

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

AMES, IOWA

MARCH 28, 2017

**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 28th day of March, 2017, 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; Tim Gartin, City of Ames; Chris Nelson, City of Ames; and Peter Orazem, City of Ames. Amber Corrieri, City of Ames, was brought into the meeting telephonically. AAMPO Administrator John Joiner, City of Ames Transportation Planner Tony Filippini, and City of Ames Transit Director Sheri Kyras were also present. Voting members Bill Zinnel, Boone County Supervisor; Lauris Olson, Story County Supervisor; and Jonathan Popp, Gilbert Mayor.

DRAFT FY 2018 TRANSPORTATION PLANNING WORK PROGRAM (TPWP): Tony Filippini brought the members' attention to the Draft FY 2018 TPWP (July 2017 to June 2018). He advised that the document serves as the Contract with the State of Iowa of Transportation Plan activities and also as a public information program. He stated that the Program includes several work elements to ensure an integrated transportation system. Those work elements consist of six main tasks: Administration and Support, Transportation Improvement Program, Comprehensive Planning, Transit Planning, Special Studies, and Long-Range Transportation Planning. The TPWP for FY 2018 focuses on four planning priorities: development of performance measures in the transportation planning process, furthering partnership with local organizations, development of FY 2019-2022 Transportation Improvement Program, and maintenance of Transportation Plan.

If approved by the AAMPO, the document will be forwarded by April 1, 2017, to state and federal partners for their review.

Council Member Orazem noted that the TPWP did not seem to discuss commuting. He advised that 30% of the workforce commute to Ames from other communities, and approximately 16% of Ames residents commute to other communities. Mr. Orazem asked when the AAMPO will start talking about mechanisms that make it easier to commute into and out of Ames, e.g., Park and Rides. John Joiner advised that next year, the process to update the Long-Range Transportation Plan will begin; that is when they will be gathering information from surveys and the public to see if commuting is raised.

Moved by Orazem, seconded by Staudt, to approve the Draft FY 2018 Transportation Planning Work Program and set May 23, 2017, as the date of public hearing.

Vote on Motion: 8-0. 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 has been a review by the Federal Transit Administration and Federal Highway Administration, and they found the AAMPO to be in compliance.

Moved by Gartin, seconded by Betcher, to approve the Annual Self-Certification for FY 2018.

Vote on Motion: 8-0. Motion declared carried unanimously.

DESIGNATION OF MPO REPRESENTATIVES TO CENTRAL IOWA REGIONAL TRANSPORTATION PLANNING ALLIANCE FOR AMES AREA MPO: Moved by Betcher , seconded by Gartin, to adopt RESOLUTION NO. 17-130 appointing the following to serve as representatives of the AAMPO on the Central Iowa Regional Transportation Planning Alliance committees:

1. TPC Representative: Tony Filippini, Transportation Planner
2. TPC Alternate Representative: Damion Pregitzer, Traffic Engineer
3. TAC Representative: Tony Filippini, Transportation Planner
4. TAC Alternate Representative: Damion Pregitzer, Traffic Engineer

Vote on Motion: 8-0. Motion declared carried unanimously.

ADJOURNMENT: Moved by Betcher, seconded by Beatty-Hansen, to adjourn the AAMPO Transportation Policy Committee meeting at 6:13 p.m.

Vote on Motion: 8-0. 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 6:17 p.m. on March 28, 2017, in the City Council Chambers in City Hall, 515 Clark Avenue. Present from the Ames City Council were Bronwyn Beatty-Hansen, Gloria Betcher, Tim Gartin, Chris Nelson, and Peter Orazem. Council Member Amber Corrieri was brought into the meeting telephonically. *Ex officio* Member Sam Schulte was also present.

SPECIAL RECOGNITION OF BOYS & GIRLS CLUB OF STORY COUNTY: Mayor Campbell announced that Maliek Dut had been named the Boys & Girls Club of Story County Youth of the Year in recognition of his leadership, service, and character. The Mayor also recognized Emma Clark as the Boys & Girls Club of Story County Junior Youth of the Year for her extraordinary achievement and service as a Club member. Both honorees explained some of the contributions they had made to the Club. Police Chief Cychosz, accompanied by other uniformed officers, gave the endorsement of the Ames Police Department of the Boys & Girls Club of Story County for the benefits it brings to the youth of the community. Erika Peterson, Chief Executive Officer of the Boys & Girls Club of Story County, noted that any child age six to 18 is welcome to attend the Boys & Girls Club. She invited the public to attend the Open House at the Boys & Girls Club on March 31 from 11 AM to 1 PM.

