

MINUTES OF THE REGULAR MEETING OF THE AMES CITY COUNCIL

AMES, IOWA

NOVEMBER 14, 2017

The Regular Meeting of the Ames City Council was called to order by Mayor Ann Campbell at 6:00 p.m. on November 14, 2017, in the City Council Chambers in City Hall, 515 Clark Avenue, pursuant to law. Present were Council Members Bronwyn Beatty-Hansen, Gloria Betcher, Amber Corrieri, Tim Gartin, Chris Nelson, and Peter Orazem. *Ex officio* Member Rob Bingham was also present.

PROCLAMATION FOR “NATIONAL HUNGER AND HOMELESSNESS AWARENESS WEEK,” NOVEMBER 11-19, 2017: Mayor Campbell proclaimed the week of November 11-19, 2017, as “National Hunger and Homelessness Awareness Week.” Accepting the Proclamation was ACCESS representative Virginia Griesheimer, Emergency Residence Project representative Carrie Moser, Story County Hunger Collaboration representative Shannon Bardole-Foley, Youth and Shelter Services representative Hope Metheny and Veterans Affairs representative Brett D. McLain. City Housing Coordinator Vanessa Baker-Latimer commented that this year’s “Scoop of Soup” event would be held at the Lincoln Center Hy-Vee at 640 Lincoln Way in Ames on Wednesday, November 15.

PROCLAMATION FOR “SMALL BUSINESS SATURDAY,” NOVEMBER 25, 2017: Mayor Campbell proclaimed November 25, 2017, as “Small Business Saturday.” Accepting the Proclamation was Eric Abrams, President Elect of Main Street Cultural District.

PRESENTATION OF CITIZEN REPORTING TOOL: Director of Public Works John Joiner introduced the team that has been working on the new Citizen Reporting Tool. Public Works Management Analyst McKinlee Ritter presented the background for this reporting tool that provides citizens the ability to report infrastructure-related issues within the community through a cell phone. This is a non-emergency reporting tool. Things that can be reported are items that can be resolved within 48 hours. First phase options are street, sidewalk, snow, and ice. The tool does have a geomap to pinpoint where you are within the City, and if you are outside the City limits, it will direct you to whom will take care of that area.

GIS Coordinator Ben McConville informed the Council of the ways people can login to this tool. Logins are built in for Facebook, Google, and Twitter so a person can track their own request. An email will be sent to the user letting them know the City has received the information, and there will be feedback when the issue is resolved. Also, a user can upload photos to give better description and provide feedback through comments about an existing issue. Ms. Ritter stated the testing phase will be December to February. Ms. Ritter continued by stating that a video tutorial link will be available to give instructions on how to make a mobile shortcut and how to use the application.

Mr. McConville stated that a person would access this through the City’s Website. This tool came as a template through GIS contract with the software company.

Council Member Betcher inquired about any security issues. Mr. McConville responded that no user information is captured.

Council Member Betcher asked if issues will get addressed during the testing phase. Public Works Operations Manager Justin Clausen stated that the intent during the testing phase is to take the phone calls and emails that come in and input them into the system. Those issues will be tracked from start

to finish to find where there might be any hang-ups.

Mayor Campbell announced that the City Council will be working off an amended Agenda. The Agenda was amended at Item No. 12 to reflect that Contract A is for construction and the additional item is for Contract B reflecting the restoration of 2016/17 Storm Water Erosion Control Program.

CONSENT AGENDA: Moved by Betcher, seconded by Corrieri, to approve the following items on the Consent Agenda:

1. Motion approving payment of claims
2. Motion approving Minutes of Regular Meeting of October 24, 2017, and Special Meetings of October 17, 2017; October 27, 2017; November 1, 2017; and November 3, 2017
3. Motion approving certification of civil service applicants
4. Motion approving Report of Contract Change Orders for October 16-31, 2017
5. Motion to set the following City Council meeting dates/times:
 - a. December 19, 2017, as Regular Meeting Date and canceling December 26, 2017, Regular Meeting Date
 - b. January 16, 2018, at 5:15 p.m. for CIP Workshop
 - c. February 2, 2018, at 2:00 p.m. for Budget Overview
 - d. February 6, 7, and 8, 2018, at 5:15 p.m. for Budget Hearings
 - e. February 13, 2018, at 5:15 p.m. for Budget Wrap-Up
 - f. March 6, 2018, at 6:00 p.m. for Regular Meeting and Final Budget Hearing
6. Motion approving renewal of the following Beer Permits, Wine Permits, and Liquor Licenses:
 - g. Class B Native Wine – Kitchen, Bath & Home, 201 Main Street
 - h. Class E Liquor – AJ’s Liquor III, 2401 “A” Chamberlain Street, Liquor Room
7. RESOLUTION NO. 17-652 accepting Abstract of Votes for November 7, 2017, Regular City Election
8. RESOLUTION NO. 17-653 approving Encroachment Permit for sign at 301 Main Street
9. RESOLUTION NO. 17-654 approving preliminary plans and specifications for 2016/17 Storm Water Erosion Control Program (S. Skunk River, Carr Park to Homewood Golf Course); ** - Contract A (Construction); setting December 6, 2017, as bid due date and December 12, 2017, as date of public hearing
10. RESOLUTION NO. 17-667 approving preliminary plans and specifications for 2016/17 Storm Water Erosion control Program (S. Skunk River, Carr Park to Homewood Golf Course) - Contract B (Restoration); setting December 6, 2017, as bid due date and December 12, 2017, as date of public hearing.
11. RESOLUTION NO. 17-655 setting date of public hearing for November 28, 2017, vacating and sale of property adjacent to 1101 Blackwood Circle
12. RESOLUTION NO. 17-656 approving Task Order #2 with HDR, Inc., to an existing Master Agreement for Professional Services for design services related to WPC Structural Rehabilitation Project for Phase 2
13. RESOLUTION NO. 17-657 approving Major Final Plat for Bricktowne Ames Subdivision
14. RESOLUTION NO. 17-658 approving partial completion of public improvements and reducing security for The Irons Subdivision
15. RESOLUTION NO. 17-659 approving partial completion of public improvements and reducing security for South Fork Subdivision, 9th Addition
16. RESOLUTION NO. 17-660 accepting completion of 2015/16 Right-of-Way Restoration
17. RESOLUTION NO. 17-661 accepting completion of 2014/15 Low-Point Drainage Improvements
18. RESOLUTION NO. 17-662 accepting completion of 2015/16 Arterial Street Pavement Improvements (13th Street)

