

MINUTES OF THE REGULAR MEETING OF THE AMES CITY COUNCIL

AMES, IOWA

NOVEMBER 10, 2015

The Regular Meeting of the Ames City Council was called to order by Mayor Ann Campbell at 6:00 p.m. on the 10th day of November, 2015, in the City Council Chambers in City Hall, 515 Clark Avenue. Council Members Gloria Betcher, Tim Gartin, Matthew Goodman, Chris Nelson, and Peter Orazem and *ex officio* Member Sam Schulte were present. Council Member Amber Corrieri arrived at 6:27 p.m.

PROCLAMATION FOR “NATIONAL HUNGER AND HOMELESSNESS AWARENESS WEEK:” Mayor Campbell proclaimed November 14-22, 2015, as “National Hunger and Homelessness Awareness Week.” Representatives of the following agencies were present to accept the Proclamation: Youth and Shelter Services, Emergency Residence Project, Veteran Affairs, Story County Hunger Collaboration, Mid-Iowa Community Action Agency, ACCESS, and Finesse Spa Salon.

Ms. Baker-Latimer invited the public to attend the “Scoop of Soup” event that will occur in front of City Hall (in Parking Lot N) on November 17 from 11:30 a.m. to 1:30 p.m. A free-will donation will be taken, with those funds being given to the non-profit agencies.

PROCLAMATION FOR “SMALL BUSINESS DAY:” November 28, 2015, was proclaimed by the Mayor as “Small Business Day.” Cindy Hicks, Main Street Cultural District Director; Rebecca Olson, Campustown Action Association Director; and Drew Kamp, Chamber of Commerce, accepted the Proclamation.

CONSENT AGENDA: Council Member Nelson requested that Item No. 11 (net metering tariff covering commercial systems up to 500KW) be pulled for separate discussion.

Moved by Goodman, seconded by Betcher, to approve the following items on the Consent Agenda:

1. Motion approving payment of claims
2. Motion approving Minutes of Regular Meeting of October 27, 2015, and Special Meetings of October 20, 2015, and November 2, 2015
3. Motion approving Report of Contract Change Orders for October 16-31, 2015
4. Motion approving renewal of the following Beer Permits, Wine Permits, and Liquor Licenses:
 - a. Class B Native Wine – Kitchen, Bath & Home, 201 Main Street
 - b. Class B Liquor – Country Inn & Suites, 2605 SE 16th Street
 - c. Class E Liquor – AJ’s Liquor III, 2401 Chamberlain Street
5. Motion approving 5-day (November 20-24) Special Class C Liquor License for Dublin Bay at Reiman Gardens, 1407 University Boulevard
6. Motion approving Class C Beer Permit for Joy’s Iowan-Asian Foods, Inc., 118 Hayward Avenue, Ste. 5 (pending satisfactory background check)
7. Motion directing City Attorney to prepare ordinance setting parking regulations for Ada Hayden Road and Quarry Drive
8. RESOLUTION NO. 15-677 approving appointment of Sarah Litwiller to fill vacancy on Parks and Recreation Commission

9. RESOLUTION NO. 15-679 approving Certificate of Consistency with City's 2014-2018 CDBG Consolidated Plan on behalf of Youth & Shelter Services, Inc.
10. RESOLUTION NO. 15-680 approving revision to 2015/16 COTA Annual Grant for India Cultural Association
11. RESOLUTION NO. 15-681 approving renewal for administrative and claims processing services with Wellmark Blue Cross Blue Shield of Iowa for Flexible Spending Account benefit for period from January 1 to December 31, 2016
12. RESOLUTION NO. 15-682 approving extension, to March 1, 2016, of park land leases with Iowa State University
13. RESOLUTION NO. 15-683 approving Easement Agreements with Union Pacific Railroad, Iowa State Ready-Mix Concrete, Inc., and Diane and Larry Schulte for 2013/14 Skunk River Trail Extension, Phase 2 (East Lincoln Way to South River Valley Park)
14. RESOLUTION NO. 15-684 accepting Permanent Easement and property acquisitions for ISU Research Park Phase III Roadway Improvements
15. RESOLUTION NO. 15-685 approving preliminary plans and specifications for Evaporative Condenser Replacement for Ames/ISU Ice Arena; setting December 9, 2015, as bid due date and December 22, 2015, as date of public hearing
16. RESOLUTION NO. 15-686 waiving Purchasing Policy requirement for competitive bidding for Geotube Bags for Power Plant Ash Pond and awarding contract to Geo-Synthetics, LLC, of Waukesha, Wisconsin, in the amount of \$193,803.75 (inclusive of Iowa sales tax)
17. RESOLUTION NO. 15-687 approving contract and bond for Water Pollution Control Lift Station Improvement Project
18. RESOLUTION NO. 15-688 approving contract and bond for Resource Recovery System Improvements (HVAC Improvements)
19. RESOLUTION NO. 15-689 approving Change Order No. 2 in the amount of \$156,131 with TEI Construction Services, Inc., for Power Plant Fuel Conversion - Mechanical Installation General Work
20. RESOLUTION NO. 15-690 accepting final completion of 2014/15 Traffic Signal Program (Lincoln Way and Union Drive)
Roll Call Vote: 5-0. Resolutions/Motions declared adopted/approved unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

