

**AGENDA
REGULAR MEETING OF THE AMES CITY COUNCIL
COUNCIL CHAMBERS - CITY HALL
SEPTEMBER 9, 2014**

NOTICE TO THE PUBLIC: The Mayor and City Council welcome comments from the public during discussion. **If you wish to speak, please complete an orange card and hand it to the City Clerk. When your name is called, please step to the microphone, state your name for the record, and limit the time used to present your remarks in order that others may be given the opportunity to speak.** The normal process on any particular agenda item is that the motion is placed on the floor, input is received from the audience, the Council is given an opportunity to comment on the issue or respond to the audience concerns, and the vote is taken. On ordinances, there is time provided for public input at the time of the first reading. In consideration of all, if you have a cell phone, please turn it off or put it on silent ring.

CALL TO ORDER: 7:00 p.m.

PROCLAMATION:

1. Proclamation for Addiction Recovery Month, September 2014

CONSENT AGENDA: All items listed under the consent agenda will be enacted by one motion. There will be no separate discussion of these items unless a request is made prior to the time the Council members vote on the motion.

2. Motion approving payment of claims
3. Motion approving minutes of Special Meeting of August 19, 2014, and Regular Meeting of August 26, 2014
4. Motion setting November 10, 2014, as Regular City Council meeting date, instead of November 11, 2014 (Veterans' Day)
5. Motion approving certification of civil service applicants
6. Motion approving Report of Contract Change Orders for August 16-31, 2014
7. Motion approving renewal of the following beer permits, wine permits, and liquor licenses:
 - a. Class E Liquor, C Beer, & B Wine – Cyclone Liquors, 626 Lincoln Way
 - b. Class C Liquor – Corner Pocket/DG's Taphouse, 125 Main Street
 - c. Class B Liquor & Outdoor Service – Hilton Garden Inn Ames, 1325 Dickinson Avenue
 - d. Class C Liquor – Whiskey River, 132-134 Main Street, pending proof of dram shop coverage
 - e. Class C Liquor, B Wine, & Outdoor Service - +39 Restaurant, Market, & Cantina, 2640 Stange Road, pending proof of dram shop coverage
 - f. Class C Liquor & Outdoor Service – Wallaby's Grille, 3720 W. Lincoln Way
8. Resolution authorizing issuance of General Obligation Bonds, Series 2014
9. Resolution approving closure of Douglas Avenue on September 14 from Noon to 2 p.m. for Library Grand Re-Opening
10. Requests from Campustown Action Association for Dinkey Day on September 26, 2014:
 - a. Motion approving Blanket Vending Permit
 - b. Resolution approving waiver of fees for parking, electricity, and Blanket Vending Permit
 - c. Resolution approving closure of Parking Lots T and Y on Welch Avenue from 1:00 p.m. to 11:00 p.m.
11. Ames High Homecoming Committee Requests for Homecoming Parade on Monday, September 15, 2014:
 - a. Resolution approving closure of Parking Lot MM, south half of Parking Lot M, portions of CBD Lot Z, and portions of Main Street, Douglas Avenue, Fifth Street, Burnett

- Avenue, Kellogg Avenue, Clark Avenue, and Pearle Avenue from 5:30 p.m. to approximately 7:30 p.m.
- b. Resolution approving waiver of parking meter fees in Main Street Cultural District from 5:30 p.m. to 6:00 p.m. and for Parking Lot N from 5:00 p.m. to 6:00 p.m.
 - c. Resolution approving of waiver of fee for Fireworks Permit
 - d. Motion approving fireworks permit for display after football game (approximately 9:30 p.m.) on September 19, 2014
12. Resolution changing bid due date and date of public hearing to September 25, 2014, and October 14, 2014, respectively, for Furnishing 69kV SF6 Circuit Breakers for Electric Services Department
 13. Resolution awarding contract to Stivers Ford of Waukee, Iowa, for two 2015 Ford Taurus Interceptor Sedans at \$25,586 each
 14. Resolution approving Change Order No. 18 with A&P/Samuels Group for Library Renovation and Expansion Project
 15. Resolution approving completion of 2012/13 Water Program (Toronto Area Water Main Replacement)