19. RESOLUTION NO. 17-663 accepting completion of WPC Structural Rehabilitation Project - Phase 1

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: Mayor Campbell opened Public Forum.

Merlin Pfannkuch, 1424 Kellogg Avenue, Ames, requested a public review of the East Industrial Area before bids are let for installing sanitary sewer and water lines almost as far as the failed DowDuPont cellulosic ethanol plant.

Jerry Cable, 623 South Dayton Avenue, Ames, stated that he has been a plumber and a part of affordable housing in Ames for years. Mr. Cable is concerned about the new codes costing more while old practices are still working, which makes it difficult to keep houses at an affordable cost. He believes there should be a task force set up with people who are in the business to see if the codes can be tweaked to have affordable housing. Mr. Cable wants to promote real affordable housing and not subsidized housing, when money is taken from someone to be given to someone else.

There being no one else wishing to speak, the Mayor closed Public Forum.

CLARIFICATION ON CITY COUNCIL'S DIRECTION TO LIMITING OCCUPANCY IN RENTAL UNITS: City Manager Steve Schainker stated that he wanted to confirm that the motions that were recorded were the same motions that the Council felt were voted on. Council Member Betcher asked for some clarification on the difference of definition of bedroom between the assessor count and the inspection count. Sara VanMeeteren, Building Official, stated that the Assessor definition of a bedroom is a room with a closet, but the housing inspectors take any room that a person would sleep. Council Member Betcher is asked if there is a possibility of getting definitions to match. Council Member Gartin stated that the Assessor is looking at the structure of the house while Inspections is looking at the use of the house. Director of Planning and Housing Kelly Diekmann reminded Council that a few years ago, the City defined a bedroom in the Zoning Ordinance and worked closely with The Building Code to come up with the definition. The purpose was to capture more rooms as bedrooms to get the right parking count for apartments. The bedroom definition was added to get as many rooms to qualify as a bedroom to ensure parking was on-site for apartment purposes. If the City goes the other way to say a room is only a bedroom if it has certain things, that might not be the same as what the City is currently capturing for bedrooms with the current zoning definition. Ms. VanMeeteren added that Inspections knows that many students will use other rooms for sleeping, so Inspections wants it to be as safe as possible for them. The possible difference between Inspection count and Assessor count would be that the Assessor may be under what Inspections has for a bedroom count.

Ms. Leslie Kawaler, 2121 Hughes Street, Ames, representing the SCAN, shared its new proposal to regulate occupancy: to be the number of legal bedrooms or three adults, whichever is greater, and eliminate the "plus one". SCAN also requested that each adult tenant have an appropriate off-street parking space, and to use the Assessor's records to determine the number of bedrooms and freeze that number as of January 1, 2018. The Assessor's number of bedrooms is the only reliable source, because the rental inspection forms don't have the bedroom information completed. The effects of the SCAN proposal is an increase of 6% possible tenants. The SCAN proposal minimizes the increase in number of renters, while landlords will still keep the number of three renters. It preserves affordable housing stock and degradation of housing stock by freezing the number of bedrooms helps maintain a reasonable balance between short and long-term renting to foster a sense of community.

Barbara Pleasants, 516 Lynn, Ames, added that SCAN used the Assessor's definition of bedroom to complete the figures. Basement bedrooms are counted as long as the Assessor counted it as a bedroom, meaning there is a closet either in the room or adjacent to the room.

Jacob Schrader, 131 Bayer Court Room 2353, a student at Iowa State University and representative of the Inter Residence Hall Association (IRHA) stated that information was provided about the past proposal from the last Council meeting to the 8,000 students that are a part of the IRHA. He stated that the consensus from the students is that it is an attempt to restrict student access to affordable housing. The result came from an informal survey that was summarized by the leadership of the IRHA.