MUNICIPAL CODE APPENDIX H TARIFF 5 PERTAINING TO NET METERING TARIFF COVERING COMMERCIAL SYSTEMS: Council Member Nelson asked staff to explain the proposed change to the *Municipal Code* pertaining to solar generating systems. Donald Kom, Electric Services Director, said that over the past year numerous Electric customers have inquired whether there is a policy dealing with the interconnection of green electricity generators to the City's system. Electric Services staff investigated the issue and has developed an Interconnection Agreement that covers the items necessary to safely isolate the customer-owned generator from the City's Electric Distribution System. The Net Metering Tariff will cover how the customer will be metered and billed for any excess electricity a system can produce each month.

Moved by Nelson, seconded by Gartin, to adopt RESOLUTION NO. 15-678 revising *Municipal Code* Appendix H Tariff 5 to include a net metering tariff covering commercial systems up to 500 KW.

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

PUBLIC FORUM: Mayor Campbell opened Public Forum. She closed Public Forum after no one requested to speak.

HEARING ON REZONING PROPERTY AT 101, 105, 107, and 205 SOUTH WILMOTH AVENUE: Mayor Campbell opened the hearing. She noted that staff was asking that the hearing be continued to November 24, 2015, because the Zoning Agreement had not yet been completed.

Moved by Gartin, seconded by Nelson, to continue the hearing to November 24, 2015, on rezoning property at 101, 105, and 107 South Wilmoth Avenue from Residential High Density (RH) with University West Impact Overlay to Residential High Density (RH) and property at 205 South Wilmoth Avenue from Residential Low Density (RL) to Residential High Density (RH).

Vote on Motion: 5-0. Motion declared carried unanimously.

HEARING ON ZONING ORDINANCE TEXT AMENDMENT TO REVISE SIDE SETBACKS FOR HOSPITAL-MEDICAL ZONED PARCELS ON THE WEST SIDE OF DUFF AVENUE:

City Planner Charlie Kuester explained that Mary Greeley Medical Center (MGMC) was seeking a text amendment to allow a zero setback for interior lot lines (lot lines that abut a similarly zoned lot). Side yard setbacks in the S-HM District are currently based on the number of stories in the building. The proposed amendment would not change setbacks for front yards or when adjoining a residentially zoned property.

According to Planner Kuester, MGMC's justification for the change is to allow for modification to its entrance located along a common property line with McFarland Clinic. Because of the close physical proximity and operational relationship between those two agencies, there is significant foot traffic between them. Mary Greeley Medical Center is seeking to make improvements to the north entryway that would include a covered vestibule to promote safety and comfort in inclement weather. That vestibule would cross the property line on to McFarland Clinic, which supports the construction of the vestibule and the text amendment. Mr. Kuester commented that staff believed that changing the setback standards for this type of use is appropriate and proposes that a zero setback be applied only on the west side of Duff Avenue.

The public hearing was opened by the Mayor. There being no one wishing to speak, the hearing was closed.

Moved by Goodman, seconded by Betcher, to pass on first reading an ordinance revising the side setbacks for S-HM (Hospital-Medical) zoned parcels on the west side of Duff Avenue.