PUBLIC FORUM: This is a time set aside for comments from the public on topics of City business other than those listed on this agenda. Please understand that the Council will not take any action on your comments at this meeting due to requirements of the Open Meetings Law, but may do so at a future meeting. The Mayor and City Council welcome comments from the public; however, at no time is it appropriate to use profane, obscene, or slanderous language. **The Mayor may limit each speaker to five minutes.**

HEARINGS:

16. Hearing for rezoning of Quarry Estates Subdivision from Agricultural (A) to Floating Suburban Residential Low-Density (FS-RL) and Floating Suburban Residential Medium-Density (FS-RM):
 - a. First passage of ordinance
17. Hearing on amendments to Flood Plain Zoning Regulations contained in Municipal Code Chapter 9:
 - a. First passage of ordinance
18. Hearing on City Hall Renovation Project - Phase 2:
 - a. Resolution approving final plans and specifications and awarding contract to HPC, LLC, of Ames, Iowa, in the amount of \$820,000 for base bid and \$9,900 for Alternative #1
19. Hearing on WPC Digester Improvements Project:
 - a. Resolution approving final plans and specifications and awarding contract to Ericksen Construction Company, Inc., of Blair, Nebraska, in the amount of \$1,615,750
20. Hearing on GT2 Control Room and Shop Preaction Sprinkler System and Fire Alarm Upgrade
 - a. Resolution approving final plans and specifications and awarding contract to Summit Fire Protection of Urbandale, Iowa, in the amount of \$48,418
21. Hearing on 2014/15 Right-of-Way Restoration Program (Contract #1):
 - a. Motion accepting report of no bids
 - b. Motion directing staff to evaluate alternatives for accomplishing permanent turf restoration for the planned project areas

PLANNING & HOUSING:

22. Resolution approving Preliminary Plat for Roden Subdivision

PUBLIC WORKS:

23. Staff report on parking revisions on North 2nd Street

ADMINISTRATION:

24. 2013 Carbon Footprint Report
25. Motion approving Banner Policy with modifications
26. Staff report on processes to notify neighbors affected by special events
27. Staff report on Youth Master Plan

ORDINANCES:

28. Second passage of ordinance pertaining to parking regulations on new streets and corrections at various locations
29. Second passage of ordinance designating parking restrictions and loading zone on Aspen Road
30. Third passage and adoption of ORDINANCE NO. 4193 rezoning 205 South Wilmoth Avenue from Special Government/Airport (S-GA) to Residential Low Density (RL)

COUNCIL COMMENTS:

ADJOURNMENT:

***Please note that this agenda may be changed up to 24 hours before the meeting time as provided by Section 21.4(2), *Code of Iowa*.**

MINUTES OF THE SPECIAL MEETING OF THE AMES CITY COUNCIL

AMES, IOWA

AUGUST 19, 2014

The Ames City Council met in Special Session at 7:00 p.m. on the 19th day of August, 2014, in the City Council Chambers in City Hall, 515 Clark Avenue, pursuant to law with Mayor Pro Tem Matthew Goodman presiding and the following Council Members present: Gloria Betcher, Amber Corrieri, Tim Gartin, Chris Nelson, and Peter Orazem. Mayor Ann Campbell and ex officio Member Lissandra Villa were not present.

5-DAY SPECIAL CLASS C LIQUOR LICENSE FOR OLDE MAIN BREWING COMPANY

AT DEERY BROTHERS: Moved by Nelson, seconded by Corrieri, to approve a 5-day (August 20-August 24, 2014) Special Class C Liquor License for Olde Main Brewing Company at Deery Brothers, 1700 Southeast 16th Street.

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

SELECTION OF CONSULTANT/DEVELOPER FOR CDBG DISASTER APPLICATION FOR PROPERTIES IN 500 BLOCK OF 6TH STREET:

Housing Coordinator Vanessa Baker-Latimer explained to the Council that the City was recently notified that the Iowa Economic Development Authority (IEDA) announced a new funding opportunity as part of the distribution of Community Development Block Grant Disaster Recovery (CDBG-DR) activities. This is a state-wide competitive grant program for CDBG entitlement communities for the purpose of creating new affordable multi-family rental housing units. She advised that the applications are due to the IEDA by September 2, 2014.