Jay Avellino, 1403 Clark Street, Ames, stated that the number of bedrooms and parking are the main concerns to the landlords. Mr. Avellino feels that one parking space per bedroom is reasonable, but wondered why one car couldn't be parked on the street. He is concerned that restriction will lead to gravel pads being made in backyards as a parking place. Mr. Avellino added that landlords should be able to make other rooms into bedrooms. This will help tenants split the cost of living and cause less financial burden. There are larger homes in these areas that are now rentals that are never going to be single-family dwellings again because no one wants to live in those neighborhoods; they are buying everywhere else in town. Mr. Avellino believes that the City needs to take a rational position of one person per bedroom plus one. He is also against RL rentals to be inspected yearly and feels that does nothing, but cause more expense for the City and landlords. Many items that are being tossed around are causing a lot of frustration to many people.

Ian Steenhoek, 2122 Greeley Street, Ames, said he was speaking as a Campustown Senator and President of the United Residents of Off-Campus. He stated that the Resolution from the United Residents of Off-Campus was to show support in limiting occupancy by other means other than availability of parking. That restriction could eliminate a person from living in a house and making that house affordable to other students (meaning that there would be fewer students to split the rent with, so the cost would be higher to each individual). Mr. Steenhoek added that it will affect students academically to push them farther away from Campus. There is the possibility of missing a bus to get to class, where attendance affects the grade. Difficulty to afford to live in Ames will drive students away from attending Iowa State University. Students need and want to feel welcome and valued in the community. There are steps that can make students feel more a part of the community while they are here, so the only fair way to limit occupancy for students is by the number of bedrooms plus one.

Dexter Hooyer, 104 Colorado Avenue, Ames, stated his concern was the limitation of occupancy by parking spaces. The transit system in Ames helps students to get to class or many will walk. He added that it doesn't make sense to him to have empty bedrooms because of wanting to keep cars off the street for parking. There are many other places for students to park their cars.

Cody Smith, 3732 Tripp Steet, Ames, Vice-President of Student Body, spoke on behalf of the Iowa State students. Mr. Smith stated how students make up about 55% of the population in Ames and how people come from all over the world to go to school here. Students have a vast amount of influence in Ames. He encouraged the Council to reconsider the parking as a way of limiting occupancy. Rates will go up because fewer people will be able to live in a unit if there are not enough parking spaces. The students that do live there will have to make up for the person that can not live there because of inadequate parking spaces.

Council Member Beatty-Hansen pointed out that a three-bedroom house that has three parking spaces would still allow four adults. Council Member Corrieri added that the plus one does not affect the parking spaces. Mr. Smith encouraged the Council to stick with that, because so many people walk, bike, or ride the bus. According to Mr. Smith, these houses are the most affordable houses to the students, far less expensive than on-campus housing.

Joshua Kettlekamp, 3812 Tripp Street, Ames, voiced his concern with limiting occupancy by the number of off-street parking spaces. He feels this is unfair to those who ride their bike, walk, or use the bus. This restriction may force students to make changes on who they live with or they may need to look at another place. Mr. Kettlekamp added that the plus one for occupancy is not going to change a house into becoming a party house. Plus one does not make a house detrimental to the neighborhood.

Lad Grove, 30196 Highway 69, Huxley, stated that the City is going to be developing a reputation among the students and the people of Iowa on the friendliness and value of students. He added that it is necessary to treat them fairly and to realize that they are not all financially blessed. Many students need to live close to Campus. Council Member Gartin stated that he appreciates the students, but does not mean that the City can ignore the other residents; there must be a balance.

Kody Olson, 2132 Sunset Drive, Ames, stated that he wanted to discuss balance. The students want to be a part of the community, but don't feel like part of the community because students are not brought into these conversations. Mr. Olson asked the Council to consider the student impact of this decision. It will make housing more inaccessible and more expensive. He added that he also is against limiting occupancy by off-street parking.

Lauren Jones, 2125 Greeley Street, Ames, stated that if the bedrooms are decreased in a house that, would put less financially stable students at risk. Students would have to live farther away from campus; which would cause students to be less involved and more difficult for academic success. The occupancy issue is a big piece when it comes to affordability for college.

Zoey Shipley, 3732 Tripp Street, Ames, stated that parents are having concerns already about the affordability of attending Iowa State. This occupancy situation will add stress to the possibility of off-campus housing being affordable. The decision that is made will affect students for years to come.

Jon Wolseth, 241 Village Drive, Ames, spoke on behalf of the College Creek Old Ames Middle School Neighborhood Association. He stated the Neighborhood Association is in full support of SCAN's proposal. Mr. Wolseth stated that it understood the need for balance for affordable housing for students, but that also can't be at the expense of affordable housing for people who find it hard to purchase homes in Ames. Many of the neighborhoods surrounding campus represent the best possible option for home ownership. Every house that is converted to a rental unit is removed from being purchased by a person or family who needs affordable housing. but should not be at the expense of families making less money.