PROCLAMATION FOR “GOOD NEIGHBOR EMERGENCY ASSISTANCE MONTH:” April 2017 was proclaimed as “Good Neighbor Emergency Assistance Month” by Mayor Campbell. Board Members Steve Hanlin, Donna Bergman, Shirley Malady, Leonard Larson, Chris Anderson, and Mike Fritz, Director of Good Neighbor Emergency Assistance, Inc., accepted the Proclamation. Mr. Fritz noted that this April marks Good Neighbor’s 20th Anniversary. He invited the public to attend a celebration to be held on April 29, 2017, at City Church, 2400 Oakwood Road.

CONSENT AGENDA: Mayor Campbell announced that the City Council would be working from an Amended Agenda. She stated that Item No. 7 and Item No. 11 had been amended to reflect the addition of a new B Wine Permit for Ames Sleep Inn & Suites, 1310 Dickinson Avenue; and including a B Wine Permit for the ownership change for Southgate Expresse, 110 Airport Road, respectively. The Mayor also noted that staff had pulled Item No. 30, the Final Plat for LDY Subdivision.

Council Member Gartin requested to pull Item No. 15, New and Revised Fees for Rental Housing Regulation for separate discussion.

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

1. Motion approving payment of claims
2. Motion approving Minutes of Regular Meetings of February 28, 2017 and March 7, 2017
3. Motion approving certification of civil service applicants
4. Motion approving Report of Contract Change Orders for March 1-15, 2017
5. Motion approving new Class B Liquor License & B Wine Permit for Ames Sleep Inn & Suites, 1310 Dickinson Avenue
6. Motion approving temporary Outdoor Service Privilege (April 29 and 30) for Sips and Paddy's Irish Pub, 126 Welch Avenue
7. Motion approving 5-day (April 22-26) Class C Liquor License for the Gateway Hotel at Reiman Gardens, 1407 University Blvd.
8. Motion approving 5-day (April 22-26) Class C Liquor License for Christiani's Events at the Alumni Center, 420 Beach Avenue
9. Motion approving ownership change for Special Class C Liquor License & B Wine Permit for Southgate Expresse, 110 Airport Road (pending receipt of background check)
10. Motion approving new Class B Beer License for Pizza Pit Extreme, 207 Welch Avenue
11. Motion approving new Class C Liquor License & Outdoor Service for Provisions Lot F, 2400 N. Loop Drive (pending final inspection)
12. RESOLUTION NO. 17-131 approving and adopting Supplement No. 2017-2 to *Municipal Code*
13. RESOLUTION NO. 17-133 approving amendment to Iowa Homeland Security and Emergency Management Grant Agreement for time extension pertaining to Squaw Creek Water Main Protection Project, Phase 2 (HMGP-DR-1998-0033-01)
14. Airport hangar lease renewals:
 - a. RESOLUTION NO. 17-134 approving five-year lease with Ames Viking Aviation
 - b. RESOLUTION NO. 17-135 approving five-year lease with Craig Sommerfeld
 - c. RESOLUTION NO. 17-136 approving five-year lease with Kenneth Augustine
15. RESOLUTION NO. 17-137 approving Campustown Facade Grants for 2408 and 2410 Chamberlain Street
16. RESOLUTION NO. 17-138 awarding contract to Minturn, Inc., of Brooklyn, Iowa, for South Kellogg Avenue Vault and U.S. Bank West Manhole Lid Replacements in the amount of \$59,350
17. RESOLUTION NO. 17-139 awarding contract for purchase of two Police Patrol Units to Stiver's Ford Lincoln of Waukee, Iowa, in the amount of \$56,693.56
18. Requests from Ames Chamber of Commerce for Ames Main Street Farmers' Market on Saturdays from May 6 to October 28, 2017
 - a. Motion approving blanket Temporary Obstruction Permit and blanket Vending License for Central Business District
 - b. RESOLUTION NO. 17-140 approving closure of 300 and 400 blocks of Main Street and Burnett Avenue from Main Street to U.S. Bank drive-through from 5:00 a.m. to 1:30 p.m.
 - c. RESOLUTION NO. 17-141 approving waiver of fee for blanket Vending License
 - d. RESOLUTION NO. 17-142 approving suspension of parking regulations in CBD Lots X and Y
 - e. RESOLUTION NO. 17-143 approving request to waive parking meter fees in 300 and 400 blocks of Main Street and portion of Burnett Avenue and electric usage fees
19. RESOLUTION NO. 17-144 approving preliminary plans and specifications for 2016/17 Cemetery Lane Improvements; setting April 19, 2017, as bid due date and April 25, 2017, as date of public hearing
20. RESOLUTION NO. 17-145 approving preliminary plans and specifications for Water Plant Five-Year Well Rehabilitation Project; setting April 25, 2017, as bid due date and May 9, 2017, as date of public hearing
21. RESOLUTION NO. 17-146 approving contract and bond for 2016/17 Water System Improvements