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

HEARING ON ZONING ORDINANCE TEXT AMENDMENT TO CHAPTER 29 PERTAINING TO SOLAR ENERGY SYSTEMS REGULATIONS: The Mayor opened the public hearing. She closed same after no one requested to speak.

Council Member Gartin asked if staff had looked at other communities to see what they might be doing regarding solar systems. Planner Kuester answered that staff did not on this particular issue; there are very few examples. Staff tailored the proposed ordinance based on what they saw as needs in the Ames community.

Moved by Goodman, seconded by Nelson, to pass on first reading an ordinance revising Chapter 29 pertaining to solar energy systems regulations.

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

HEARING ON THE SALE AND ISSUANCE OF ELECTRIC REVENUE BONDS, SERIES 2015B: The public hearing was opened by Mayor Campbell. No one came forward to speak, and the Mayor closed the hearing.

Finance Director Duane Pitcher explained the difference between Revenue Bonds and the typical General Obligation Bonds. He stated that the fiscal year 2015/16 Budget included Electric Revenue Bonds in the amount of \$18,875,000 to fund Units No. 7 and 8 Fuel Conversion and Cooling Tower Repair projects. Due to better-than-expected bid results for those two projects, staff is now recommending that the bond issue amount be reduced to \$10,360,000. That is good news for the City as it will reduce the debt service for these Bonds from 20 to 15 years and electric rates will not have to be increased as much as earlier planned. With the lower bond issue amount, it is now anticipated that there will only be one rate increase of around 4% in FY 2018/19. Mr. Pitcher emphasized that the Electric Revenue Bonds will be secured with revenue from the Electric Utility; the City will make no pledge of other revenues. Because of that, it is expected that the credit rating will be of investment grade, but lower than the City's excellent G. O. Bond rating, which includes a pledge of the City's taxing authority for repayment.

Council Member Corrieri arrived at 6:27 p.m.

Moved by Goodman, seconded by Gartin, to adopt RESOLUTION NO. 15-691 approving the Preliminary Official Statement and electronic bidding for Electric Revenue Bonds, Series 2015B, in an amount not to exceed \$10,360,000 and setting the date of sale for December 8, 2015.

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

HEARING ON SALE OF 1109 ROOSEVELT AVENUE: Council Member Gartin stated that he would be abstaining from the vote on this issue due to a conflict of interest.

Housing Coordinator Vanessa Baker-Latimer recalled that the City Council had, on February 24, 2015, adopted a Resolution proposing the sale of the City-owned property located at 1109 Roosevelt to Habitat for Humanity of Central Iowa for \$25,000. This project is part of the City's 2014/15 Community Development Block Grant Neighborhood Sustainability Program. The proposed sale is scheduled to occur on or by November 13, 2015. Ms. Baker-Latimer noted that this was the ninth project that the City had partnered with Habitat for Humanity.

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

Moved by Betcher, seconded by Nelson, to adopt RESOLUTION NO. 15-692 approving the sale of City-owned property located at 1109 Roosevelt Avenue to Habitat for Humanity of Central Iowa, for affordable housing.

Roll Call Vote: 5-0-1. Voting aye: Betcher, Corrieri, Goodman, Nelson, Orazem. Voting nay: None. Abstaining due to a conflict of interest: Gartin. Resolution declared adopted, signed by the Mayor, and hereby made a portion of these Minutes.

HEARING ON 2014-15 CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER): The public hearing was opened by the Mayor and closed after there was no one requesting to speak.

Moved by Goodman, seconded by Corrieri, to adopt RESOLUTION NO. 15-693 approving the 2014-15 CAPER.

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

FLOOD PLAIN ORDINANCE AMENDMENT REGARDING ENVIRONMENTALLY SENSITIVE AREAS: Planning and Housing Director Kelly Diekmann recalled that the Council had included as part of the work plan of the Planning and Housing Department a task to address potential issues with improvements in the floodway. Mr. Diekmann prefaced the report by stating that staff had generated this item based on more recent comments and feedback related to intensification of developments that relied on the use of floodway or displacement of natural areas to support development of sites. He noted that some of the issues that were raised from the public and Council were about parking within a floodway, potential for increased runoff from development, and disturbance of riparian areas; however, this item was not meant to reconsider the issue of use of development in the floodway fringe or the development standard of requiring buildings to be protected to three feet above the 100-year base flood elevation.

