

**MINUTES OF THE AMES AREA METROPOLITAN PLANNING ORGANIZATION  
TRANSPORTATION POLICY (AAMPO) COMMITTEE AND  
REGULAR MEETING OF THE AMES CITY COUNCIL**

**AMES, IOWA**

**MARCH 22, 2016**

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

The Ames Area Metropolitan Planning Organization (AAMPO) Transportation Policy Committee meeting was called to order by Ames Mayor and voting member Ann Campbell at 6:00 p.m. on the 22nd day of March, 2016, in the City Council Chambers in City Hall, 515 Clark Avenue, pursuant to law. Other voting members present were: Bronwyn Beatty-Hansen, City of Ames; Gloria Betcher, City of Ames; Amber Corrieri, City of Ames; Tim Gartin, City of Ames; Chet Hollingshead, Boone County; Chris Nelson, City of Ames; Peter Orazem, City of Ames; and Wayne Clinton, Story County. AAMPO Administrator John Joiner, City of Ames Traffic Engineer Damion Pregitzer, City of Ames Transportation Planner Tony Filippini, City of Ames Transit Director Sheri Kyras; and Garrett Pedersen, representing the Iowa Department of Transportation, were also present.

**DRAFT FY 2017 TRANSPORTATION PLANNING WORK PROGRAM (TPWP):** Tony Filippini brought the members' attention to the Draft FY 2017 TPWP. He stated that the work elements would include administrative tasks for transportation planning programming and development of the Transportation Improvement Program; comprehensive transportation planning; in-depth technical analysis; enhanced transit planning for coordination, accessibility and efficiency; public participation enhancement and incorporation into the transportation planning process; committee support; and maintenance of the Long-Range Transportation Plan. According to Mr. Filippini, an additional project, in partnership with CyRide, will be to contract for consulting services for a Transit System Redesign Study. Mr. Filippini noted that the FY 2016 TPWP was updated to include the necessary language to allow for consultant selection in 2016 in anticipation of completion of the Study in FY 2017.

Moved by Clinton, seconded by Betcher, to approve the Draft FY 2017 Transportation Planning Work Program and set May 24, 2016, as the date of public hearing.

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

**REVISED FY 2016 TRANSPORTATION PLANNING WORK PROGRAM (TPWP):** Mr. Filippini stated that the 2016 TPWP will be completed at the end of June 2016. Due to variations in workload and completion of the Long-Range Transportation Plan, the TPWP requires an adjustment to the funding levels of all tasks to provide greater accuracy in funding amounts and hours and to ensure that the MPO is compliant with the rules and can continue to receive reimbursement for planning activities. There are no new funds being proposed. It was noted that the total federal and local funding amounts will not change. Mr. Filippini again noted that the 2016 TPWP will be updated to include the necessary language to allow for consultant selection during FY 2016 for the Transit System Redesign Study.

Moved by Nelson, seconded by Beatty-Hansen, to approve the Revised FY 2016 Transportation Planning Work Program.

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

**PUBLIC PARTICIPATION PLAN UPDATE:** Transportation Planner Filippini advised that the current Public Participation Plan was originally adopted in 2003 when the AAMPO was first established. This outlines current processes and allows for updates and provides new processes for Plans that have changed, e.g., the Long-Range Transportation Plan. The Public Participation Plan is now being updated to incorporate similar activities utilized during the Long-Range Transportation Plan

update. The Public Participation Plan will include a 45-day public comment period anticipated for March 22, 2016, through May 10, 2016. After that time, the results of the public comment period will be presented to the Transportation Technical Committee and to the Transportation Policy Committee for review and approval.

Moved by Corrieri, seconded by Hollingshead, to approve the Draft Public Participation Plan.  
Vote on Motion: 9-0. Motion declared carried unanimously.

Moved by Corrieri, seconded by Hollingshead, to set May 24, 2016, as the date of public hearing.  
Vote on Motion: 9-0. Motion declared carried unanimously.

**APPOINTMENT TO SUDAS BOARD OF DIRECTORS:** Moved by Nelson, seconded by Clinton, to appoint John Joiner to the SUDAS Board of Directors.  
Vote on Motion: 9-0. Motion declared carried unanimously.

**ANNUAL SELF-CERTIFICATION FOR FY 2017:** John Joiner advised that this is an item of annual business certifying that all the rules are being followed. According to Mr. Joiner, there was a recent review by the Federal Transit Administration and Federal Highway Administration, and they found the AAMPO to be in compliance.

Moved by Corrieri, seconded by Betcher, to approve the Annual Self-Certification for FY 2017.  
Vote on Motion: 9-0. Motion declared carried unanimously.

**ADJOURNMENT:** Moved by Clinton, seconded by Hollingshead, to adjourn the AAMPO Transportation Policy Committee meeting at 6:09 p.m.  
Vote on Motion: 9-0. 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 6:15 p.m. on March 22, 2016, in the City Council Chambers in City Hall, 515 Clark Avenue. Present from the Ames City Council were Bronwyn Beatty-Hansen, Gloria Betcher, Amber Corrieri, Tim Gartin, Chris Nelson, and Peter Orazem. *Ex officio* Member Sam Schulte was also present.

**POLICE AWARDS AND RECOGNITIONS:** Police Chief Chuck Cychosz recognized the following members of the Ames Police Department. He gave a brief description of the actions that had been taken by each Officer or Public Safety Dispatcher to earn the special recognition.

#### Meritorious Service Awards

Officer Todd Gohlmann  
Officer Josh VanderZwaag

#### Commendation Awards

Officer Ashley Hochberger  
Officer Todd Gohlmann  
Officer Adam McPherson  
Officer Darren Geil

Letters of Appreciation

Public Safety Dispatcher Laura Lovig  
Public Safety Dispatcher Michelle Riordan  
Public Safety Dispatcher Holly Lovig  
Public Safety Dispatcher Shannon Krupski  
Public Safety Dispatcher Louis Johnson

Terry Bird Outstanding Investigation Awards

Detective Suzy Owens  
Sergeant Christine Crippen  
Officer Chad Lovig

**PROCLAMATION FOR GOOD NEIGHBOR EMERGENCY ASSISTANCE MONTH:** April 2016 was proclaimed as *Good Neighbor Emergency Assistance Month* by Mayor Campbell. Board Members Alma Almquist, Steve Hanlin, Jere Maddux, Donna Bergman, Becky Jackson, Justin Bennett, and Mike Fritz, Director of Good Neighbor Emergency Assistance, Inc., accepted the Proclamation.

**PROCLAMATION FOR ECO-FAIR DAY:** Mayor Campbell proclaimed April 2, 2016, as *Eco-Fair Day*. Accepting the Proclamation were Electric Services Director Donald Kom and Municipal Engineer Tracy Warner. Director Kom invited the public to attend the 6<sup>th</sup> Annual Eco Fair that will be held from 10 AM to 2 PM on April 2 in the City Hall Gymnasium.