Program #2 - Water Main Replacement

22. RESOLUTION NO. 17-147 approving contract and bond for 2016/17 CyRide Route Pavement Improvements (S. 3rd/4th Street)
 23. RESOLUTION NO. 17-148 approving Change Order for 2015/16 Clear Water Diversion program
 24. RESOLUTION NO. 17-149 accepting completion of WPC Administration Building HVAC Replacement Project
 25. RESOLUTION NO. 17-150 accepting completion of Natural Gas Conversion Equipment, including Burners, Igniters, Scanners, Thermal Analysis, and Computer Modeling for Power Plant
 26. RESOLUTION NO. 17-151 approving Plat of Survey for 301 and 305 South 4th Street
- Roll Call Vote: 6-0. Resolutions/Motions declared adopted/approved unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

NEW AND REVISED FEES FOR RENTAL HOUSING REGULATION: Council Member Gartin asked Fire Chief Shawn Bayouth to explain the process for creating the structure for the rental fees. Chief Bayouth advised that the total revenue needs for the program are calculated by dividing the current year's adjusted budget by the current number of registered rental units. The rental registration fees are billed to landlords annually. He said that, as far as he was aware, that structure had been in place for at least a decade. The method was established as an attempt for the City to closely match the actual cost of administration of the rental program to the user fees charged. Chief Bayouth advised that the fees charged do not totally offset the costs.

Mr. Gartin also inquired if staff had made any effort to reach out to landlords to get their feedback on the proposed structure. City Manager Schainker commented that the Council needed to look at the rationale on how the fees are calculated to see if it agrees; if not, they can direct staff to take another approach. Council Member Gartin noted that he had received an email from a property manager expressing concerns about this item. Mr. Gartin said his tendency was to defer to the staff on the structure; however, he was more interested in the process to ensure that it is done in a very transparent manner and that the City receives input from those who are impacted by the decision. Mr. Gartin said that he will forward the email to Chief Bayouth. City Manager Steve Schainker stated that the fees increase and decrease based on the City's costs.

Moved by Gartin, seconded by Betcher, to adopt RESOLUTION NO. 17-132 adopting New and Revised Fees for Rental Housing Regulation.
Roll Call Vote: 6-0. Resolution declared adopted 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.

2016/17 U.S. 69 INTERSECTION IMPROVEMENT (SOUTH DUFF SAFETY SIGNAL/MEDIAN): Traffic Engineer Damion Pregitzer stated that the City had now received the necessary signatures on the Cross-Access Easement and Cost-Sharing Agreement. He also stated that Walmart had insisted on having a signed Escrow Easement to document how the funding will be drawn down for Hunziker and Walmart's shares. The Escrow Agreement had been signed by all applicable parties as well.

Council Member Betcher asked if the Cost-Sharing Agreement had been written to cover any potential increases in the project cost. Mr. Pregitzer replied that the project designer (CGA) had recommended a contingency level lower than what has been agreed upon in the current document. The City was not comfortable with that amount. The signed Agreement anticipates a 20% contingency. City Manager

Schainker cautioned that anything over the 20% would not be covered; the City would be obligated to pay that amount.