Planner Kuester reviewed the purpose of the Flood Plain Ordinance that is contained in Chapter 9 of the *Municipal Code*. To meet those purposes, the City has adopted the standards required by the Iowa Department of Natural Resources as well as a few regulations unique to Ames, such as the standard that new development be protected to three feet above the water surface level of a 100-year flood event. Chapter 9 also describes what uses are allowed within the floodway and the floodway fringe and the process for receiving Flood Plain Development Permits. According to Mr. Kuester, Chapter 9 allows all types of development in the Floodway Fringe subject to compliance with the underlying zoning regulations and with the appropriate flood development standards. In the floodway, development is limited to open space uses, such as parking lots, golf courses, gardens, and sod farming. It was also noted that the City has a number of parking areas associated with parks that are in the floodway, such as some of the parking at Brookside Park. There are also a limited number of conditional uses that are allowed in the floodway, such as utilities, car lots, accessory structures for open space uses, boat marinas, and billboards.

It was also pointed out by Planner Kuester that the City had adopted a Zoning Ordinance (Chapter 29). That Ordinance includes specific base zones for allowed uses and development standards that govern

all aspects of the use of a property that is not controlled by Chapter 9. In addition to base zones, the City also at times applies Overlay Zones to address issues that are broader than one zoning district or affect a subset of properties within a base zoning district. The purpose of the Environmentally Sensitive Area Overlay (O-E Zone) was defined.

Mr. Kuester stated that the O-E Overlay Zone had never been mapped to specific properties within the City. The Ordinance allows such overlays to be mapped based on a scientific study that concludes that the area is “especially sensitive to adverse public impact from development due to unique environmental concerns.” The O-E does not contain specific regulatory requirements, such as use limitations. It requires the applicant to prepare an Environmental Assessment Report on how the development will address, obviate, or mitigate the environmental issues that led to the designation. The major regulatory tool within the O-E is the requirement for City Council approval of a Major Site Development Plan for any development within the Overlay District.

The Post-Construction Stormwater Management requirements contained in Chapter 5B were highlighted. Chapter 5B applies to development with 10,000 square feet of new impervious surfaces and ground disturbance activities exceeding one acre. Approval of a plan or a waiver from the standards is under the purview of the Municipal Engineer.

It was pointed out by Planner Kuester that some developments rely upon the use of the floodway to maximize the buildable area within the Floodway Fringe. Locating parking lots or stormwater detention ponds in the floodway are the two most common development activities that staff sees proposed in the floodway. According to Mr. Kuester, issues of that type could be addressed with text amendments to Flood Plain regulations.

Council Member Gartin asked if staff had contacted other communities that have been impacted by flooding to see what they are doing. Director Diekmann advised that staff had contacted other communities to see if there were similarities. Staff had held a workshop about a year ago on that subject.

Three options were presented to the Council members, as follows:

1. Prohibit Development Activities in the Floodway Under Chapter 9. Council would select this option if it believed that no disturbance of a floodway is warranted to support development in the Floodway Fringe.
2. Conditionally Permit Development Activities in the Floodway Under Chapter 9. The intent of requiring a Conditional Use Permit process would be Council’s belief that a case-by-case evaluation is necessary to ensure such improvements are consistent with the expectations of the ordinance or individual circumstances would make allowing the improvements permissible when they would not typically be acceptable.
3. Zone Properties Within the Floodway as Environmentally Sensitive Area Overlay (Chapter 29). The Council could direct staff to rezone all properties that include the floodway with the Environmentally Sensitive Overlay. The underlying base zoning district would not be changed with this option, but the additional requirements of the Overlay would apply. Such an Overlay zoning designation would require developers to describe how they will address, obviate, or

mitigate flood hazards through a Major Site Development Plan. The approval process would be a Major Site Development Plan that requires a recommendation from the Planning and Zoning Commission and a final decision by the City Council.

If the Council were to choose this option for mapping the O-E, staff would notify all properties within the floodway of a pending zoning change and the public hearings for adopting the new Zoning Map Overlay for the O-E. There are approximately 460 properties within the City, including government-owned lands (City, Iowa State University, State of Iowa), that intersect with the floodway.