**CONSENT AGENDA:** Mayor Campbell noted that the Council Action Form had been revised for Item No. 49 pertaining to the Ames/ISU Ice Arena Flooring Project.

Council Member Betcher requested to pull Item No. 13 (Requests from the Main Street Cultural District for Bike Night) for separate discussion.

Moved by Nelson, 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 March 1, 2016, and Special Meeting of March 10, 2016
3. Motion approving Report of Contract Change Orders for February 16-29 and March 1-15, 2016
4. Motion approving 5-day (May 14-18) Special Class C Liquor License for Burgie's Coffee & Tea at the ISU Alumni Center, 420 Beach Avenue
5. Motion approving 5-day (May 5-9) Special Class C Liquor License for Olde Main at ISU Molecular Biology Building, 2437 Pammel Drive
6. Motion approving 5-day (April 16-20) Class C Liquor License for Olde Main at ISU Alumni Center, 420 Beach Avenue
7. Motion approving Ownership Change of Class E Liquor License, Class B Wine Permit & Class C Beer Permit for Walgreens #12108, 2719 Grand Avenue
8. Motion approving Ownership Change of Class E Liquor License, Class B Wine Permit, & Class C Beer Permit for CVS Pharmacy, 2420 Lincoln Way, Ste. 104
9. Requests for Greek ExCYtement and Greek Visit Day on Friday, April 8, through Sunday, April 10:
  - a. RESOLUTION NO. 16-111 approving closure of portions of Ash Avenue, Sunset Drive, and Pearson Avenue from 6 p.m. to 10 p.m. on Friday, April 8, from 12:00 p.m. to 5:00 p.m. on Saturday, April 9, and from 8 a.m. to 12 p.m. on Sunday, April 10
  - b. RESOLUTION NO. 16-112 approving suspension of parking enforcement for closed areas

10. Request from Raising Readers for “Step Into Storybooks” Event:
  - a. RESOLUTION NO. 16-116 approving waiver of parking meter fees for metered spaces on portions of Douglas Avenue and 5<sup>th</sup> Street from 8:30 a.m. to 12:30 p.m. on Saturday, April 16
11. RESOLUTION NO. 16-117 approving appointment of Jayna Grauerholz to fill position as Hearing Officer for Human Relations Commission
12. RESOLUTION NO. 16-118 approving Public Art Commission FY 2016/17 budget in the amount of \$41,000
13. RESOLUTION NO. 16-119 approving 2016/17 Ames Annual Outdoor Sculpture Exhibitions selections
14. RESOLUTION NO. 16-120 authorizing Notice of Intent to commence North River Valley Well Field and Pipeline Project and setting date of public hearing for April 26, 2016
15. RESOLUTION NO. 16-121 authorizing diminution of Power Plant Coal Handler positions
16. RESOLUTION NO. 16-122 approving Neighborhood Improvement Project grant funding for Old Town Neighborhood Association in the amount of \$400.36
17. RESOLUTION NO. 16-123 approving Master Agreement with Iowa Communications Network for communication projects
18. RESOLUTION NO. 16-124 approving Grant Agreement Amendment for Squaw Creek Water Main Protection Project (Hazard Mitigation Grant Program Flood Mitigation)
19. RESOLUTION NO. 16-125 approving budget amendment in the amount of \$62,776 for the Library’s “Small Talk” program
20. RESOLUTION NO. 16-126 approving preliminary plans and specifications for 2015/16 Airport Improvements Taxiway Rehabilitation (Runway 01/19); setting April 6, 2016, as bid due date and April 12, 2016, as date of public hearing
21. RESOLUTION NO. 16-127 approving preliminary plans and specifications for 2015/16 Right-of-Way Restoration; setting April 20, 2016, as bid due date and April 26, 2016, as date of public hearing
22. RESOLUTION NO. 16-128 approving preliminary plans and specifications for 2015/16 Shared-Use Path System Expansion (South Dakota Avenue); setting April 20, 2016, as bid due date and April 26, 2016, as date of public hearing
23. RESOLUTION NO. 16-129 approving preliminary plans and specifications for 2013/14 Storm Sewer Improvements, 2015/16 Concrete Pavement Improvements Program #2, and 2015/16 Water System Improvements #3 (North 2<sup>nd</sup> Street - North Riverside Drive to North Maple Avenue); setting April 20, 2016, as bid due date and April 26, 2016, as date of public hearing
24. RESOLUTION NO. 16-130 approving preliminary plans and specifications for WPC Facility Clarifier Drive Replacement Project; setting April 19, 2016, as bid due date and April 26, 2016, as date of public hearing
25. Asbestos Maintenance Services Contract for Power Plant:
  - a. RESOLUTION NO. 16-131 approving renewal of contract with ESA, Inc., of North Sioux City, South Dakota, in an amount not to exceed \$100,000
  - b. RESOLUTION NO. 16-132 approving contract and bond
26. Specialized Wet/Dry Vacuum, Hydroblast, and Related Cleaning Services for Power Plant:
  - a. RESOLUTION NO. 16-133 approving renewal of contract with Bodine Services of Clinton, LLC, of Clinton, Iowa, in an amount not to exceed \$83,000
  - b. RESOLUTION NO. 16-134 approving contract and bond
27. Motor Repair Contract for Power Plant:
  - a. RESOLUTION NO. 16-135 approving renewal of contract with Electrical Engineering and Equipment Co., of Windsor Heights, Iowa, in an amount not to exceed \$125,000
  - b. RESOLUTION NO. 16-136 approving contract and bond
28. RESOLUTION NO. 16-137 approving contract and bond for 2015/16 Clear Water Diversion Program (Duff Avenue, East 9<sup>th</sup> Street, and McDonald Drive)

29. RESOLUTION NO. 16-138 approving contract and bond for 2015/16 Concrete Pavement Improvements Program #1 (Friley Road)
  30. RESOLUTION NO. 16-139 approving contract and bond for 2015/16 Asphalt Street Pavement Improvements (Dotson Drive, Baughman Road, Beedle Drive, Wellons Drive, Wellons Circle, Jeffrey Lane, Harris Street, Aplin Road) and 2015/16 Water System Improvements (Wellons Drive, Wellons Circle)
  31. RESOLUTION NO. 16-140 approving contract and bond for 2015/16 Water Systems Improvements Program #1 - Water Main Replacement (Country Club Boulevard)
  32. RESOLUTION NO. 16-141 accepting partial completion of public improvements and lessening security requirement for South Fork Subdivision, 7<sup>th</sup> Addition
- Roll Call Vote: 6-0. Resolutions/Motions declared adopted/approved unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

**BIKE NIGHT EVENTS ON MAY 27, JUNE 24, JULY 22, AUGUST 26, AND SEPTEMBER 23:** Council Member Betcher recalled that a number of Downtown merchants had spoken in opposition to the street closures on Saturdays and the duration of the closures that had been requested for the Farmers' Market. Ms. Betcher noted that several of the business owners were not pleased with the streets being closed on Saturdays, and now this event is requesting closure of those same streets on five Fridays. She asked if there had been anyone voicing opposition to or concerns about that happening. Andrea Gronau, Promotions Chair for the Main Street Cultural District (MSCD), said that this event had been talked about at several MSCD meetings. She said that the streets will be closed at 2:00 p.m., but ticketing of vehicles will not begin until 4:00 p.m. The event starts at 5:00 p.m., so the vehicles need to be cleared out by then. Ms. Gronau stated that she had not heard of anyone opposing the event. She also pointed out that there will still be customers on the street; they just will be on bikes, and it is hoped that many of the businesses will decide to stay open later on those Friday nights. The event will be held in the 100, 200, and 300 Blocks of Main Street and also on Douglas Avenue.