Jim Howe, 912 Clark, Ames, stated that he is the owner of Howe's Welding & Metal Fabrication located at 811 South Duff. He noted that approximately three and one-half years ago when this project first started, they were told that there would be Cross-Access Easements among all property owners on the east and west sides before the project would proceed. The Easement on the east side just got done within the past couple weeks, but the Cross-Access Easement among the properties on the west side did not occur. Mr. Howe noted that there is now a six-foot retaining wall between his property and the Hunziker property, which makes it almost impossible to have any sort of access to the light. He believes his business is the only one that will not have access to the light.

Mr. Howe expressed his concerns about semis accessing his business, especially those larger than the standard 53-foot semis. He advised that the timing of the stoplights is very important. According to Mr. Howe, his biggest concern is getting long, over-sized semis in and out of his property. It was stated by Mr. Howe that, on four occasions over the past 30 years, semis have gotten hung up on the driveway, and they have had to have cranes and forklifts to get them off; that causes huge traffic jams for at least four hours. He believes that going north is going to be taxing at best. If he can't get trucks in and out of his business, it will cause him to go out-of-business. They get 80-foot wind turbines in, and he doesn't see how they are ever going to make the turn. Mr. Howe noted that there will be right-turn-only out of his property, which means that the trucks will have to go down South Duff - probably all the way to the former K-Mart lot - to turn around and get going back north on Duff. He emphasized that he has to be able to get long over-sized semis in and out of his property. Mr. Howe said that he has customers willing to bring their semis down and he has video cameras set up on his property if anyone wants to come to his business to see what he is talking about.

Council Member Betcher asked Mr. Howe how many trucks enter Howe Welding on average. Mr. Howe answered that, during some weeks there will be three 53-footers; some weeks, there will be five. The problem will be when they have stretch semis that have wind turbine parts.

Mayor Campbell pointed out that Mr. Howe's business is located in what is now a commercial zone, not industrial. She asked Mr. Howe if he had given any consideration about relocating in the industrial zone. He advised that when he bought the property, it was the only industrial/commercial location on Duff that allowed the access they needed. Mr. Howe said that the building was custom built to be a 100-year building with many amenities specific to his business.

At the request of Council Member Gartin, Traffic Engineer Pregitzer stated that the low-rise median was designed for any kind of legal delivery of the largest truck allowed without an Oversize Permit from the Iowa Department of Transportation (IDOT). If there is a truck larger than that, special arrangements will have to be made for anything that will require special permitting from the IDOT, notification to the City has to be made, and there has to be special arrangements made.

Piper Wall, 912 Clark Avenue, Ames, pointed out that every restaurant in Ames includes work from Howe's metal fab shop. The snow plows, grocery stores, and many buildings at Iowa State University have been worked on by her husband (Jim Howe).

Bill Talbot, Newbrough Law Firm, 612 Kellogg Avenue, Ames, said that he appreciated the work done by Council; however, he disagreed with what the Council was trying to do with this project. At the question of Council Member Gartin, Mr. Talbot said that he had many clients on South Duff; however, in particular, he was representing the Bundy Family at this meeting. Mr. Talbot noted the process for this project had been that someone had requested a stop light on South Duff, the Traffic Engineer did

a study, Council reviewed the study, the Traffic Engineer said to do it, the City had found a way to fund it, and “they were all in.”