Ms. Baker-Latimer reported that as part of the 2014-15 CDBG Annual Action Plan, staff has recently secured three parcels of land (formerly the Ames Community Pre-school property) within the 500 block of 6th Street. This unexpected grant program opportunity offers a unique chance to support the redevelopment of this land into multi-family affordable housing. Although time is very short to pursue this opportunity, staff felt it was worth requesting a Statement of Qualifications (SQ) to determine if a suitable partner could be identified to assist City staff in preparing and submitting a grant application for development of an affordable housing project on the 6th Street properties.

Ms. Baker-Latimer stated that responses to this request for SQ's were due on August 15, 2014, and that two SQs were received: Benjamin Design Collaborative (BD)/Story County Community Housing Corporation and Hatch Development Group (HDG). Staff reviewed the proposals and found that both have experience designing multi-family developments. However, the HDG SQ is distinguished with its experience in grant writing and direct funding through the CDBG-DR grant program. Furthermore, HDG has experience with "Iowa Green Streets" standards, which is a requirement of this grant. She advised that this item will come back to Council on August 26 once the actual grant application has been prepared.

Upon questioning by Council Member Orazem, Ms. Baker-Latimer responded that Ames will be competing with other entitlement communities for \$30 million in funding. The money will go strictly towards the development of the affordable housing project—it is not a tax credit application.

Council Member Corrieri asked about criteria used in the scoring process. Ms. Baker-Latimer indicated that there is a large list of criteria, and that some of the program requirements have a heavy emphasis on being “shovel ready” with features known as “Green Street Design.” Council Member Corrieri explained that, as she looks at the two firms and their qualifications, she is inclined to support the local business of Benjamin Design; she did not see anything glaring that put HDG ahead of Benjamin Design’s SQ. Housing Coordinator Baker-Latimer stated that while BD did have the design qualifications, most of the applications written by that firm were for downtown facade grants, whereas HDG had much more experience in this type of process in a short order of time. Ms. Baker-Latimer said that the level of detail in the application is what will come back to the Council on August 26.

Upon questioning, Housing Coordinator Baker-Latimer reported that there will be no up-front investment to pay the consultant if the City is not successful in obtaining grant funds. City Manager Steve Schainker advised that the City is under a short time frame to complete the application; however, the City doesn’t have to apply for this funding if the Council is not comfortable with it.

Moved by Betcher, seconded by Orazem, to adopt RESOLUTION NO. 14-455 approving Hatch Development Group as the consultant/developer in connection with the Community Development Block Grant Disaster application for City-owned properties in the 500 block of 6th Street.

Council Member Gartin advised that he would like to work with a local developer, when possible. Council Member Corrieri stated that she would support the selection of Benjamin Design Collaborative/Story County Community Housing Corporation as the preferred consultant. She reiterated that she did not see a lot of difference in background between the two firms.

Council Member Betcher stated that normally she would support local involvement; however, she would rather go with the firm that, she feels, could turn the application around quickly and maximize the City’s potential in obtaining the funding. If there was more time, she might weigh things more heavily towards a local developer.

Mayor Pro Tem Goodman said that he gives a lot of credit to staff in this case, because of the details involved. Staff has had those conversations that led it to believe that HDG was the preferred choice.

Roll Call Vote: 4-2. Voting Aye: Betcher, Goodman, Nelson, Orazem. Voting Nay: Corrieri, Gartin. Resolution declared adopted, signed by the Mayor, and hereby made a portion of these minutes.

POTENTIAL TRAFFIC SAFETY IMPROVEMENTS TO SOUTH DUFF AVENUE: Several property/business owners were present for the Round Table discussion and introductions were made as follows: Mike Flummerfelt, 6717 George Washington Carver owner of Enterprise Rental Car; Jeff Mosiman of Wendy’s at 528 South Duff; Jeff Bundy, 505 South Duff; Rick Thompson, 414 South Duff; Harry Wolf and Courtney Schultz of Buyers Realty, Inc., of Des Moines, representing the owners at 806 South Duff (Verizon building); Christopher Stafford of NAI Optimum representing numerous owners of property up and down South Duff; Lin Bundy, 3012 Briggs Circle; Ted Sage of LOF-Xpress Oil Change at 520 South Duff; Gary Denner of

Professional Property Management at 201 South 5th Street; Jim Howe of Howe's Welding at 811 South Duff; Bob Cummings, 716 South Duff; Chuck Winkleblack of Hunziker & Associates, owner of property in the 700 block of South Duff; Ken Howe, 811 South Duff; and, Rich Johannsen, 112 South Duff Avenue.