Moved by Betcher, seconded by Corrieri, to approve the following requests from the MSCD for Bike Night on May 27, June 24, July 22, August 26, and September 23:

- a. Motion approving the Blanket Temporary Obstruction Permit and Vending License in MSCD
- b. Motion approving 5-day Class B Beer & Outdoor Service licenses for Main Street Cultural District for Bike Night on the following dates: May 26-30, June 23-27, July 21-25, August 25-29, and September 22-26
- c. RESOLUTION NO. 16-113 approving street closures for portions of Main Street, Douglas Avenue, and Kellogg Avenue
- d. RESOLUTION NO. 16-114 approving closure of metered parking spaces within closed areas and waiver of parking meter fees
- e. RESOLUTION NO. 16-115 approving waiver of fee for blanket Vending License

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

**PUBLIC FORUM:** Public Forum was opened. No one came forward to speak, and the Mayor closed Public Forum.

**AMES URBAN FRINGE PLAN MAP AMENDMENT FOR EAST INDUSTRIAL AREA:** City Planner Charlie Kuester reported that the City Council had directed staff to prepare amendments to the Urban Fringe Plan (Fringe Plan). He stated that the City of Ames had adopted the Fringe Plan in 1997 to help manage and plan for uses within two miles of the City. He explained that the Fringe Plan is a cooperative plan for land use and annexation strategies among the City of Ames, Story County, and the City of Gilbert. It was noted that Ames had entered into a 28E Agreement with Nevada agreeing not

to expand beyond 590<sup>th</sup> Avenue (western terminus for the City of Nevada and the eastern terminus for the City of Ames); that Agreement will expire in 2020.

Proposed Amendment. According to Planner Kuester, the City Council had initiated this Fringe Plan amendment to accommodate future industrial land development needs. The proposed area for Planned Industrial and Agriculture/Long-Term Industrial Reserve is located east of Interstate 35, south of County Road 210<sup>th</sup> Street, west of County Road 590<sup>th</sup> Avenue, and extending to one-half mile south of U. S. Highway 30. This area comprises about 7.22 square miles; the City's proposed amendments affect the Fringe Plan designation of 3.47 square miles of that total. At the time of the Fringe Plan adoption, land had been designated for future industrial sites. Industrial Reserve was defined as the area that is intended for the long-term industrial needs of the City.

According to Mr. Kuester, the proposed changes would re-designate a portion of the lands within the existing Agriculture/Long-Term Industrial Reserve area to Planned Industrial and would expand the Agriculture/Long-Term Industrial Reserve area. The existing Planned Industrial designation along 13<sup>th</sup> Street would be retained and be extended south to the area between the Union Pacific Railroad tracks, a half mile south of Lincoln Highway, and then east to 590<sup>th</sup> Avenue. Mr. Kuester noted that the proposed Planned Industrial designation area is consistent with the area covered by the City's recent agreement with Central Iowa Water Association regarding buy-out terms, the Agreement with the City of Nevada, and with the most-recent Capital Improvements Plan adopted by the City Council. It was also noted by Mr. Kuester that the Ketelsen Marsh (located on 570<sup>th</sup> Avenue) designation will not change; the protections will still be in place. Mr. Kuester showed a map depicting the location of the proposed East Industrial Area and explained it in more detail. The proposed area would have access to the Interstate, to Highway 30, to Lincoln Highway, and to the railroad; utilities would be provided as part of development. Planner Kuester stated that the Urban Fringe Plan Amendment would be the first step. Annexation, rezonings, subdivisions, and Development Agreements would come later.

Mr. Kuester told the Council that the Ames Planning and Zoning Commission had considered this item at its meeting on February 17, 2016. The Commission had recommended denial of the Fringe Plan Amendment by a 5-2 vote. It expressed concerns that the area was too large absent a specific development proposal. In addition, some Commission Members believed that the outreach to the affected property owners did not give them enough time to familiarize themselves with the proposed changes. The Gilbert City Council had approved the proposed Amendment on March 14, 2016. The Story Council Planning and Zoning Commission had previously recommended denial of the Amendment, citing many of the same concerns expressed by the Ames Planning and Zoning Commission. The Story County Board of Supervisors will discuss the proposal at its meeting during the week of March 28. It was noted by Mr. Kuester that, after analysis and determination that the proposed Amendment is consistent with the goals of the Land Use Policy Plan, City staff is recommending approval of the proposed change.

Brian Wilsey, 21242-590<sup>th</sup> Avenue, Nevada, Iowa, told the Council that his home, which was built in 1895 and in which he has lived since 2001, will be directly affected by the proposed change. He stated his opposition to the proposed amendment. According to Mr. Wilsey, it will affect 300 houses, which, with an average of three persons/household, would affect approximately 900 people. Mr. Wilsey believes industrial development near his home will lower property values and cause lake pollution. He cited his concerns about Ketelsen Marsh, Cooper Marsh, and Larson Marsh. In addition, Mr. Wilsey believes that such a large industrial area will be ugly. He suggested that there is area to the west to expand along Dayton Avenue. Mr. Wilsey believes Ames is a really nice city, and having it move out to where he lives should be a positive thing; however, he believes the area in question is too large.

Dan Culhane, Ames Economic Development Commission, 304 Main Street, Ames, reinforced that the Urban Fringe Plan Amendment bodes well for long-term industrial development. The key is its location to the railroad; this Corridor is perfect for industrial expansion. He does not think that more ethanol plants will develop in the area in the future; however, he believes that they will continue to diversify to create green chemicals to manufacture other things. According to Mr. Culhane, it is very valuable to additional industrial growth to have 100+-acre sites readily available as they are in other parts of the state. Mr. Culhane advised that there is intrinsic value to having an Ames address and be in proximity to Iowa State University and the Research Park. In addition, there are willing sellers of land in the subject area. He noted the recent action by the Ames City Council to extend water and sewer to the area; having the needed infrastructure available in the area is crucial to its development.