Barbara Pleasants, 516 Lynn, Ames, reminded everyone that the SCAN proposal allows for three adults or more if there are more bedrooms. This is more generous than the current occupancy regulation. Ms. Pleasants noted that there are very few places in the SCAN neighborhood that don't have enough parking for four vehicles. The reason for the off-street parking regulations is so it does not become a student parking lot. She added that the neighborhood has many young families that have moved in and it is a stable and good place to live.

Meghana Akella, 119 North Hyland Avenue, Ames, stated that most international students don't have cars. Limiting occupancy by parking spaces would limit many international students because most of them live close to Campus and use CyRide.

Al Warren, 3121 Maplewood Road, Ames, stated that by restricting occupancy, it increases the encroachment of rentals to more neighborhoods. Mr. Warren thought an easy solution would be to have the landlord fill out a form stating the number of bedrooms and parking spaces. It would then be inspected by the City with the parameters set for what makes up a bedroom. He also stated that there are food inspections only once a year so he did not understand the necessity of having such a strict inspection guideline for rental houses.

Julian Birch, 2925 Arbor Street, Ames, stated that his residence is adjacent to many rental properties and affected by the activities at those rentals. Mr. Birch strongly support the SCAN proposal.

Joanne Pfeiffer, 3318 Morningside Street, Ames, reminded the Council that an intensive survey was done in her neighborhood that resulted with a majority wanting to limit rentals and limit occupancy. Ms. Pfeiffer stated that the City must decide if families will be a part of the mix in these neighborhoods or if the neighborhoods will be student-dominated. She added that she also endorsed the SCAN proposal.

Katie Neilson, 2227 Knapp Street, Ames, pointed out that there are houses where the number of bedrooms is more than what is accommodated for parking spaces. That means that there would have to be an empty bedroom without a renter, which would make the house more expensive for the others living there. Ms. Neilson added that the number of people who live in a house is not what determines how students congregate or whether it will be loud or not. Parking is not a reasonable way to limit occupancy because that doesn't directly impact how residents live like bedrooms do.

Council Member Orazem reminded the attendees that it is not just about the tenant, but how it affects the neighbors. This is about the neighborhood, not just an individual property.

Council Member Betcher voiced her concern about the enforcement with two different definitions of bedrooms. Different information is being used if one time the Assessor count is used and then another time the City Inspection's count is used. The Council needs to clarify the data set. Council Member Orazem stated he liked to start with the Assessor count because it deals with structure and will allow for an appeal process to the Inspection's office. Council Member Beatty-Hansen stated that going with the Assessor's count first would mean no change in definition of a bedroom. Using the Assessor's count gives the City a baseline starting point. Fire Chief Shawn Bayouth stated that inspections was planning to start with the Assessor's site. Building Official Sara VanMeeteren stated that tenants would be able to finish out their lease, after that they would need to make an appeal about the difference in the number of bedrooms.

Council Member Corrieri stated that the Council must be aware of the possible workload and time that could be put on staff when giving the possibility of an appeal. City Manager Steve Schainker stated that there could be inspections done so there would not be a flood of appeals, but the starting number will have to come from the Assessor because Inspections does not have all the data about bedrooms for every property. Going forward, that will be information that Inspections can keep and record that information in a data base. Ms. VanMeeteren stated that if bedroom information is needed by January 1, 2018, the Assessor site needs to be used; otherwise, the bedroom count issue could come up at the inspection time for each unit.

Moved by Beatty-Hansen, seconded by Orazem, to direct staff to use the Assessor's bedroom count as the baseline number as of January 1, 2018.

Council Member Corrieri said she was concerned about flooding Inspections with appeals by using the Assessor count. She feels it will create confusion and chaos for landlords, tenants, and staff. Council Member Corrieri reminded the Council that Ms. VanMeeteren suggested starting with the current data that Inspection has and adjust as the units come up for lease renewal to help maintain certainty for people. Ms. VanMeeteren added that Inspections does not have specific numbers in software format, but has found some numbers from previous inspections, but not all, and some may have changed. Council Member Betcher stated that not having the whole set of numbers is a concern that there may not be the same consistency and timing. She believes the Assessor site is the only place the City has a complete data set that can provide a baseline to work from. City Manager Schainker clarified that Council understood that the Assessor's count would determine occupancy even if City Inspections had stated there were more bedrooms than the Assessor's count.

Ms. VanMeeteren added that most properties have been inspected more recent than they have been assessed, but there is no searchable way to get the information on bedrooms. Council Member Gartin reminded the Council of the suggestion of a bedroom freeze from SCAN; however if that is done it shuts out the possibility of having a mechanism for making adjustments. The idea of a freeze may not be viable when there is no certainty with the numbers.

Barbara Pleasants stated that SCAN thought about the possible remodels since being assessed. The owner would need to provide a Building Permit for the added bedroom before January 1, 2018. This would prevent anyone from turning more things into bedrooms. The landlords would be given a chance to state what they have now, before January. She suggested instead of having the plus one, give the smaller units three people.

Moved by Beatty-Hansen, seconded by Orazem, to amend the original motion to use the Assessor's bedroom count as the baseline number as of January 1, 2018, or the number of bedrooms established through an official rental inspection, whichever is higher.