City Traffic Engineer Damion Pregitzer presented background on the area in question, which encompasses South 5th Street south to the Squaw Creek Bridge. He recapped this project from when it first came before the Council to where the issue currently stands. Mr. Pregitzer showed an aerial view of the South Duff Corridor beginning at the intersection of South 5th Street south to Squaw Creek.

Traffic Engineer Pregitzer reviewed the project timeline starting back in June 2013. A letter from Chuck Winkleblack was received by the Council regarding access management on South Duff Avenue from South 5th Street to Squaw Creek. That letter requested that the City Council direct staff to conduct a study of the Corridor and to evaluate the consolidation of several access drives along both the east and west sides of the street into a single signalized intersection. Staff then held several meetings with numerous property and business owners along the affected portion of South Duff. The report on those meetings was presented to the City Council in December 2013. Mr. Pregitzer summarized the findings of that report.

During the June 10, 2014, Council meeting, at which time staff presented its third report to Council, staff was directed to move forward with the project and attempt to secure easements along the west side of South Duff (which included the Hunziker, Flummerfelt, and Bundy properties), along with creating a new signalized intersection between South 5th Street and the Squaw Creek Bridge with a raised median. Mr. Pregitzer pointed out that in meetings with the Iowa DOT, it had indicated that it will not authorize the installation of a new traffic signal without a raised median so as to address safety concerns. Overheads were presented as follows: the existing signalization; the potential traffic signal and mandated median location; and, an aerial view showing the areas for potential cross-access easements through the rear of the properties on both sides of South Duff Avenue.

Traffic Engineer Pregitzer described how signalized intersections are evaluated based upon their "Level of Service" (LOS) and how average delay times were assigned to each grade (Grades A - F with an A rating being the best grade). He reported that, based on 2013 counts, the existing LOS at the 5th Street and South Duff intersection is rated as "D" (which equates to an average delay of 45.9 seconds). Furthermore, the existing approaches at this intersection are rated as follows: eastbound is LOS D (44.7 seconds); westbound is LOS F (84.5 seconds); northbound equates to LOS D (45.2 seconds); and, southbound equates to LOS D (44.9 seconds). Mr. Pregitzer stated that when transportation planning is determined, a LOS C is what is designed.

Mr. Pregitzer presented animated traffic models (with the 2013 counts) during peak hours which shows the traffic signalization with the current roadway configuration and that with the proposed traffic signal configuration. He described peak times occurring at approximately 7:40 a.m. - 8:20 a.m. and then again at 5:15 p.m. - 6:00 p.m. With the new signal, the LOS is rated at a C with a delay of 21 seconds. This model assumes access from the frontage roads on both sides of South Duff. He reported that the reason why this model works is because as the side street traffic is released onto Duff, it matches up with the through coordination movements north and south. It groups vehicles together in a very efficient way, which is called "platooning traffic."

Discussion ensued regarding the median placement and whether the Iowa DOT would be willing to “relax” on its placement. Further discussion was held regarding the current stoplight’s timing. Mr. Pregitzer stated that some “tweaks” could be made to the current situation, but the LOS C rating would not be obtained.

Ted Sage indicated that if the median component could be eliminated, the level of dissatisfaction amongst the property/business owners would be greatly diminished. He emphasized that ease of access is a key element. It was again noted that the signal would not be allowed without the installation of a raised median.

At this time, Traffic Engineer Pregitzer showed the projected intersection LOS occurring over the next 25 years. If nothing is done, the LOS D goes to an F rating (range for failure) in 25 years, whereas if a LOS C is obtained within a five-year span, the LOS C would decrease to a D in 25 years.