Council Member Gartin asked Mr. Culhane to speculate as to what the City of Nevada would do if the Ames City Council were not to approve the proposed Amendment. Mr. Culhane answered that he definitely believes the City of Nevada would approach the City of Ames, as a governmental body, and request that it be allowed to move farther westward. Mr. Gartin said he also believes that it is just a matter of time before one of the municipalities moves forward.

Randy Collings, 58853 - 250<sup>th</sup> Street, Nevada, informed the City Council that his property is located in the southeast quadrant of the Long-Term Industrial Reserve (south of Highway 30). He believes industrial uses will take about half of his farm over time. Mr. Collings wanted the Council to know that a large wind turbine will be built on his property (in the northeast quadrant) in the next couple months; so that quadrant will be tied up. Mr. Collings said he is neither for nor against the proposal; he knows that eventually the entire corridor will be in industrial.

Gerald Johnson, 21473 - 570<sup>th</sup> Street, Ames, said that he was one of the people who helped establish the Ketelsen Marsh. According to Mr. Johnson, there were a few areas that had been mislabeled on the map. He believes that the land is good farm land and should not be buried under concrete. Mr. Johnson advised that he had planned to build a house on his land, but did not want a mall for a neighbor. He bought a house in Hamilton County, but he had to keep 36 acres here to retain the Ag designation. He asked the Council if it had ever thought of putting industrial uses in abandoned buildings in Ames.

Jarrett Wendt, 58842 Lincoln Highway, Nevada, spoke in objection to the proposal, stating that it does not take into considering the impact industrial development will have on the existing property owners in the area. They do not want large-scale factories built in their front yards. Mr. Wendt talked about the degree of uncertainty that now exists. They do not know whether their home that was built in the 1890s is going to be a good place to raise their family over the next ten to 20 years, how industrial development would affect the value of their property, what kind of factories will be built in the area, how much pollution, how ugly, and where the factories will locate first - closer to Ames or right next to his property on 590<sup>th</sup> Avenue. Mr. Wendt asked for a greater definition of Planned Industrial policies. He felt the policies were lacking protection of air, noise, and light pollution, and setbacks - not only from the road, but from residences. Mr. Wendt would like the Council to look out for the rights of the "little guys." He asked for the proposal to be denied, stating that he would remain against the proposal until the property owners have more answers.

At the Mayor's request, Planner Kuester clarified that the action being requested from the Council this evening was to amend the long-term land use designation of the area in question. He noted the policies already in place for Planned Industrial and included in the Urban Fringe Plan. Mr. Kuester again stated that any rezoning or other actions would come later.

Joe Rippetoe, 419 Pearson Avenue, Ames, stated his opposition to the Amendment. He alleged that there had not been transparency regarding this proposal. Mr. Rippetoe said that he had just read the

Minutes of the Planning and Zoning Commission meeting, which were posted almost a month after the meeting. According to Mr. Rippetoe, Ames Utility customers have been misled. He said that, in FY 2014/15, fees were raised for Ames utility customers to finance this project, which has never had any approval from any planning bodies or any annexation. Mr. Rippetoe read information from a previous *City Side* publication noting that the fees would pay for infrastructure; it never stated that it was for an Eastern Industrial Area. He also referenced the City Council's meeting of January 12, 2016, when Merlin Pfannkuch had alleged that there had been no transparency regarding this project and when Council Member Gartin asked for a report outlining the history of the East Industrial Area; however, as far as he knows, there is no such report. Mr. Rippetoe also noted that City staff is about to embark on reviewing its LUPP - to perform a community-wide review to look at land use for the long term. He asked why the Ames Economic Development Commission (AEDC) gets to "get their change in first," and not participate in the process like everyone else has to do. Mr. Rippetoe said that there is already 300 acres of industrial land whereon nothing has happened and now the Economic Development Commission wants another 1,000 and to get every Ames utility customer to pay for it.

Mike Espeset, 2402 Yorkshire Circle, Ames, said he agrees that this issue has taken a long time, and tonight's meeting is a culmination of the many steps that have brought it to this point. Mr. Espeset said he also agreed with a former speaker that this is about control - controlling economic development opportunity for the City of Ames and for Story County and control over how this area gets developed. If this land can be brought under City of Ames control, it gives the City a chance to direct how development happens. He believes it is not a question of if it will happen, but how it will happen - under the City's leadership, policies and procedures, and under its purview or whether it will just happen. Mr. Espeset encouraged the Council to vote affirmatively for the Amendment so that steps can be taken to answer questions about how it will happen.

Council Member Gartin asked Mr. Espeset to speak on the history of the effort on this project. Mr. Espeset said that this began before he became Chairman of the Ames Economic Development Commission; however, from an economic development perspective, there are many projects that Ames simply doesn't qualify for because the parcels of land are not large enough, not suitable enough, or not available. Based on the principles of the LUPP, the Commission's perspective is that the logical place is to go east of the Interstate. He believes that this project has not been shrouded in secrecy. It has taken different forms and shapes concerning the land that will be involved; it requires willing sellers, people willing to annex, and a willing city, and a lot of work has been done to get to the point of having this discussion.

Mr. Gartin asked Mr. Espeset if he felt that the City of Nevada will continue to push westward. Mr. Espeset answered that he does not know enough about Nevada to know if that would be a request that it would make. However, he does believe that willing people would be excited to approach Nevada and ask to put a plant there. There are a lot of issues related to traffic and logistics related to the Department of Transportation and Highway 30, and if development happens in a haphazard fashion, it would not be good for anyone. Council Member Gartin asked Mr. Espeset to speak as to the benefits of this property being under the auspices of Ames. Mr. Espeset indicated that it is important for someone to be in charge (not a collaboration of Councils), and the City of Ames is equipped to make that happen.

Council Member Orazem noted that in the 1997 LUPP, the Planned Industrial Areas included the area of 13<sup>th</sup> Street on the east side. Regional Commercial was to be located in the northeast quadrant of the interchange of I-35 and U. S. 30; that is now occupied by churches. Regional Commercial has moved to where there was going to be Planned Industrial. Mr. Orazem reported that not a single acre of industrial land has been added since 1997; in fact, the amount of available industrial land has lowered since 1997. Some of the Planned Industrial has shifted to the right. The former regional mall developer



was to install sewer for Planned Industrial, which the Council at that time made him do; but that did not ultimately occur. Also, the former industrial area east of the Airport is now Regional Commercial.