The merits of Options 2 and 3 were discussed by the City Council. It was stated by Director Diekmann, at the inquiry of Council Member Orazem, that Option 3 was broader. It would involve rezoning of property to add the O-E Overlay. The Overlay would not necessarily restrict use of the entire property, especially in the Floodway Fringe, but would require a public hearing-based approval process. The strength of this approach is that the burden is on the applicant to demonstrate to the City Council that they have designed the project to address any negative impacts associated with the development.

Moved by Orazem, seconded by Goodman, to approve Option 3: Zone Properties within the Floodway as Environmentally Sensitive Area Overlay (Chapter 29).

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

McFARLAND SUBDIVISION, PLAT 2: Planner Kuester advised that Ames Associates had received City Council approval in June 2015 for a two-lot subdivision that separated the McFarland Clinic at 3600 Lincoln Way from the remainder of the parcel. The remainder contains the West HyVee, the former Wallaby's site, and several smaller businesses in a small shopping center. Ames Associates is now requesting approval of a Final Plat for a Minor Subdivision of Lot 1 of the Plat to separate the former Wallaby's pad from the rest of the HyVee parcel. Sports Page, a small Iowa chain of restaurants, is seeking the redevelopment of the site for a new restaurant building.

According to Mr. Kuester, a Minor Subdivision process allows for filing of a Final Plat without the need of a Preliminary Plat. This is permitted when the subdivision does not require installation of public infrastructure, with certain exceptions for sidewalks and bicycle paths, and when there are fewer than three lots created by the Plat. Approval of a Minor Subdivision Final Plat requires a finding that the proposed subdivision meets all the design and improvement standards, City's ordinances, and adopted plans per the requirements of Chapter 23 Subdivision Code of the *Municipal Code*.

Mr. Kuester advised that the current property owner has granted remote parking rights to support the development of a restaurant on the proposed new lot. The City would normally require a Remote Parking Agreement approved by the City Council to allow the restaurant to use the extra spaces on either the HyVee or McFarland lot. However, as part of the platting of the first subdivision plat, Ames Associates created and recorded a Cross Access and Parking Agreement that provides for the shared use of all parking. After reviewing that Agreement, staff believes it serves the purposes of a Remote Parking Agreement even without having the City be a party to the Agreement; no additional Remote Parking Agreement is needed with this Subdivision request. In the proposed agreement, the rights of parking and access are by easement and can only be amended by mutual agreement. This means the

rights of parking and access are in place for perpetuity as an easement and the owners would risk losing their property rights if they agreed to reduce the remote parking allocation. Approval of the Final Plat requires that all public improvements are in place, with exceptions for sidewalk/bike facilities, or the subdivision must be denied and a preliminary plat prepared showing the required improvements. According to Planner Kuester, staff has determined that the subject property has all required infrastructure in place for utilities and streets. A shared use path exists along Lincoln Way. Along the Dotson Drive boundary of the proposed plat, there is a 30-foot driveway at the south boundary and a 35-foot driveway near the middle of the site. Dotson does not have complete sidewalks, but in staff's opinion, there was no practical means to construct a sidewalk across the driveways or to create curb returns due to the width of the lot matching the existing pavement of the driveways. No sidewalk improvements across the existing driveways are required along Dotson with the subdivision.

The Council was advised of a bike path issue. According to Planner Kuester, in regards to bike paths, the site conforms to the shared use path needs along Lincoln Way. Chapter 23 specifies that new subdivisions must provide infrastructure that matches the requirements of the Ames Bicycle Route Master Plan and, in general, must conform to the plans adopted by the City. Currently, there is no active Bicycle Route Master Plan that specifies additional bicycle path facilities for the subject site; however, the Ames Area Metropolitan Long-Range Transportation Plan 2040 went into effect on October 12, 2015, and includes a facility identified as OFF-5 as a planned off-street bicycle facility along the south property line of the HyVee lot in this subdivision. The OFF-5 project is meant to create a parallel bicycle facility to Lincoln Way from Beedle Drive to the Intermodal facility in Campustown. The project is shown as potentially traversing numerous properties, including the subject HyVee site. The Long-Range Transportation Plan labels it as a "short-term implementation time."