Council Member Nelson pointed out that some traffic congestion would be relieved when the Grand Avenue extension has been completed.

Mr. Pregitzer explained that the purpose of the South Duff Avenue improvements is to serve the businesses/customers. Transportation improvements like the Grand Avenue extension will add an impact over time.

In reference to the existing LOS on South Duff, Council Member Betcher noted a difference in the increase in delay between Year 5 and Year 10. She further pointed out that in between Year 10 and Year 15, there is a significant difference—which results in a LOS E (which is on the edge of failure).

Council Member Nelson indicated that while there is a risk of doing nothing now, the opportunity in 10-15 years may not even exist.

According to Mr. Pregitzer, this all came about because of the new development in the area. As the sites develop, there is the potential to interconnect the parking lots. He emphasized that the longer-term success of this project will involve an internal site circulation plan among properties to guide the design/layout of future development within the South Duff Corridor. The project is an opportunity to make a significant traffic improvement in the Corridor that will have mutual benefit for both the adjacent businesses and the greater Ames community.

At this time, Mr. Pregitzer reviewed the crash history along this road segment (statistics shown between 2004-2013). The crash rates along the Corridor (South 5th Street to the Squaw Creek Bridge) are 148% (all crash types) and 155% (just injury crashes) as compared to similar arterials in Iowa. He said the meaning is that if a person has an accident in that segment of the roadway, he/she is 1.5 times more likely to be injured than on other similar roadways in the state. Because of those statistics, there does appear that there is a significant safety concern; the appropriate mitigation technique to reduce the crash rate was found to be a raised median.

Bob Cummings stated that the Grand Avenue extension would alleviate some of the congestion, and access easements may be hard to obtain. There is a lot of uncertainty, and many sides to this situation are unknown. He felt that a long-term solution needs to be achieved instead of coming up with a “quick fix.”

Mike Flummerfelt indicated that it would be good to have easements in place so that businesses can connect. Traffic flow meandering through parking lots without a designated lane and sign guides would be of concern.

Valerie Stallbaumer, 431 South Duff, Suite B, questioned how the City is going to guarantee that traffic will turn at the new stop light instead of the one that's already in place. She wondered how a stop light will diminish traffic on 5th Street. Her place of business is located just north of 5th Street and her only access to her business is through the Car-X driveway. Ms. Stallbaumer said there needs to be more discussion about the whole big picture.

Upon questioning by Mayor Pro Tem Goodman about the impact of an F Level of Service, Mr. Pregitzer responded that, at peak levels, most people would choose another time of day to travel the South Duff Corridor, which is called "peak spreading." From a driver's perspective, a LOS E could mean that you miss the light and wait for another cycle. LOS F means a person could wait through two or three cycles. After two-three cycles, there would be a complete traffic gridlock.

Chuck Winkleblack stated that traffic on South Duff is a disaster right now. Every day, businesses can count the illegal entries into the Wal-Mart parking lot. The commercial space that Hunziker Development is proposing is going to make traffic that much worse. Mr. Winkleblack explained that he doesn't care about the median, and that it was never his idea, but the DOT's. He reported that most of businesses up and down the Corridor, other than Howe's Welding and U-Haul, have new buildings. He did not understand how the business owners could not see the benefit of reducing the intersection delay from 46 seconds down to 21. The area has turned over and traffic has gotten progressively worse.

Jeff Mosiman stated that there is a five-year window before anything needs to be done. He indicated that this issue doesn't have to be solved this evening. He wondered if a traffic study could be performed from South 16th Street to the bridge and incorporate it into the study that has already been completed.

Mayor Pro Tem Goodman advised that there was a letter that was sent to the Council asking that it address the traffic concerns in that area. This came with the prospect of obtaining easements along with signalization and some cost-sharing possibilities. Those opportunities, as redevelopment occurs, become less likely.

Mr. Winkleblack reported that he actually addressed this issue with the Council three years ago prior to the Texas Roadhouse locating on South Duff. It has become harder and harder to find ways to get access and make those connections.

Council Member Gartin brought up the subject of bike traffic along the Corridor and that it is the most dangerous (in terms of bike traffic) in Ames. Although vehicle traffic has been the focus, there is more and more bicycle traffic, and he wants to make sure that safety issues for cyclists are considered as well. He wants the Council to think about the whole picture for safety in this Corridor.