Addressing a former speaker's move to Hamilton County, Mr. Orazem noted that Hamilton County lost an 1,100-person Electrolux plant, and its unemployment rate went to well over 10%. It lost over 75% of its construction and manufacturing jobs in a three-year period. People in that town either had to move or find jobs in a commuting area. According to Mr. Orazem, the State of Iowa is now more rural than Nebraska due to the fact that people are able to find jobs in urban areas and still live in small towns because there are urban centers scattered across the state. He believes that it is the role of Ames to provide a conglomeration of economies that provide jobs - not just for people in Ames, but for all of Story County, which is the metro area and the counties around it. There are 4,800 people commuting to Ames daily. According to Mr. Orazem, Hamilton County's unemployment rate is now under 5% even though there are fewer jobs there than when the Electrolux plant was in operation. That is due to Hamilton County residents being able to get jobs outside of Hamilton County. Mr. Orazem said that if someone wants to complain about Ames' effort to create jobs, they need to understand that if Ames did not have jobs for people to commute into from Hamilton County, that County would have endured a lot of hardship. Mr. Orazem believes the role of Ames is to provide space for economic activity to occur; and if that is not being done, it is not doing its job for the City of Ames, Story County, or the counties around the state.

Chuck Winkleblack, Hunziker & Associates, 105 South 16<sup>th</sup> Street, Ames, stated his opinion that the best way to protect the environment is to have the City of Ames control how the area in question develops. He referenced the regulations pertaining to storm water protection under Chapter 5B in Ames; that will not happen in Story County or if Nevada annexes the property. According to Mr. Winkleblack, this particular issue (East Industrial Area) has been in the paper for at least the past ten years. It has been out in front of the public for a number of years. Pertaining to industrial development, Mr. Winkleblack pointed out that developers do not want to know what a city will have in the next 18 to 36 months. The sites must be ready when the site selection committee visits a community. Mr. Winkleblack again stated that, for the protection of the area, protection of the environment, and protection of the residents, it is important that this land be under the control of Ames so that it develops in such a way so all can be proud of how it looks.

Nancy Miller, 57701 E. Lincoln Highway, Ames, said that she understands that annexation will include her property eventually. She noted that she will be the first one to be affected by the proposal in question. Ms. Miller pointed out that there will be many people who will be impacted; she wanted to put a face to all the homeowners who will be affected.

Council Member Betcher noted her appreciation of the input provided at this meeting. She said that the Council has to weigh what the benefits will be to the City as a whole. When she looks at the options for the area, it seems that the Council needs to be planning for the future. Changing the Urban Fringe Map is the first step. Ms. Betcher said that it is beneficial for the City of Ames to stake out what it would like to do in the future. She believes that the process has not lacked transparency. Ms. Betcher commented that she sees an inevitable move to the east; it makes more sense for the City to make the move now than to wait.

Council Member Corrieri agreed with Council Member Betcher. She noted that the LUPP referenced the area as industrial in 1997, and she does not believe that the Long-Term Industrial Reserve or Planned Industrial will change.

Council Member Gartin referenced the Agreement with Central Iowa Water Association (CIWA) with respect to water rights. City Manager Schainker explained the Agreement with CIWA for Phase I

Urbanized Area. The Agreement is valid for ten years. He noted that until the area is purchased by the City, the CIWA can service new development. Mr. Schainker noted the difference between what CIWA provides and what the City of Ames provides.

At the request of Council Member Gartin in regard to the issue of transparency, City Manager Schainker gave the history surrounding the East Industrial Area. In summary, Mr. Schainker said that the AEDC had spoken to the Council about the lack of industrial land. The LUPP showed the area in question as Industrial Reserve; it was always contemplated that it would move across the Interstate at some point. Discussions began about the Sunrise Industrial Park; that concept was later dropped in lieu of a decision to expand utilities across Interstate 35. Mr. Schainker noted that the East Industrial Area project has been included in the Capital Improvements Plan for some time and staff had been directed to negotiate with CIWA - all of which were done in open session at separate meetings. He also pointed out that Water and Pollution Control Director John Dunn had talked about the impact of future development on water and sewer lines and the projected costs several years ago. The increased rates to be charged to Ames residents were outlined on more than one occasion and always in open session.

Council Member Beatty-Hansen asked if the City would be artificially increasing the value of the eastern-most property by extending the infrastructure all the way to 590<sup>th</sup> Avenue. She also said she did not believe that the majority of residents knew that the increase in water rates was to pay for the infrastructure for the Eastern Industrial area. She felt it was a communication issue. City Manager Schainker said that the increase also included other debt service. Council Member Orazem pointed out that the increase in water rates will equate to approximately \$.34/month per customer.

Council Member Betcher said that the next step in this process would be for the Story County Board of Supervisors will weigh in as part of the Urban Fringe Plan process. Planner Kuester said that staff had asked that this item be on the Board meeting agenda of March 29, but that has not been confirmed. At the inquiry of Council Member Betcher, he also advised that all three entities (Ames, Gilbert, Story County) have to approve any Amendment to the Urban Fringe Plan.

Council Member Beatty Hansen said that she would prefer to wait two years until work is done on the LUPP. She feels that the current proposal for Planned Industrial land is so massive. Ms. Beatty Hansen suggested that this item be sent back to staff to reduce the amount of Long-Term Industrial Reserve. Planning and Housing Director Diekmann advised that the most important change is for subdivision control. He noted that the Fringe Plan is not binding on City of Nevada; it is only binding on Story County and the City of Gilbert. Council Member Betcher added that she would like to make the change now to provide predictability for the property owners.

Council Member Gartin said he believes that it is not a question of whether this area is going to be developed as industrial; the only question is going to be whether it is going to be the City of Ames or someone else shaping the policies concerning pollution and design elements.

Ms. Beatty Hansen reiterated that she did not want to be too hasty on the change at this time and stated her preference for Option 4.

Moved by Gartin, seconded by Orazem, to approve Alternative 1 and adopt RESOLUTION NO. 16-142 approving an amendment to the Ames Urban Fringe Plan Land Use Framework Map to reflect the proposed Planned Industrial, Agriculture/Long-Term Industrial Reserve, Extension of Natural Areas, and Urban Fringe Boundary and an amendment to the Ames Urban Fringe Plan Land Use Classes Map to reflect the changes to the subclasses.

Roll Call Vote: 5-1. Voting aye: Betcher, Corrieri, Gartin, Nelson, Orazem. Voting nay: Beatty-Hansen. Resolution declared adopted, signed by the Mayor, and hereby made a portion of these Minutes.

**WAL-MART (GRAND AVENUE AND 30<sup>TH</sup> STREET): Plat of Survey.** City Planner Ray Anderson stated that the proposed Plat of Survey is for a Boundary Line Adjustment for consolidation of two platted lots at 3015 Grand Avenue into a single parcel, which will have 3105 Grand Avenue as the new street address. Mr. Anderson advised that the sidewalk has not completely been extended along the entire north boundary of the site; however, according to *Municipal Code* Section 23.309(3), the gap in the sidewalk must be installed prior to combining the two parcels. Since no partial sidewalk exists along Roy Key Avenue, none is required with this Plat of Survey. However, a sidewalk will be constructed at the time the site is redeveloped. Wal-Mart acknowledges the need to complete the Wheeler Street improvements, but due to its plan for redevelopment of the site, it believes that it is premature to complete the sidewalk in advance of recording the Plat of Survey. Wal-Mart is requesting that the sidewalk requirement be deferred until development of the site and has agreed to post financial security.