In the opinion of Mr. Talbot, traffic engineering “is not mathematics; it is art.” One point of reference that he made was that Interstate 35 changes every two years because the Traffic Engineers have been wrong and had not yet gotten it right. He also referenced the roundabout at Airport Road and University, stating that if the Traffic Engineer had gotten it right, that’s what would have been done to start with. Mr. Talbot reiterated that traffic engineering is not mathematics or science; it’s art. He asked Council to take a practical approach to what the City is trying to do with this project. Mr. Talbot stated his belief that, in Ames, there are always going to be traffic problems. He feels that the best way to alleviate the traffic trouble is to install more lanes, which will be the Grand Avenue project. According to Mr. Talbot, installing a stop light 660 feet from another stop light is not going to alleviate traffic problems. Mr. Talbot indicated that the City’s Traffic Engineer will attest to the fact that stop lights are to be placed a minimum of one-half-mile apart. Numbers from the City’s own Traffic Study will not prove true in practical application. He referenced the ten-year study from South 5th to Squaw Creek, noting that there had been 103 collisions and indicating what type of accidents had occurred in an attempt to indicate that a stop light and a median will not greatly reduce that number. According to Mr. Talbot, it is possible that 23 or 2.3/year might not occur; however, he believes that there will be more rear-end collisions. He also believes that medians and stop lights will push vehicles into private parking lots, pointing out specifically that accidents in private parking lots are not included in the Police Department’s reported statistics. Mr. Talbot stated that he did not believe that the Council will accomplish any of the goals it thinks it will accomplish with the median and the stoplight. Personally speaking as a motorcyclist, he does not want the median because there is no escape route; all that can happen is for the motorcyclist to hit the median and get hurt.

Council Member Gartin said that they all understand that there are concerns with the traffic safety along South Duff; there are 26,000 cars/day in that area. He asked Mr. Pregitzer to explain how South Duff is today versus how it will be with this project. Mr. Pregitzer replied that, regarding the level of service, the travel time delay will be 24% better with the improvements. He also said that he would try to address whether this is a safety project or not a safety project. Mr. Pregitzer advised that he had applied the IDOT standard (benefit/cost) from the Highway Safety Manual, which is a document that is a collaboration of every traffic institute across the nation. He applied what is the national standard on how the City evaluates safety improvements. There is not such a thing as a perfect traffic improvement; there is always give and take. The general concept is that they are trying to remove conflict points. The median reduces the amount of choices; therefore, it reduces the potential for accidents. Medians limit options so drivers don’t have to worry about traffic coming at the driver.

Council Member Gartin said he is concerned about the efforts that people will take to go around the median section. Mr. Pregitzer stated that research shows that people will have to readjust how to access the place they want to get to; that ceases after people become accustomed to the street. He believes that there will be some of that on “opening day” or during the first or second week.

Chuck Winkleblack, 105 S. 16th Street, Ames, stated that the first time he wrote to Council regarding traffic on South Duff was 2011. This has been a long time in coming. All the agreements are now in place, and he urged approval of this project by the City Council.

Council Member Gartin noted that at least two extensive public workshops had been held when the public was invited to provide their input. In addition, anyone who disagreed with the quality of the traffic study could have conducted their own study to rebut that; he sees no reason to doubt the study.

Moved by Gartin, seconded by Orazem, to adopt the following pertaining to the 2016/17 U. S. 69 Intersection Improvement (South Duff Safety Signal/Median):

- a. RESOLUTION NO. 17-153 approving the Cost-Sharing and Escrow Agreements with Hunziker and Walmart for the construction phase
- b. RESOLUTION NO. 17-154 approving the Cross-Access Easement on Walmart's property
- c. RESOLUTION NO. 17-155 awarding a contract to Con-Struct, Inc., of Ames, Iowa, in the amount of \$1,150,026.

Council Member Beatty-Hansen said she keeps going back to the 2014 workshop when there was a definite emphasis to secure cross-access easements on both the east and west sides. At this time, there is a Cross-Access Easement on only the east side, which leaves Mr. Howe's property as the only one that doesn't have access to the stop light. She said she felt strongly that she had to advocate for the "little guy" on this.

Mr. Orazem noted that Mr. Howe's business has also changed; they didn't have 80-foot wind turbine blades. It was Mr. Orazem's contention that it might be inconvenient, but it can be resolved.

Council Member Betcher recalled that she had earlier voted in favor of the project with the stipulation that there be Cross-Easements on both sides of Duff. Mr. Howe's property is the only business affected by that at this time; however, there is the potential for another one at the former Enterprise Car Rental location.

Roll Call Vote: 4-2. Voting aye: Corrieri, Gartin, Nelson, Orazem. Voting nay: Beatty-Hansen, Betcher. Resolutions declared adopted, signed by the Mayor, and hereby made a portion of these Minutes.