Vote on Amendment: 5-1. Voting Aye: Betcher, Beatty-Hansen, Gartin, Orazem, Nelson. Voting Nay: Corrieri. Motion carried.

City Manager Schainker stated that the City will need to send out a notice to its customers before they enter into the new agreements. The notice needs to let the landlords know what the Assessor has for a bedroom count for their rental. Council Member Gartin expressed his hesitation about the possible impact this could have on current leases that are in place now. Mayor Campbell confirmed that any leases that are currently in place should be legal for three unrelated people through the inspection process. Director Diekmann reminded the Council that it is not just RL neighborhoods, this includes all one-two single-family homes that have not been previously known as dwelling houses under the moratorium.

Vote on Motion as Amended: 5-1. Voting Aye: Betcher, Beatty-Hansen, Gartin, Orazem, Nelson. Voting Nay: Corrieri. Motion carried.

Council Member Gartin inquired about the proposal to freeze the number of bedrooms. Council Member Betcher agreed with this and stated there is a potential if there isn't a freeze to add a bedroom without changing the structure of a house (den) because of the definition of a bedroom. Council Member Gartin added that he wanted to create certainty in the neighborhoods and limit the density.

Moved by Gartin to freeze the number of bedrooms based upon the definition of bedroom Council just passed.

Ms. VanMeetern stated that rentals are already frozen through the moratorium.

Council Member Gartin withdrew his motion.

Director Diekmann stated there is a difference between the neighborhoods within the moratorium versus the whole City.

Moved by Betcher, seconded by Orazem, to freeze the number of bedrooms for the whole City at what is determined to be the official number of bedrooms either by Assessor's website or Inspections as per last motion for rental properties until April 30, 2018.

Ms. VanMeeteren stated that this would be something that the City would only see if there was a complaint or during a regular inspection. If the unit would be over-occupied it would be noted and the landlord would have to have a person removed.

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

Moved by Betcher, seconded by Beatty-Hansen, adopt a limit of three people for one-two bedroom homes; three-, four-, five-, and six-bedroom houses would have the number of adults equal to the number of bedrooms.

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

Mr. Diekmann reminded Council of the regulations for parking. Single-family dwellings are required to have two parking spaces, dwelling houses and apartments are to have one space per bedroom, and there is a 25% increase of the parking standard for impact areas. Council Member Betcher stated that would mean four bedroom rentals fall into a gap where they could get caught short with only two parking spaces. Director Diekmann added that if the Council would like to mimic current Code, Council would not kick in the extra parking space per bedroom requirement until the number of bedrooms exceeds three. Presumably now it would have more unrelated people than the current Code would allow.

Mr. Diekmann asked to clarify that one-, two-, and three-bedroom houses are still being tied to a parking space to each bedroom. Council Member Orazem confirmed that the number of parking spaces is tied to the number of bedrooms. Ms. VanMeetern added that means that all properties that are allowed three unrelated people will need to reduce to two. Director Diekmann noted that in that scenario, the one-car garage and one space in front of the garage is consistent for a number of rentals in several neighborhoods. Currently those spaces are adequate to have three people renting.

Moved by Betcher, seconded by Beatty-Hansen, that one-, two-, and three-bedroom homes require two parking spaces, and homes above three bedrooms are required one space per bedroom.

Council Member Corrieri expressed concern of affecting affordability when there is change to the landscape of what is currently allowed as it relates to families. Director Diekmann explained that this would be taking the status quo of one-, two-, three-bedroom homes. Only larger homes would have to provide parking. The smaller homes would follow the same expectations as today.

Vote on Motion: 5-1. Voting Aye: Betcher, Beatty-Hansen, Gartin, Orazem, Corrieri. Voting Nay: Nelson.

Mayor Campbell recessed at 9:00 p.m. and reconvened at 9:14 p.m.

DOWNTOWN DEVELOPMENT ISSUES: Planning and Housing Director Kelly Diekmann provided background on some issues that are related to the Downtown Development such as parking, storm water regulations and community space are issues for the downtown area.

Director Diekmann stated that Downtown parking standards are a balance of moderate parking requirements for new development within an urban environment. Staff believes that the current one space per unit requirement is reasonable and most market rate, non-student developments are likely to provide at least .5 to one parking space per unit. If any modifications were to be proposed it would be for a ratio for the Lincoln Corridor area based upon a one space per two bedroom unit standard and a lower requirement for one bedroom units. The City does have buildings that can't add additional apartments upstairs because there is not on site parking. The City does allow for remote parking, but the space needs to be within 300 feet or one block and permanently available for that apartment. The Rental Code states to register a unit as a rental there must be permanent parking. In the past the City has not provided the flexibility with having a monthly permit, because that can be taken away at anytime. Staff would advocate reducing the requirement only for smaller projects and apartment sizes to ensure student housing is not over incentivized for the area with relaxed development regulations. Larger projects should still require putting in parking.