Council Member Betcher asked to know the orientation of the building on the property. Ryan Solum, 900 Woodlands Parkway, Vernon Hills, Illinois, civil engineer representing Wal-Mart, stated that the building's orientation is facing south due to the depth of the Supercenter. If it were facing east, the required parking lot configuration would not work.

Planner Anderson explained the Joint Use Parking Agreement with North Grand Mall. During construction, Wal-Mart will fall below the minimum parking ratio during two different times (Summer 2016 for about a month and in Spring 2017 while the existing Wal-Mart is being demolished). Mr. Anderson described the terms of the Agreement.

Council Member Orazem expressed concerns about pedestrians running across 30<sup>th</sup> Street between the North Grand Mall parking lot and the new Wal-Mart. Director Diekmann reported that staff has not yet approved the site plan. The Traffic Engineer will be asked about Mr. Orazem's concern.

Moved by Orazem, seconded by Nelson, to adopt RESOLUTION NO. 16-143 approving deferment of the requirement to install sidewalk.

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

Moved by Orazem, seconded by Nelson, to adopt RESOLUTION NO. 16-144 approving the Plat of Survey to combine two existing parcels.

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

Joint Use Parking Agreement with North Grand Mall. Planner Anderson explained that the current Wal-Mart store will remain in operation through the majority of the construction of the new Wal-Mart Supercenter. Wal-Mart is requesting approval of a Joint Use Parking Plan with North Grand Mall during that time. Once the new development is complete, the joint use would cease. The Agreement is necessary to maintain the minimum required parking ratio through the entire time of demolition of the two existing buildings and construction of the new Supercenter. The minimum required parking ratio is one parking space for every 300 square feet of gross floor area or 3.33 spaces/1,000 square feet. During certain periods of construction, on-site parking may not be adequate to meet that ratio. It is estimated that between 81 and 206 parking spaces off-site will be needed in addition to the available on-site spaces to meet City standards. According to Mr. Anderson, the City Council may approve the Joint

Use Parking Agreement if it finds that the criteria contained in Section 29.406(17)(b) of the Zoning Ordinance are met in the application.

Moved by Orazem, seconded by Nelson, to adopt RESOLUTION NO. 16-145 approving a Joint Use Parking Plan with the Shops at North Grand (North Grand Mall), located at 2801 Grand Avenue. Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

**UPDATE ON FLOOD PLAIN AND ENVIRONMENTALLY SENSITIVE OVERLAY AND MAP AMENDMENTS:** Director Diekmann noted that the City Council, on November 10, 2015, had directed staff to propose changes to flood plain development regulations within the floodway.

Planner Kuester recalled that the City Council had directed staff to prepare a map amendment to designate the floodways as Environmentally Sensitive Overlay (O-E) along with text amendments to the O-E Overlay and Flood Plain regulations to implement the Major Site Development Plan requirements of the O-E Overlay. According to Mr. Kuester, as staff worked on draft ordinances, it became clear that the three key changes to the regulated activities within the floodway were adding discretionary review of grading and fill; impervious surfaces for parking, loading, maneuvering; and storm water treatment features. Mr. Kuester said that additional input from the City Council was needed to craft the draft ordinance appropriately. The key issues revolve around whether parking, storm water treatment facilities, and grading should be subject to a discretionary review process compared to how they are currently allowed subject to performance requirements of Chapter 9. Mr. Kuester explained the two options:

Option 1. Discretionary Review (Prior Direction). If City Council wants to have a higher level of public review of development proposals that directly affect the Floodway, it should direct staff to continue to draft an ordinance for Major Site Development Plan review. The Major Site Development Plan process would follow its current criteria for project approval, but would include an application requirement to provide an environmental assessment report that addresses the potential impacts of the proposed development. If any part of a project is within a Floodway, the whole site would be subject to discretionary review.

Option 2. Prohibit Parking and Allow Storm Water and Grading. Changing allowances for parking and maneuvering could be segregated from storm water and grading activities. Storm water facilities indirectly affect the layout of a site as there are a variety of options to meet requirements for both above-ground and in-ground measures. From some perspectives, allowing for storm water facilities consistent with Chapter 5B performance requirements is a technical issue that may not require a higher level of scrutiny from a public hearing process to determine if it is compatible with the site and surroundings. If such features are routinely determined to be consistent with City objectives for environmental protection and site development, a public hearing process would likely be unnecessary.

It was noted that parking is categorized by staff as more of a development issue that can greatly influence the layout and development of a site. The two most significant examples of large parking improvements in the Floodway given by Planner Kuester were the recent Stadium View apartment project on 4<sup>th</sup> Street and the Wal-Mart Supercenter on South Duff.

Mr. Diekmann advised that the Planning and Zoning Commission had voted to deny the proposed amendments to the O-E Overlay text that would specify a Major Site Development Plan was needed for activities within the Floodway. It voted to approve only the amendments to Chapter 9 (Flood Plain Regulations) regarding accessory garages and did not recommend any changes to the Floodway list of uses of standards for activities within the Floodway. The Commission then recommended approval of

the Map amendments to place the O-E Overlay on the designated Floodway. It was pointed out by Director Diekmann that without the corresponding changes to the O-E text and the Flood Plain Regulations text, the Map change would not be workable as there would be inconsistencies between the Chapter 9 Flood Plain Regulations and the Chapter 29 review process.

Council Member Nelson commented that he agreed with the Planning and Zoning Commission and he was perfectly fine with administrative review.

Council Member Betcher pointed out that the Council had made a previous decision to send this issue to the Planning staff to recommend ordinances, which was by a 6-0 vote. She asked if the Council members were going to remain committed to its past decision or what had changed. Ms. Betcher acknowledged her desire to go with Option 1, which would allow for discretionary review.

Director Diekmann pointed out that the areas that would be affected would be a few areas on South 16<sup>th</sup> Street by the river and a few properties with residential zoning. More properties are zoned Agricultural, which would require the owner to make a request to the City Council.

Council Corrieri said that she agreed with Council Member Betcher.

Cindy Hildebrand, 250<sup>th</sup> Street, Ames, said that she and her husband have come to realize how little control they have on the creeks that run through their land; it depends on what happens on the upstream land. She expressed her appreciation for the Council's desire for transparency as well as for water quality protection.

Chuck Winkleblack, 105 South 16<sup>th</sup> Street, Ames, said he believed that parking seems to be the real issue. He suggested that perhaps impervious parking or something like that could be looked at; however, he would like some flexibility in the Floodway. He sees this discussion as being the result of one project, and he feels that more regulations are not necessary, in general.

Moved by Orazem, seconded by Beatty-Hansen, to add parking as a Zoning Board of Adjustment (ZBA) Conditional Use Permit in Chapter 9 and include the DNR "wet flood proofing," required by the Iowa DNR.