It was noted by Planner Kuester that staff reviewed the area to consider placement of a facility. There is a high degree of uncertainty about the exact configuration of the path along the south property line and how opportunities may exist with apartment property to the south. The one key piece of the bicycle path that would be the most desirable in association with the HyVee lot would be a 150-foot-long easement through the existing south driveway to bypass a single-family home located at 2302 Dotson. This would allow for the path to then connect to the apartment complex south of the HyVee lot for the remainder of its extension to the east; however, that has not been designed or coordinated with the property owner as it was not a mandatory condition for Final Plat approval.

Vicki Feilmeyer, Nyemaster Goode Law Firm, 1416 South Duff Avenue, Suite 201, stated that she was representing Ames Associates. Ms. Feilmeyer showed the Council the Final Plat for McFarland Subdivision that was approved by the Council on June 23, 2015. She also showed the proposed Plat for a new subdivision to be called McFarland Subdivision, Plat 2. At this time, according to Ms. Feilmeyer, it would not be an easy task to get an easement from HyVee. She said she just learned about the bike path easement issue last Wednesday. Ms. Feilmeyer asked the Council to approve the Manager's recommended action and approve the Minor Final Plat at this meeting.

Council Member Goodman cautioned that the Council is going to have to be more aggressive with property owners in the future to facilitate the infrastructure needed to install shared use paths and allow connectivity.

Moved by Orazem, seconded by Gartin, to adopt RESOLUTION NO. 15-694 approving Option 1: to approve the Minor Final Plat for McFarland Subdivision, Plat 2.

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

2015 URBAN RENEWAL REPORT, CERTIFICATION OF TIF DEBT FOR CAMPUSTOWN AND ISU RESEARCH PARK, AND ANNUAL APPROPRIATE OF KINGLAND TIF REBATE: Finance Director Pitcher explained that the Urban Renewal Report includes uploading documents related to the Urban Renewal Districts, such as the plan document and City Council action establishing the District, as well as financial information on TIF funds related to those Districts. The Report includes financial information for the South Duff TIF District, which is the only active TIF for the City. Documents for the ISU Research Park and the Kingland TIF Districts have also been uploaded to the Department of Management Web site and will be available for public viewing.

Moved by Betcher, seconded by Nelson, to adopt RESOLUTION NO. 15-695 approving the 2015 Urban Renewal Report, certification of TIF Debt for Campustown and ISU Research Park, and annual appropriation of Kingland TIF Rebate.

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

ORDINANCE REZONING, WITH MASTER PLAN, PROPERTY AT 601 AND 705 DOTSON DRIVE: Moved by Nelson, seconded by Betcher, to pass on second reading an ordinance rezoning, with Master Plan, of property at 601 and 705 Dotson Drive from Government-Airport (S-GA) to Floating Suburban Residential Low Density (FS-RL).

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

ORDINANCE REZONING PROPERTY AT 125 AND 130 WILDER AVENUE: Moved by Corrieri, seconded by Gartin, to pass on third reading and adopt ORDINANCE NO. 4233 rezoning property at 125 and 130 Wilder Avenue from Convenience Commercial Node (CVCN) to Planned Residential District (F-PRD).

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

COUNCIL COMMENTS: Moved by Betcher, seconded by Corrieri, to direct staff to place on a future agenda the Heartland Senior Services letter dated November 2, 2015, asking the City to consider selling the land and building at 205 South Walnut and giving the proceeds to Heartland Senior Services.

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

Moved by Betcher, seconded by Corrieri, to direct staff to place on the next City Council Agenda the issue contained in the memo from the Planning and Housing Department, i.e., the house at 1205 Dayton Avenue being built in the floodway.

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

Moved by Betcher, seconded by Corrieri, to direct staff to place on a future agenda the letter from RES Development, Inc., dated November 6, 2015, pertaining to the redevelopment of 118 and 120 Hayward Avenue.

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

Moved by Gartin, seconded by Corrieri, to refer to staff for a report the letter from Brent Haverkamp dated November 6, 2015, pertaining to Workforce Housing Tax Credits for developers on projects that meet certain criteria pertaining to tax credits.

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

Moved by Corrieri, seconded by Goodman, to refer to staff the email from HIRTA dated November 5, 2015, requesting funding for June 2015 in the amount of \$3,156.63.

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

ADJOURNMENT: Moved by Betcher to adjourn the meeting at 7:42 p.m.

Diane R. Voss, City Clerk

Ann H. Campbell, Mayor