Council Member Betcher inquired about the possibility of increasing the distance from an apartment for remote parking. Mr. Diekmann stated the distance could be increased, but anything more than 500 feet would not serve a purpose, it would be as if there were not a parking requirement.

Director Diekmann stated that a decision needs to be made concerning a community space in the Downtown area. Staff focused on the public space as a plaza. City Council direction will be needed to finalize a concept for a plaza, regarding the size; location of space; purpose and features of space; and budget for improvements. Think of the space as an amenity to the community. A place that could have multi-purpose all through the year. Mr. Diekmann added that he likes to use kinetic or moving sculptures, something to get visitors attention. The use of water can be attractive and engaging but also more costly. Destination for street activity could be the use of public art or a labyrinth idea that would get people to interact. Director Diekmann feels it should be family oriented and at street level.

Staff would recommend a smaller daily activity based plaza since there is already the Bandshell Park. Further evaluation will be needed to describe specifics for the features, size, costs, and public input.

Public Works Engineer Tracy Warner presented the stated the current post construction storm water management treatment standards is to treat the first inch and a quarter rain, the treatment of water from parked cars, oils dripping, and hydro carbons to get out of the streams. Water quality is flood control and reducing flows. The following are options for dealing with the handling of storm water for redevelopment projects in the Downtown.

Option 1: Meet the current standards. If this option is selected, no further action is needed by City Council and the current Ordinance requirements would be applied. It is possible to provide water quality and quantity through underground or upstream storage.

Option 2: Exempt redevelopment projects in Downtown from meeting current standards. If this option were to be selected the Post Construction Stormwater Management Ordinance should be amended to exempt the Downtown area from the requirements of the Ordinance. This is hard to support because of the significant community flooding and the negative capacity impact there would be on storm sewer infrastructure downstream of the development.

Option 3: Develop specific criteria for Downtown District and/or re-development projects. Staff would need to collaborate with the development community to come up with specific design criteria for the Downtown District that would both provide public health, safety, and welfare and establish an agreeable arrangement with the Developers. If this option is selected, staff would come back to City Council with recommendations for Ordinance amendments based on the collaboration of Staff with the Development Community.

Option 4: Offer the developer an option to provide a fee in-lieu of meeting the stormwater requirements on site. This approach would require the construction of a regional stormwater management area with the developers contributing a fee towards this facility when a Downtown redevelopment project is undertaken. This option would most likely result in a City-owned Stormwater Management facility requiring ongoing maintenance rather than typical privately owned facilities.

Option 4A: Require that water quality controls be on-site and allow for off-site water quantity/flood control. This option would allow for the larger water storage areas to be off-site and would encourage some reduction of on-site volume.

Option 4B: Allow for both water quantity and quality controls to be off-site. This option would remove all stormwater management from the development site and not encourage the use low impact development practices and runoff minimization.

STORY COUNTY'S REQUEST FOR JOINT HOUSING STUDY: Housing Coordinator Vanessa Baker-Latimer stated that the Story County Board of Supervisors had requested the City to consider partnering in a new housing study for Ames/Story utilizing the same approach followed in a joint study in the 1990's. This study was done to identify housing needs throughout the county which enabled Ames/Story jurisdictions to apply and receive grant funds from the Iowa Department of Economic Development based upon the needs identified. At that time a 25 member task force was created to complete the study. The study included a survey of housing preferences, a visual assessment of housing conditions, and demographic data. The cost of the study was shared between the City and County. Supervisor Lauris Olson suggested doing that again.

Ms. Baker-Latimer added that the City has two housing and demographic informational reports planned for 2018. Those reports will include a demographic assessment and growth projections for the upcoming new Comprehensive Plan and a federally mandated Affirmatively Furthering Fair Housing study for the fall of 2018. The study that is required by HUD is for continuation of the City's CDBG funds will include the county, because housing does not stop at the borders. The City does not feel there are enough resources to do this, but would be able to share its findings with the County and they could be incorporated into an overall study, if desired by the County. This would also include public feedback County wide.

Lauris Olson, Story County Supervisor, provided some background on the request for the

participation of the City in this study. Some surrounding areas within the county are experiencing housing challenges. Ms. Olson stated the county is very determined to have the assessment done. She is comfortable talking with others within the county and asking them to take the lead on the RFP and getting a smaller task force. Story County would like the City to take part, but willing to take the lead. The City could appoint a person to the task force and a citizen, the County would select the other eight. The County staff would be doing the work. A designated liaison from the Planning department would communicate with the County staff. The County will need the City of Ames data and would ask for a small amount of help with the cost.

Council Member Gartin asked the purpose of the study. Ms. Olson stated that the purpose is to identify the housing stock that is available now. This will help the smaller communities plan, additional finances will be utilized in the smaller towns. This document will be a backup or part of an application for some of the programs.

Mayor Campbell stated that Ms. Baker-Latimer would be able to share any and all data that is useful to the County.

Council Member Orazem inquired if the study includes transit. Ms. Olson stated that the task force would be able to determine the types of data that would be researched. Mayor Campbell did not feel that it was possible to appoint a liaison at this time. Council Member Gartin suggested Ms. Olson talk with the other supervisors to see if there was a smaller amount the City could assist with since the City will share the data collected in the City studies.