Additional discussion ensued about creating objective standards for encroachments to be reviewed administratively. It was noted that that would be more "black and white;" this would allow administrative approval. Director Diekmann stated that this approach would still require any development to meet the grading permit requirements, Chapter 5B requirements, and the performance standards of the Flood Plain Regulations.

Council Member Nelson expressed his preference to approve Option 3, which was for no changes. If that doesn't happen, he believes that more discussion needs to occur about what criteria will be presented to the Zoning Board of Adjustment.

Vote on Motion: 2-4. Voting aye: Beatty-Hansen, Orazem. Voting nay: Betcher, Corrieri, Gartin, Nelson. Motion failed.

Moved by Nelson, seconded by Gartin, to approve Option 3.

Vote on Motion: 3-3. Voting aye: Gartin, Nelson, Orazem. Voting nay: Beatty-Hansen, Betcher, Corrieri. The Mayor declined to vote because the issue will ultimately require an Ordinance, which requires four votes to be adopted. Motion failed.

Moved by Corrieri, seconded by Betcher, to approve Option 1: to direct staff to continue to draft an ordinance for Major Site Development Plan review.

Vote on Motion: 4-2. Voting aye: Beatty-Hansen, Betcher, Corrieri, Orazem. Voting nay: Gartin, Nelson. Motion declared carried.

**LINCOLN WAY PEDESTRIAN CROSSING DATA COLLECTION AND ANALYSIS (UNIVERSITY BOULEVARD TO SHELDON AVENUE:** Traffic Engineer Damion Pregitzer explained that representatives from the Iowa State University (ISU) Administration inquired about the City's interest in participating in a Lincoln Way Pedestrian Crossing Data Collection and Analysis from University Boulevard to Sheldon Avenue. The primary interest in such a study is due to the increase in private sector rental units in the Campustown area, in addition to the planned opening of a new ISU residence hall on the south side of Lincoln Way. Both of those will lead to a growth in the number of pedestrians crossing Lincoln Way. According to Mr. Pregitzer, the primary focus of the study will be on safety by evaluating current non-motorized travel across the streets within the Lincoln Way Corridor from University Boulevard to Sheldon Avenue and identifying conflicts that warrant action regarding vehicle, bicycle, and pedestrian flow.

Mr. Pregitzer advised that ISU would contract directly with the SRF Consulting Group to perform the study. The City would then reimburse ISU for one-half of the consulting fees. Mr. Pregitzer reviewed the steps that would be included under the Scope of Services.

It was noted that the study would be divided into two phases. Task 1 would result in the collection and evaluation of physical information as well as vehicle and pedestrian counts for each key intersection and key mid-block locations. If no issues are identified, Phase II would not be conducted. Tasks 2 through 4 under Phase II would lead to the identification and evaluation of traffic operations and physical modifications that address identified issues.

Mr. Pregitzer explained that the Scope of Services includes opportunities for public input. Student Government representatives will be included in the Working Group to develop and review alternatives. There will be an on-line survey created to solicit input from the general public. A public meeting will be held at the ISU Memorial Union to allow the public to review any alternatives that are being contemplated, and a public presentation will be made to the City Council regarding the list of alternatives that the consultants believe are technically and financially feasible to correct any identified deficiencies.

Council Member Orazem said he wanted to be assured that, in the process of evaluating how people cross or how people drive, they also look at how often existing laws are being violated. Mr. Pregitzer said that the consultants will be looking at hours of video to look for compliance issues and behavioral actions. The video will be collected 24 hours/day on multiple days.

City Manager Schainker pointed out that this is somewhat of a different arrangement since the areas to be studied are City streets. He pointed out that Iowa State University will be the entity to enter into an agreement with the consulting group. The City, if Council agrees, will pay half of the cost. If the Study is stopped after Phase 1, the cost would be approximately \$31,000.

Moved by Betcher, seconded by Gartin, to approve the Scope of Services that was suggested by the SRF Consulting Group.

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

Moved by Betcher, seconded by Gartin, to adopt RESOLUTION NO. 16-146 approving the proposal by Iowa State University to share equally in the cost of the Study.

It was noted that the estimated cost of the Study is \$100,887 for both phases; \$50,444 will be the responsibility of the City if the Study progresses through two phases.

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

Moved by Betcher, seconded by Gartin, to direct that the City's share of the cost of the Study be paid from the Road Use Tax fund available balance.

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

**CAMPUS AND COMMUNITY COMMISSION:** Assistant City Manager Brian Phillips presented a staff report on the possible creation of a Campus and Community Commission. Mr. Phillips recalled that the City Council had directed staff to work with *ex officio* Member Schulte to prepare a report that would explain how to create a Campus and Community Commission and as to what had happened to the 28E Agreement concept that had been previously suggested. The history of the Student Affairs Commission, which had been created by Ordinance in 2008, was summarized by Mr. Phillips. A former *ex officio* Member Sawyer Baker had recommended to the City Council changes to the Student Affairs Commission in 2013 because its member retention was low, membership turnover was high, and a quorum was difficult to achieve. In addition, on September 23, 2014, the Council reviewed a staff report regarding a 28E Agreement approach. In March 2015, the City Council's *ex officio* Member Lissandra Villa, in a memo to Brian Phillips advised that she was sensing a preference from the Senate for One Community as opposed to the 28E proposal. In April 2015, Student Government transitioned to new members, and its executives indicated that the next step would be for them to explain to the City Council the direction that they were interested in heading. On February 11, 2016, current *ex officio* Member Sam Schulte and Trevin Ward, President of the Campustown Action Association, requested that the Student Affairs Commission be transformed into a new entity to focus holistically on Campus and community issues to be known as the Campus and Community Commission.

Mayor Campbell stated her preference that the concept go to the Government of the Student Body and University Administration for review before being discussed by the City Council. She noted that the City Council had not had an opportunity to review the proposed Charge of the Campus and Community Commission, as it had just been distributed at this meeting.

Discussion ensued on the proposal that had been put around the dais. Council Member Betcher noted that two items (3 and 4) under the Mission of the proposed Commission indicated that City Council approval would be needed.

Mayor Campbell again suggested that the proposal not be acted on tonight since this was the first time that the Council had seen it. She again stated that she would like it to be discussed with University Administration and the Government of Student Body before it comes back to the City Council.

Council Member Gartin said he found it strange that the University has not been approached about this. Mayor Campbell noted that there will be changes to University Administration. Also, at this time of year, the Government of the Student Body will have membership changes. Mr. Schulte said that he had requested to stay on the Government of the Student Body next year, so there will be some continuity. Council Member Betcher noted that ultimately, University Administration will have to approve of the Commission.

Moved by Gartin, seconded by Betcher, to postpone this item for further deliberation of the proposal in order to allow Sam Schulte to have time to discuss this with ISU Administration and the new Student Government leadership.

