ames, advised that 60% of the residents of the Suncrest Subdivision had signed a petition stating that they are opposed to the annexation. The reason for their opposition is that the drainage plan, as presented to them by FOX engineering, is not adequate. According to Mr. Williams, they chose to sign a petition, rather than have 70 to 80 persons show up to speak at the Council meeting.

Mr. Williams told the Council that a group of affected residents had retained Steve Jones, whom Mr. Williams identified as the state of Iowa drainage expert and the person who developed the SUDAS standards. According to Mr. Williams, the developer's plan to put water in the southwest corner of Wessex was inadequate as water would back-up and cause residents of Suncrest further drainage issues. It is believed that a drainage easement is needed on the south side of Wessex under University Boulevard and an outlet to the creek behind the building currently being constructed in the Research Park. The Council was informed by Mr. Williams of existing drainage issues where many of the residents are getting water in their basements. Those problems need to be resolved before there is a compounding effect from adding more run-off. Mr. Williams alleged that the neighborhood's currently existing drainage plan had been inadequately designed. A copy of the petition signed by residents of the Suncrest neighborhood was given to Public Works Director Joiner for the record. It was the opinion of Mr. Williams that people were not necessarily opposed to the further development, but were opposed to what was presented to them in neighborhood meetings. They feel, however, that, before compounding the problems, the existing problems need to be fixed.

The Council was also advised by Mr. Williams that he is a Civil Engineer; however, drainage was not his area of expertise. For that reason, the neighborhood had retained Steve Jones. Mr Williams also stated that residents had met with City staff. They had received the staff's response today, but not all concerns were addressed. The residents are also not convinced that City staff had used the correct hydraulic chart for the run-off situation. According to Mr. Williams, Steve Jones will be preparing a report with his recommendations for resolving the drainage issues, and the neighborhood would be happy to share that information with the City.

Kurt Friedrich, Friedrich Iowa Realty, 100 Sixth Street, Ames, advised that he was representing the current land owners Floyd and Anna Christofferson and also speaking as the future developer of the land. Mr. Friedrich provided a preview of what the plans are for the prospective development. Addressing Mr. Williams's concerns, Mr. Friedrich said the developers fully intend to address the storm water concerns as they work through the development. Mr. Friedrich also noted that the proposed development is located wholly within the Ames School District. A correction to the Council Action Form was requested by Mr. Friedrich. He noted that the Planning and Zoning Commission had recommended approval of the annexation by a vote of 6-0; however, there was one member of the Commission who had abstained from the vote.

At the inquiry of Council Member Goodman, Planner Benson advised that the City Council would have another opportunity after the annexation had been approved to ensure that the storm water issues had been worked out. Council Member Davis pointed out that the action on the Agenda tonight would only be to bring the land into the city limits. Planner Benson outlined the processes to be followed if the land were annexed. He specifically noted that all the utility work, including the storm water, would be required to be designed according to the standards and Codes of the City. Those would be depicted on the Preliminary Plat, which would come before the City Council for approval. Determination of whether a Master Plan would be required as well as approval of a rezoning application would precede the request for approval of a Preliminary Plat.

Council Member Goodman pointed out that the land in question was located in an area that already had the infrastructure, so there would be no additional expense for taxpayers. In addition, no tax abatement was being requested. For those reasons, Mr. Goodman felt that it was a very good project; however, he was concerned about creating drainage problems that the City would later be requested to mitigate.

No one else requested to speak, and the public hearing was closed by Mayor Pro-Tem Larson.

Moved by Goodman, seconded by Orazem, to adopt RESOLUTION NO. 13-238 approving the voluntary annexation of 2212 Oakwood Road.

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 Szopinski, to direct staff to work with the developer and neighbors to explore going beyond existing Codes with regard to storm water management and to look at additional expectations to protect future and adjacent properties.