DEPOT DEVELOPMENT AGREEMENT: City Attorney Mark Lambert stated the difference in packet is a minor wording change, the words “or exit” were taken out.

Moved by Gartin, seconded by Betcher, to adopt RESOLUTION NO. 17-664 to approve the Depot Development Agreement with Merry Bee Properties, LLC, regarding parking.
Roll Call Vote: 6-0. Motion/Resolutions declared approved/adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

INITIATE AN AMES URBAN FRINGE PLAN MAP AMENDMENT FOR TIMBER CREEK ACRES: Planning Director Kelly Diekmann clarified the motion to be to authorize the applicant, rather than staff, to initiate an Ames Urban Fringe Plan Map Amendment for Timber Creek Acres.

Moved by Beatty-Hansen, seconded by Gartin, to authorize the applicant to initiate an Ames Urban Fringe Plan Map Amendment for Timber Creek Acres.
Vote on Motion: 6-0. Motion carried unanimously.

AGREEMENT WITH UNITED WAY OF STORY COUNTY, INC., TO MANAGE HUMAN SERVICES CAPITAL IMPROVEMENTS PROGRAM: Assistant City Manager Brian Phillips reminded the City Council of the previous meeting when Council had directed staff to prepare an agreement that outlines terms of the program for an initial \$250,000.

The key points to the agreement are as follows:

1. UWSC will receive \$250,000 from the City of Ames to be used for the program.
2. Funds may only be used for new construction or renovation work on primary or secondary buildings.
3. Fund recipients must provide matching funds of at least 50% of the total project cost. Matching funds must be in cash; in-kind contributions will not be acceptable as a match.

4. Grant awards will be a minimum of \$7,500 and a maximum of \$100,000 for each individual project.
5. Only agencies that have been accepted into the ASSET process as of the time of the award will be eligible to receive funding.
6. Requests will be prioritized on the basis of the current City of Ames ASSET priorities.
7. UWSC may determine the application process, required submittals, and grant agreements, and will make awards to agencies it determines best meet the requirements of the program.
8. UWSC will incorporate a paragraph into the grant agreement with recipients requiring repayment of grant funds if, within five years of the completion of the improvements, the recipient sells, transfers, leases, or sub-leases the improved property, or ceases occupancy of the property for reason other than the property becoming uninhabitable due to disaster, or if the recipient defaults on any of the grant terms or conditions. The repayment will be based on a graduated scale, with 100% of the grant being repaid if in the first year, 80% being repaid if in the second year, and so forth until 20% is required to be repaid in the fifth year. The grantee is not obligated to repay any funds after the fifth year. Any repaid funds will be returned to the City, not to UWSC.
9. UWSC agrees to disburse the funds received no later than June 30, 2018. Funds not disbursed by this date are to be returned to the City.
10. The agreement requires UWSC to document to whom the funds were disbursed. UWSC must keep any documents related to the grant program for a period of five years, which are to be made available for review at the City's request.

Council Member Gartin commented that he was concerned about the recapture period and making it consistent. Assistant City Manager Brian Phillips responded that the challenge is that the agreement is with United Way, if the City has a recapture period of 20 years, that would create a partnership for 20 years. The agencies have an obligation to repay the funds based on a schedule to United Way, which in turn repays the City. The City also has an ongoing operational agreement with most ASSET agencies. If they fail to satisfy how the City would like this to go, the City could curtail how much funding would be available to them. Council Member Corrieri stated 20 years is a long time for the amount doled out. She also noted the CDBG funds under \$100,000 the recapture would be five to ten years.

Moved by Gartin to amend the contract to provide a ten year recapture period with scheduled percentages to be based on and spread out over ten years. No second

Moved by Orazem, seconded by Betcher, to adopt RESOLUTION NO. 17-665 to approve the Agreement with United Way of Story County, Inc., to manage Human Services Capital Improvements Program.

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

#ALWAYS AMES CAMPAIGN: Moved to the agenda for the November 28, 2017 City Council Meeting.

MUNICIPAL POOL AIR QUALITY: Mayor Campbell stated that Parks and Recreation Director Keith Abraham did an excellent job in the staff report concerning the municipal pool. She also clarified that the school and leadership at the school are in charge of making the maintenance decisions on the municipal pool. Parks and Recreation Director Keith Abraham reiterated that according to the agreement with the school they are in charge of maintenance.

SOUTH GRAND AVENUE EXTENSION ICAAP GRANT APPLICATION: Municipal Engineer Tracy Warner provided background on the grants through the Iowa Clean Air Attainment Program. This grant is to help fund transportation projects and programs that result in attaining or maintaining the national ambient air quality standards. The AAMPO Transportation Policy Committee voted to certify that this project conforms to the ICAAP programs. IDOT requested a resolution from the City Council to commit to provide local funds and maintain it.

Moved by Nelson, seconded by Gartin, to adopt RESOLUTION NO. 17-660 approving the City commitments for South Grand Avenue Extension ICAAP Grant Application.