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

**HEARING ON ZONING TEXT AMENDMENT PERTAINING TO THE MINIMUM FLOOR AREA RATIO AND BUILDING HEIGHT FOR INSTITUTIONAL USES REQUIRING SPECIAL USE PERMITS IN DOWNTOWN SERVICE CENTER AND CAMPUSTOWN SERVICE CENTER ZONING DISTRICTS:** Mayor Campbell opened the public hearing. No one came forward to speak, and the hearing was closed.

Moved by Nelson, seconded by Corrieri, to pass on first reading an ordinance pertaining to the minimum floor area ratio and building height for institutional uses requiring Special Use Permits in the Downtown Service Center and Campustown Service Center Zoning Districts.

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

**HEARING ON ZONING TEXT AMENDMENT TO ADD FUNERAL HOMES AS AN INSTITUTIONAL USE ALLOWED IN DOWNTOWN SERVICE CENTER ZONING DISTRICT:** The public hearing was opened by Mayor Campbell. There was no one wishing to speak, and the hearing was closed.

Moved by Orazem, seconded by Corrieri, to pass on first reading an ordinance to add funeral homes as an institutional use allowed in the Downtown Service Center Zoning District.

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

**HEARING ON URBAN REVITALIZATION PLAN FOR 3505 AND 3515 LINCOLN WAY:** The Mayor opened the public hearing. The hearing was closed when no one requested to speak.

Director Diekmann clarified that the Council would be adopting a Plan, not criteria.

Moved by Orazem, seconded by Gartin, to pass on first reading an ordinance establishing the 3505 and 3515 Lincoln Way Urban Revitalization Area.

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

Moved by Orazem, seconded by Nelson, to adopt RESOLUTION NO. 16-147 approving the Urban Revitalization Plan.

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

**HEARING ON 2015/16 ARTERIAL STREET PAVEMENT IMPROVEMENTS (13<sup>TH</sup> STREET FROM FURMAN AQUATIC CENTER TO UNION PACIFIC RAILROAD):** The public hearing was opened by Mayor Campbell. There being no one wishing to speak, the hearing was closed.

Moved by Orazem, seconded by Betcher, to adopt RESOLUTION NO. 16-148 approving final plans and specifications and awarding a contract to Con-Struct, Inc., of Ames, Iowa, in the amount of \$1,324,632.

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

**HEARING ON 2015/16 WATER SYSTEMS IMPROVEMENTS PROGRAM #2 (SOUTH DUFF AVENUE):** Mayor Campbell opened the public hearing and closed same after no one requested to speak.



Moved by Betcher, seconded by Nelson, to accept the report of no bids.

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

**HEARING ON WPC FACILITY SLUDGE PUMPING BUILDING HEAT RECOVERY UNIT REPLACEMENT:** The Mayor opened the public hearing. She closed the hearing after no one came forward to speak.

Moved by Nelson, seconded by Orazem, to adopt RESOLUTION NO. 16-149 approving final plans and specifications and awarding a contract to Mechanical Comfort, Inc., of Ames, Iowa, in the amount of \$99,100.

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

**CITY HALL ROOF IMPROVEMENTS PROJECT:** The public hearing was opened by the Mayor. There was no one requesting to speak, and the hearing was closed.

Moved by Betcher, seconded by Orazem, to adopt RESOLUTION NO. 16-150 approving final plans and specifications and awarding a contract to Central States Roofing of Ames, Iowa, in the amount of \$452,400.

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

**HEARING ON AMES/ISU ICE ARENA FLOORING PROJECT:** Parks and Recreation Director Keith Abraham explained that staff was initially planning on recommending that the contract be awarded to the lowest bidder. However, the lowest bidder did not meet the certification requirement outlined in the specifications. Therefore, staff's recommendation is to go with the second-lowest bidder.

Mayor Campbell opened the public hearing. The hearing was closed when no one asked to speak.

Moved by Orazem, seconded by Beatty-Hansen, to adopt RESOLUTION NO. 16-151 approving final plans and specifications and awarding a contract to Rink Systems, Inc., of Albert Lea, Minnesota, in the amount of \$135,688 for the base bid and Alternate #1.

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

**ORDINANCE CORRECTING AN IOWA CODE REFERENCE PERTAINING TO REVIEW PROCEDURES FOR PLATS OF SURVEY:** Moved by Gartin, seconded by Orazem, to pass on first reading an ordinance correcting an *Iowa Code* reference in Section 23.308 pertaining to review procedures for Plats of Survey.

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

**ORDINANCE REZONING PROPERTIES AT 1405, 1415, 1425, 1502, 1509, 1510, 1511, and 1519 BALTIMORE DRIVE and 1428, 1429, 1506, 1514, and 1522 BOSTON AVENUE:** Moved by Orazem, seconded by Nelson, to pass on second reading an ordinance rezoning properties at 1405, 1415, 1425, 1502, 1509, 1510, 1511, and 1519 Baltimore Drive and 1428, 1429, 1506, 1514, and 1522 Boston Avenue from Community Commercial Node (CCN) to Highway-Oriented Commercial (HOC).

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

**ORDINANCE REZONING PROPERTY AT 217-6TH STREET:** Moved by Nelson, seconded by Orazem, to pass on third reading and adopt ORDINANCE NO. 4250 rezoning property at 217-6<sup>th</sup> Street from Neighborhood Commercial (NC) to Downtown Service Center (DSC).

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 Orazem, seconded by Gartin, to refer to the Traffic Engineer for a memo the request of Somerset Townhomes for the establishment of a “no parking” zone along the west side of Eaton Avenue, beginning at the north edge of 2728 Northridge Lane and extending south to the Bristol Drive and Eaton Avenue intersection.

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

Council Member Gartin advised that a significant change had occurred in the way that Small Claims matters are handled. Mediation has to occur, and it has to occur at the Courthouse in Nevada. Mr. Gartin was very concerned that the Ames City Attorney was never contacted and ISU Legal Aide was never contacted to weigh in on such a proposal. He is also very concerned that this new rule impacts those who do not have cars or have chosen not to have cars. Many of those people would be students. Transportation would be an issue for many people, many of whom can not afford a vehicle. Mr. Gartin said it was a real issue for him that the stakeholders who will be the most directly impacted were not contacted.

Moved by Gartin, seconded by Beatty-Hansen, to refer to the City Attorney to engage Story County Legal Aid, Story County Bar Association, and Iowa State to have further conversation about whether those mediations could take place in Ames.

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

Moved by Betcher, seconded by Gartin, to refer to staff the email from Debbie Lee requesting that the Traffic Engineer look into traffic situation on associated with the opening of the Stadium View Apartment complex on South 4<sup>th</sup> Street.

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

**ADJOURNMENT:** Moved by Betcher to adjourn the meeting at 10:05 p.m.

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Diane R. Voss, City Clerk

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Ann H. Campbell, Mayor