Dan DeGeest, 4212 Phoenix Street, referred to the aerial view of the South Duff Corridor. He explained that another way to reduce traffic in that area is to reduce the number of cars, and to increase the number of bicyclists and pedestrians in the area. Currently, this is one of the most

dangerous and hardest places to bike in Ames. When you come into the South Duff area, a person has to come onto a multi-use path which gets you to South 16th Street. Then a person has to cross the street to get onto the multi-use path on the other side, which stops. He pointed out another small section of path, which also stops. There is no bicycle access for the entire area from any other place. He wanted to note that if road/access improvements are going to be made, we need to look at making “complete street improvements,” which addresses all modes of transportation. When questioned by Council Member Gartin, Mr. DeGeest explained that if the old rail trail—all the way to the ISU Research Park, which goes under Highway 30—were made into a dedicated bike trail, it would seem the most logical and safest way to address this mode of transportation. He further explained that he was unaware of the proposed access easements; therefore, he gave more thought to the old rail trail. However, if those side roads came into existence, it would open up other possibilities for bicyclists. He emphasized that the mode of transportation for bicyclists needs to be part of the planning.

Council Member Orazem indicated that whatever scenario is being discussed, he questioned whether there is any other option but to have the cross easements in place. Regardless of what happens with the extension of Grand Avenue, he feels that the easements will be needed to “shunt” traffic off of Duff Avenue. People are going to need to access businesses without access points onto Duff.

Mr. Pregitzer advised that, in general, if the easement scenario is not included in the modeling, very little difference will be seen in traffic improvements along the Corridor.

Chuck Winkleblack asked if U-STEP funding through the Iowa DOT could be used for the access easements. Mr. Pregitzer responded that as long as the DOT agrees to the design, that U-STEP funding would be available. He noted that the estimated project cost of \$325,000 is for a new traffic signal and raised median along South Duff, and did not include the access easements.

Marjorie Howe, 811 South Duff Avenue, questioned what a person would do when exiting the Texas Roadhouse and wants to turn left. A person would be forced to turn south when that’s not the direction he/she wants to go. Mr. Pregitzer reiterated that the cross access easements would need to be in tandem with the signal and median.

Mayor Pro Tem Goodman stated that he understands that the median creates access concerns. But, the issue is increasing the operable carrying capacity of the Corridor, thereby creating the overall capacity of customers to the businesses. In thinking ahead, more people can be placed near each property. However, overall as the community changes, when people choose where to go, they will choose on the basis of carrying capacity and operability of the roads. Mr. Goodman explained that maybe some of the property owners are thinking too “near term” and not in the long term. He said that this discussion is about an investment and a cooperative effort to bring more people to the businesses on South Duff Avenue. In the long term, if nothing is done, the LOS will be an F in 25 years even with the Grand Avenue extension. With the improvements, the operable function of this road will grow with this investment. He reiterated that what the City is trying to accomplish is to increase the businesses’ cars per day, which will benefit property owners. The carrying capacity with this investment will create revenue for every business on South Duff Avenue.

Mr. Pregitzer described the sequence of several traffic improvements projects throughout the community and their effects over the next 25 years. Each of these improvements—Grand/South 5th, Grand/South 16th Street, the widening of South 16th Street over to the University, and the cross section of Lincoln Way from Grand to Duff—will all have substantial benefits.

Mr. Winkleblack said that this fix may be a “band-aid,” but what Hunziker Development, Wal-Mart, and the Iowa DOT are being asked to pay, and is willing to pay, is almost nothing. The alternative is to do nothing, which is only going to exacerbate the problem for all of the businesses along the South Duff Corridor.

Council Member Betcher indicated her main concern is that the accesses to some of the businesses will be cut off unless easement agreements are in place. She is hesitant about moving forward to approve any concept without knowing how that access is going to occur. However, it is compelling that money from other sources is out there for the improvements to occur.

Council Member Corrieri advised that at the last meeting when this issue was discussed, Council directed staff to move forward with the project creating a new signalized intersection with a raised median with the caveat that staff negotiate with Hunziker for access to the Enterprise property.