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

HEARING ON ZONING TEXT AMENDMENT TO ALLOW DOG GROOMING AS PERMITTED USE IN VILLAGE ZONING DISTRICT: Mayor Campbell opened the public hearing. She closed the hearing after there was no one wishing to speak.

Moved by Corrieri, seconded by Nelson, to continue hearing on zoning text amendment to allow dog grooming as permitted use in Village Zoning District to November 28, 2017.

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

HEARING ON ZONING TEXT AMENDMENT TO REVISE SITE LANDSCAPE STANDARDS RELATING TO ADMINISTRATIVE STANDARDS AND OTHER GENERAL LANDSCAPE STANDARDS: Mayor Campbell opened the public hearing.

Director Diekmann clarified that Council would like it captured with a site that already exists and doing incremental changes and have mandatory obligations to come into compliance. If a person adds something to a site that is the scope of the area that you are to work with, you don't have to relandscape other parts of your site that are not affected by the project. Language in article three addresses this about nonconformities, administering landscape codes and inspections process.

Council Member Gartin stated that Council had received an email from a developer concerning the timeliness on getting this material. Mr. Gartin asked if there had been feedback from the Development Community. Director Diekmann stated that were extensive number of workshops in the Spring and declared the intent on where this topic was going, but tabled the topic when the whole ordinance was adopted with the new regulations. In September when the staff report was ready the same email was sent out to the workgroup stating moving ahead with the admin regulations on the Council agenda for September. This action was done again this past Thursday for this meeting. No input was given from either one of these notices.

Josh Shields, 4112 Toronto Street, Ames, stated that once he was able to read through the material it was inline with what had been discussed earlier.

Mayor Campbell closed the hearing due to no one else wishing to speak on the matter.

Moved by Betcher, seconded by Beatty-Hansen, to pass on first reading of ordinance on the Zoning Text Amendment to revise site landscape standards relating to administrative standards and other general landscape standards.

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

HEARING ON 2017/18 CDBG PUBLIC INFRASTRUCTURE IMPROVEMENTS PROGRAM (321 STATE AVENUE): Mayor Campbell opened the public hearing.

Housing Coordinator Vanessa Baker-Latimer reminded the Council that in the RFP the max budget was to be \$550,000. November 2, 2017, the project went out for bids. All bids came back at over \$1,000,000. Staff has to evaluate the bids to try to find out where the gap in cost might come from.

Director Diekmann added that the project is a basic layout, expanding Tripp Street all the way through, adding houses on State, Tripp, and Wilmoth and a few homes off a new cul-de-sac. Design savings are unlikely to be found. A decrease in cost may come from finding a way to build less infrastructure. Staff is asking for two to four weeks to come back with options on where to find more funds.

Council Member Corrieri asked if there would come a point when this affordable housing project is not affordable. Director Diekmann responded that is a question the Council would have to decide the amount of subsidy that is to be given. There is not a set amount of subsidy that is put out as a standard. This is a community based decision on what the value is to the City. Council Member Gartin does not believe this is good stewardship of tax payers money.

Council Member Betcher inquired about possible compliance issues. Ms. Baker-Latimer responded that a certain amount has to be spent by April of 2018, to not jeopardize future money.

Mayor Campbell closed the hearing due to no one else wishing to speak on the matter.

Moved by Betcher, seconded by Gartin, to accept the report of Bids on the 2017/18 CDBG Public Infrastructure Improvements Program (321 State Avenue).

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

ORDINANCE REVISION TO CHAPTER 28, UTILITIES, DIVISIONS I AND II: Moved by Orazem, seconded by Betcher, to amend Section 28.307 of Ordinance to reference version of the *Code of Federal Regulations*, Chapter 1, Park 403, dated October 22, 2015.

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

ORDINANCE REVISING PORTIONS OF CHAPTER 28 RELATED TO DIVISION II WATER SERVICE AND DIVISION III SEWERS, AS AMENDED: Moved by Betcher, seconded by Nelson, to pass on second reading of Ordinance revising portions of Chapter 28 related to Division II Water Service and Division III Sewers, as amended.

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

ORDINANCE APPROVING CHANGES TO APPENDIX N RELATING TO UTILITY RATES: Moved by Orazem, seconded by Correiri, to pass on second reading of ordinance approving changes to Appendix N relating to utility rates.

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

COUNCIL COMMENTS:

Moved by Gartin, seconded by Corrieri, to refer to staff a letter from Hunziker Youth Complex.

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

Moved by Orazem, seconded by Corrieri, to authorize Hunziker to start the process to pursue a rural subdivision.

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

Moved by Orazem, seconded by Nelson, to put on agenda to approve the east annexation.
Roll Call Vote: 6-0. Motion declared carried unanimously.

Moved by Corrieri, seconded by Beatty-Hansen, to direct staff to come back to Council to supply the number of bedrooms by unit based on assessor's data for all rentals.
Roll Call Vote: 6-0. Motion declared carried unanimously.

ADJOURNMENT: Moved by Corrieri to adjourn the meeting at 10:53 p.m.

Diane R. Voss, City Clerk

Ann H. Campbell, Mayor

Stacy Craven, Recording Secretary