MIRACLE LEAGUE FIELD AND INCLUSIVE PLAYGROUND NAMING RIGHTS: Parks and Recreation Director Keith Abraham recalled that in 2016, the Parks and Recreation Commission had recommended and the City Council had approved a Parks and Recreation Naming Policy. The Policy included naming rights opportunities for major donations. Mr. Abraham advised that the Miracle Field and Inclusive Playground Steering Committee is working on its fund-raising campaign of approximately \$1.5 million, which includes naming rights. The Committee would like to set minimum dollar amounts for naming rights for the Miracle League Field and the Inclusive Playground. The proposed minimum amounts are \$150,000 for the field and \$200,000 for the playground, and were developed by professional fund-raisers who are committee members. According to the Steering Committee Chairperson, those minimum amounts may go up depending on the cost estimates obtained during the design process. The Committee is looking for the minimum amount the Commission and City Council will approve for naming rights so when fund-raising starts, it already knows the Commission and City Council have given approval to the dollar amounts. Once the Committee secures donors, an application with the proposed name will be submitted and brought before the Commission and City Council for approval.

Council Member Betcher asked if the current Policy contains term limits. Director Abraham stated that term limits have been discussed, but nothing has been approved. Ms. Betcher asked specifically if the naming rights were for 20 years, would that lock the City in to ensure that the Field/Playground would not be removed for at least that amount of time. She pointed out that the Field surface might have to be redone in ten years or so. Resurfacing the Field will be costly, and Ms. Betcher questioned if the City would be forced to make those improvements. Mr. Abraham noted that the Legal Department would have to be consulted on that question.

Moved by Betcher, seconded by Beatty-Hansen, to approve Alternative #1: approve the Parks and Recreation Commission recommendation pertaining to a minimum donation of \$150,000 for Miracle

League Field naming rights and a minimum donation of \$200,000 for the Inclusive Playground naming rights.

Vote on Motion: 5-0-1. Voting aye: Beatty-Hansen, Betcher, Gartin, Nelson, Orazem. Voting nay: None. Abstaining due to a conflict of interest: Corrieri. Motion declared carried.

HEARING ON 2015/16 SANITARY SEWER REHABILITATION (SANITARY SEWER LINING): Mayor Campbell opened the public hearing. There was no one who wished to speak, and the hearing was closed.

Moved by Beatty-Hansen, seconded by Gartin, to adopt RESOLUTION NO. 17-156 approving final plans and specifications and awarding a contract to Hydro-Kleen, LLC, of Des Moines, Iowa, in the amount of \$2,048,362.10.

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

HEARING ON AMES MUNICIPAL CEMETERY WATER SERVICE LINE REPLACEMENT: The public hearing was opened by the Mayor. No one came forward to speak, and the Mayor closed the hearing.

Moved by Gartin, seconded by Betcher, to adopt RESOLUTION NO. 17-157 approving final plans and specifications and awarding a contract to Jet Drain Services, LLC, of Ames, Iowa, in the amount of \$64,308.50.

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

HEARING ON 2017/18 PAVEMENT RESTORATION PROGRAM - CONTRACT 1: CONCRETE JOINT REPAIR PROGRAM: The Mayor opened the public hearing and closed same after no one requested to speak.

Moved by Gartin, seconded by Betcher, to adopt RESOLUTION NO. 17-158 approving final plans and specifications and awarding contract to Henriksen Contracting, LLC, of Grimes, Iowa, in the amount of \$46,493.50.

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

HEARING ON 2017/18 PAVEMENT RESTORATION PROGRAM - CONTRACT 2: SLURRY SEAL PROGRAM: Mayor Campbell opened the public hearing. The public hearing was closed when there was no one who asked to speak.

Motion by Gartin, seconded by Betcher, to adopt RESOLUTION NO. 17-159 approving final plans and specifications and awarding a contract to Fort Dodge Asphalt Company of Fort Dodge, Iowa, in the amount of \$122,474.14.

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 & 2016/17 SEAL COAT STREET PAVEMENT IMPROVEMENTS: The public hearing was opened by the Mayor. She closed same after no one came forward to speak.