Council Member Goodman clarified his position that the City spends hundreds of thousands of dollars to mitigate storm water and flooding problems in existing subdivisions. He noted specifically that, in FY 2012/13, the General Obligation Bond debt for flood response mitigation projects is \$820,000. Mr. Goodman said that he is trying to protect future Councils and residents from having to deal with overland and other types of flooding. According to Council Member Goodman, "There have been too many surprises." It is important that the City attempt to figure out how it can associate the costs of future flood mitigation – "instead of picking them up 15 years later" – with the original development. Mr. Goodman stated that he was comfortable moving ahead with the annexation with the caveat that the City would work in a way that it had not done so before to figure out how to eliminate future flood mitigation expenses.

City Manager Schainker summarized the motion that the intent was for the City to work with the developer to see if the developer would go above and beyond what is currently required in the Code. Public Works Director Joiner said that staff would continue to work with the developer to ensure that the maximum amount of protection would be in place. Council Member Wachana noted that he would support Mr. Goodman's motion, but if staff was being asked to go "beyond existing Code," then he believes the Code needs to be changed. Mayor Pro-Tem Larson concurred.

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

HEARING ON REZONING OF 920 CARROLL AVENUE (FORMER WILLSON-BEARDSHEAR SCHOOL): City Planner Charlie Kuester explained the request of the Ames

Community School District to rezone 920 Carroll Avenue from Government/Airport to Urban Core Medium Density Residential. Mr. Kuester noted that the School District is proposing to sell the former Willson-Beardshear School to the Ames Community Preschool Center. According to Planner Kuester, after review of the request, staff believes that the request is consistent with the Land Use Policy Plan, and there are no other issues that would preclude the use of the former school as a preschool. According to Mr. Kuester, the Planning and Zoning Commission, at its May 1, 2013, meeting, voted 5-0, with one abstention, to recommend approval of the proposed rezoning.

Mr. Kuester further advised that a title search had not revealed that the portion of Carroll Avenue west of the School had ever been dedicated to the City. Therefore, acceptance of a Quit Claim Deed would need to be placed on a future Council Agenda.

The Mayor Pro-Tem opened the public hearing.

Sue Wuhs, 2920 Monroe, Ames, identified herself as the Director of the Ames Community Preschool Center (ACPC), the new owner of 920 Carroll Avenue.

There was no one else who came forward to speak, and the hearing was closed.

Council Member Orazem asked what else the property could be used for if ACPC did not reuse the property. Planner Kuester advised that the property could only be used for a single-family home on a very large lot. With further Council action, the property could be divided for residential lots.

Moved by Davis, seconded by Goodman, to pass on first reading an ordinance rezoning property at 920 Carroll Avenue (former Willson-Beardshear school) from "S-GA" (Government/Airport) to "UCRM" (Urban Core Residential Medium Density).

Roll Call Vote: 5-0-1. Voting aye: Davis, Goodman, Larson, Orazem, Szopinski. Voting nay: None. Abstaining due to a conflict of interest: Wacha. Motion declared carried.

HEARING ON MASTER PLAN FOR SOUTH FORK SUBDIVISION: Mayor Pro-Tem Larson pointed out that the only action to be taken by the City Council at this meeting would be approval or denial of the revised Master Plan. The Council Action Form referenced approval of a revised Preliminary Plat; however that had not been listed on the Agenda; therefore, no action could be taken on the Preliminary Plat at this meeting; it will be brought back on the City Council's June 11, 2013, meeting.

City Planner Kuester described the revisions being proposed by the applicant. The first would modify the intersection of Cochrane parkway and Bellflower Drive. Cochrane Parkway would no longer continue east past that intersection to meet the future extension of Dotson Drive. The realignment would likely reduce the cut-through traffic on Cochrane Parkway once Dotson Drive is extended. The second change involves modifying the lot arrangement and number of lots along Sunflower Drive between Tripp Street and Marigold Drive. Currently, there are ten lots proposed for single-family detached residences. The proposed plan creates 18 lots to accommodate proposed bi-attached homes. The change will slightly increase the overall density of the FS-RL portion of the development.

According to Mr. Kuester, opposition had been received from one neighbor on Village Drive expressing concern over the increased density and another neighbor on Village Drive expressed concern over the increased density caused by changing the single-family homes to bi-attached homes.

Mayor Pro-Tem Larson opened the public hearing.