Motion by Gartin, seconded by Betcher, to adopt RESOLUTION NO. 17-160 approving final plans and specifications and awarding a contract to Manatt's, Inc., of Ames, Iowa, in the amount of

\$1,341,472.79.

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 LOW-POINT DRAINAGE IMPROVEMENTS PROGRAM (WESTWOOD DRIVE): Mayor Campbell opened the public hearing. No one requested to speak, and the hearing was closed.

Moved by Gartin, seconded by Betcher, to adopt RESOLUTION NO. 17-152 approving final plans and specifications and awarding a contract to Neuvirth Construction, Inc., of Blair, Nebraska, in the amount of \$86,650.26.

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

ORDINANCE SETTING PARKING REGULATIONS AND ESTABLISHING SPEED LIMIT FOR COLLABORATION PLACE IN ISU RESEARCH PARK: Moved by Nelson, seconded by Gartin, to pass on first reading an ordinance setting parking regulations and establishing speed limit for Collaboration Place in ISU Research Park.

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

ORDINANCE SETTING PARKING REGULATIONS AND ESTABLISHING SPEED LIMIT FOR PLAZA LOOP IN ISU RESEARCH PARK: Moved by Gartin, seconded by Betcher, to pass on first reading an ordinance setting parking regulations and establishing speed limit for Collaboration Place in ISU Research Park.

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

ORDINANCE PERTAINING TO SIGNS UNDER CHAPTER 21.122(1)c AND CHAPTER 21.125(6): Moved by Gartin, seconded by Orazem, to pass on first reading an ordinance pertaining to Signs under Chapter 12.122(1)c and Chapter 21.125(6).

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

ORDINANCE ASSIGNING RECENTLY APPROVED ANNEXED AREAS TO WARDS AND PRECINCTS: Moved by Betcher, seconded by Beatty-Hansen, to pass on second reading an ordinance assigning recently approved annexed areas to Wards and Precincts.

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

ORDINANCE MODIFYING REQUIREMENTS FOR SIDEWALK CAFES: Moved by Beatty-Hansen, seconded by Gartin, to pass on third reading and adopting ORDINANCE NO. 4292 modifying requirements for Sidewalk Cafes.

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

ORDINANCE REZONING MULTIPLE PROPERTIES: Moved by Nelson, seconded by Gartin, to pass on third reading an adopt ORDINANCE NO. 4293 rezoning the following properties: 2901 Harrison Road from Suburban Residential Low Density (FS-RL) to Government/Airport (S-GA); 1002 6th Street from Government/Airport (S-GA) to Residential Low Density (RL); 820 Miller Avenue from Residential Low Density (RL) to Government/Airport (S-GA); 601 State Avenue from Residential Low Density (RL) to Government/Airport (S-GA); 925 Airport Road, from Highway-Oriented Commercial

(HOC) to Government/Airport (S-GA); 1216 South Bell Avenue from General Industrial (GI) to Government/Airport (S-GA); and, 900 South 500th Avenue from Agricultural (A) to Government/Airport (S-GA).

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

ORDINANCE REPEALING ORDINANCE NO. 3876 CREATING THE STUDENT AFFAIRS COMMISSION: Moved by Betcher, seconded by Gartin, to adopt ORDINANCE NO. 4294 repealing Ordinance No. 3876 creating Student Affairs Commission.

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

ORDINANCE TO CLARIFY MIXED-USE PARKING STANDARDS FOR DOWNTOWN AND CAMPUSTOWN: Moved by Beatty-Hansen, seconded by Gartin, to pass on third reading and adopt ORDINANCE NO. 4295 to clarify Mixed-Use Parking Standards for Downtown and Campustown.

Scott Renaud, FOX Engineering, requested to speak. Mayor Campbell noted that public comment is accepted on first reading. She asked him if there was a need for an exception to that on this item. Mr. Renaud explained that he had wanted to talk on this issue for a long time. He had been told that this item was going to be on February 21, then he was told it would be on February 28, and it ended up being on the March 7 Agenda. Unfortunately, he missed that meeting. Mr. Renaud pointed out that the Ordinance in question is to fix an error in formatting that had been in place for 11 years. He didn't see the urgency in it being replaced at this time. In fact, after the Council's workshop on February 21, Mr. Renaud said he was not certain that this was the right thing to do anyway. It appears to him that there are two situations for parking in Campustown; this one deals with the one that the City does not have a problem with and the one that it does have a problem with is not being discussed. In Mr. Renaud's opinion, there is a short-term parking situation that deals primarily with the commercial component of Campustown and a long-term parking situation that deals with residential. This Ordinance requires one space/unit, not per bedroom. Used as read, there is no parking required for residential. What that says to him is that the Council is guiding the development of that block and basically saying that if you can't do residential, then there will be only commercial parcels. If the Council wants to redevelop this area, residential needs to be a component of that; if not, the Council is really restricting things. He also believes that this ordinance would be a "killer" for residential development in the Downtown. Mr. Renaud recommended that the Ordinance not be changed.

Planning and Housing Director Kelly Diekmann replied that the real question about this really applies to the Downtown. This has caused confusion for the City's customers and staff decided it was necessary to clarify the requirements. Mr. Diekmann said that staff's research had shown that this formatting change occurred when there was a change in the grocery store parking requirement. It did not appear to be the intent by the City to delete the parking requirements.

Council Member Beatty-Hansen commented that she was a proponent of looking at parking standards; however, she stated her belief that it is not good practice to let inadvertent inconsistencies remain.

Council Member Gartin asked if this new Ordinance would be causing harm in any way. Mr. Diekmann said that he had applied the standards consistently to all new redevelopment in Campustown since he has been the Director. However, the way the ordinance is now written is causing confusion to customers to know what they are planning for in Campustown and Downtown.

Mr. Gartin commented that, in Mr. Renaud's opinion, the Ordinance in question will have negative consequences. He wanted Director Diekmann to assure the Council members that if they move forward with the Ordinance change as proposed, it won't cause damage for development in Downtown Ames.

Mr. Diekmann replied that this would be beneficial to the City's customers because it will allow expectations to be known before the project begins.

Council Member Orazem said, for him, it was making sure that the standard is applied uniformly. People have been complying with the standard; it is a fairness issue. In his opinion, what the City needs to look at further is if the standard is the right one, and Council should revisit this.

Mr. Renaud stated that he had learned a lot from the Council's workshop. One of the things that he had heard was that "a lot of people are playing games" with the long-term parking standard. That diminishes the opportunities for the long-term to be shifted to short-term; ultimately, some projects don't move forward.

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

ORDINANCE RELATING TO CHILD CARE AS A HOME OCCUPATION: Moved by Beatty-Hansen, seconded by Gartin, to pass on third reading and adopt ORDINANCE NO. 4296 relating to child care as a home occupation.

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

COUNCIL COMMENTS: *Ex officio* Member Sam Schulte referenced the recent Council workshop discussion on a public meeting space at Welch/Chamberlain/Hayward and said he felt the newly formed Campus and Community Commission would be a good forum for continuing discussion about the plaza concept (what and where). According to Mr. Schulte, City Manager Schainker felt that the Campus and Community Commission should be given a specific charge. After talking with Council Member Betcher, Mr. Schulte felt the Commission could focus on the actual plaza concept and the City could conduct the discussions with the stakeholders. The Mayor noted that she had not yet made any appointments to the Commission. Council Member Betcher said she would wait to bring this up at the appropriate time. Mayor Campbell advised that she had written to those agencies who need to recommend a representative.

Council Member Corrieri stated that she had attended the Ames School District Facilities Committee meeting a few weeks ago when the topic of how the School District could move forward with a pool was discussed. At that meeting, the Board received clarification from the attorney for the School District that the School District is permitted to contribute funds for construction of a facility that is not located on School property. Ms. Corrieri said that she had also attended a recent Regular School Board meeting, and there was interest expressed by the Board to re-engage in conversations with the City.

Moved by Corrieri, seconded by Orazem, to direct the City Manager to work with the School Superintendent to discuss how the School might become a partner in the Healthy Life Center (in preparation for the Feasibility Study).

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

ADJOURNMENT: Moved by Nelson to adjourn the meeting at 8:00 p.m.

Diane R. Voss, City Clerk

Ann H. Campbell, Mayor