Keith Arneson, 4114 Cochrane Parkway, Ames, identified himself as the developer of South Fork Subdivision. Mr. Arneson said that portions of South Fork Subdivision are underutilized, sometimes being used as a dump site. The Subdivision is wholly within the Ames Community

School District. Mr. Arneson attempted to justify his position not to extend Cochrane Parkway. He also explained his reasoning for requesting 18 lots, instead of ten (10).

Mayor Pro-Tem Larson closed the hearing after no one asked to speak.

Moved by Davis, seconded by Orazem, to adopt RESOLUTION NO. 13-239 approving the revised Master Plan.

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

HEARING ON VACATING UTILITY EASEMENTS AT 4121 APLIN ROAD: The public hearing was opened by the Mayor Pro-Tem and closed after no one came forward to speak.

Moved by Davis, seconded by Wacha, to adopt RESOLUTION NO. 13-240 approving vacating utility easements at 4121 Aplin Road.

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

HEARING ON RESOURCE RECOVERY PLANT NEW FIRE VALVE CONTROL ROOM ADDITION: Mayor Pro-Tem Larson opened the hearing and closed same after there was no one wishing to speak.

Moved by Davis, seconded by Orazem, to adopt RESOLUTION NO. 13-241 approving final plans and specifications and awarding a contract to Woodruff Construction, LLC, of Ames, Iowa, in the amount of \$194,300.00.

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

HEARING ON 2012/13 DOWNTOWN STREET PAVEMENT IMPROVEMENTS (CLARK AVENUE FROM MAIN STREET TO 5TH STREET AND GILCHRIST STREET FROM LINCOLN WAY TO KELLOGG AVENUE): The hearing was opened. There being no one wanting to speak, Mayor Pro-Tem Larson closed the hearing.

Moved by Davis, seconded by Szopinski, to adopt RESOLUTION NO. 13-242 approving final plans and specifications and awarding a contract to Con-Struct, Inc., of Ames, Iowa, in the amount of \$551,295.70.

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

HEARING ON NUISANCE ASSESSMENTS: The public hearing on this issue was opened by Mayor Pro-Tem Larson. He closed same after no one came forward to speak.

Moved by Orazem, seconded by Wacha, to adopt RESOLUTION NO. 13-243 assessing the costs of snow/ice removal and certifying those assessments to the Story County Treasurer.

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

WATER RATIONING ORDINANCE: Moved by Davis, seconded by Szopinski, to pass on first reading the revised Water Rationing Ordinance.

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

Moved by Davis, seconded by Szopinski, to pass on first reading an ordinance revising Appendix N.

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

STREET AND SECURITY LIGHTING RATE ORDINANCE: Moved by Davis, seconded by Wacha, to pass on first reading the Street and Security Lighting Rate Ordinance.

Electric Services Director Donald Kom explained that, as part of the electric rate update, the Energy Cost Adjustment (ECA) was added to the base energy cost to “zero out” that cost component.

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

COUNCIL COMMENTS: Moved by Orazem, seconded by Davis, to refer to staff the letter from I & S Group requesting City staff review of sidewalk and sewer extension for property located on 13th Street for a new Burger King restaurant.

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

Mayor Pro-Tem Larson asked staff to provide an update on flooding conditions in Ames. Assistant City Manager Bob Kindred advised that the Emergency Operations Center was mobilized on Monday, May 27, for approximately five hours. It appears at this time that, barring

Council Member Goodman asked staff to provide a memo reporting on the traffic at the intersection of Northwestern and Sixth Street and how it might be made safer for pedestrians. Since Council Member Goodman was the only Council member to receive an email referencing the perceived issue at that intersection, Council Member Davis asked that he forward the email to the Mayor and other Council members prior to it being referred.

Moved by Goodman, seconded by Orazem, to direct staff to schedule a workshop as soon as staff gets an understanding of the changes that will be forthcoming due to state legislative actions concerning property taxes.

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

ADJOURNMENT: Moved by Davis to adjourn the meeting at 9:20 p.m.

Diane R. Voss, City Clerk

Jami Larson, Mayor Pro-Tem