City Manager Steve Schainker advised that the Council is not approving this project tonight, but that there is a need for direction on how to move forward.

Much discussion was held regarding the potential location of the access easements along with traffic and business signage.

Moved by Orazem, seconded by Gartin, directing staff to proceed with a traffic plan that includes: access easements on the east and west sides of South Duff Avenue between South 5th Street and the Squaw Creek Bridge; a traffic signal and raised median, taking into account the interests of the businesses on both sides of the Corridor so that each would have credible access; and, an accounting of cost shares for the City, the Iowa DOT, and affected property owners.

Mayor Pro Tem Goodman clarified that the goal is to converse with the property owners in the meantime while the City is working on this plan. There will be a robust effort in obtaining the easements to create credible access for all businesses in this area, with functionality improvements that would come from the signal/median and access easements.

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

COUNCIL COMMENTS: Moved by Orazem, seconded by Corrieri, to refer to staff the letter from U-Haul.

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

Moved by Orazem, seconded by Corrieri, to refer to staff the letter from Wandling Engineering.
Vote on Motion: 6-0. Motion declared carried unanimously.

ADJOURNMENT: Corrieri moved to adjourn at 9:40 p.m.

Diane R. Voss, City Clerk

Ann H. Campbell, Mayor

Jill L. Ripperger, Recording Secretary

MINUTES OF THE REGULAR MEETING OF THE AMES CITY COUNCIL

AMES, IOWA

AUGUST 26, 2014

The Regular Meeting of the Ames City Council was called to order at 7:00 p.m. on August 26, 2014, in the City Council Chambers in City Hall, 515 Clark Avenue pursuant to law with Mayor Ann Campbell presiding and the following City Council members present: Gloria Betcher, Amber Corrieri, Tim Gartin, Matthew Goodman, Chris Nelson, and Peter Orazem. *Ex officio* Member Lissandra Villa was also present.

Mayor Campbell announced that the Council members would be working from an Amended Agenda. Added under the Consent portion of the Agenda was approval of a new Class C Liquor License and B Wine Permit for Della Viti, 323 Main Street, #102. A change was also made to Item No. 18 to include approval of a waiver of the City's Purchasing Policy requirement for formal bidding procedures pertaining to inspection and assessment services of the GT1 Combustion Turbine.

PROCLAMATION FOR SCHOOL ATTENDANCE AWARENESS MONTH: Mayor Campbell proclaimed the month of September 2014 as School Attendance Awareness Month. Accepting the Proclamation were Ames Director of School, Community, and Media Relations Kathy Hanson and Lead Family Ambassador Colleen Kreide; Judy Dahlke, VISTA Volunteer for United Way; and Jean Kresse, Executive Director of United Way.

PRESENTATION OF AMES ECONOMIC DEVELOPMENT COMMISSION ANNUAL REPORT: Dan Culhane, Executive Director of the Ames Economic Development Commission (AEDC), presented its Annual Report. He also detailed its 2012-2016 Strategic Plan.

CONSENT AGENDA: Council Member Orazem asked to pull Item No. 10 pertaining to the Professional Services Agreement for the Grand Avenue Extension Location & Environmental Study for separate discussion.

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

1. Motion approving payment of claims
2. Motion approving minutes of Regular Meeting of August 12, 2014
3. Motion approving certification of civil service applicants
4. Motion approving Report of Contract Change Orders for August 1-15, 2014
5. Motion approving renewal of the following beer permits, wine permits, and liquor licenses:
 - a. Class C Liquor & Outdoor Service Privilege – SMG Food & Beverage, CY Stephens Auditorium
 - b. Class C Liquor & Outdoor Service Privilege – SMG Food & Beverage, Scheman Building
 - c. Special Class C Liquor – SMG Food & Beverage, Fisher Theater
 - d. Class E Liquor, C Beer, & B Wine – Hy-Vee Drugstore, 500 Main Street
 - e. Class C Liquor & Outdoor Service – Indian Delights, 127 Dotson Drive
 - f. Class C Liquor – Mandarin Restaurant of Ames, 415 Lincoln Way
 - g. Special Class C Liquor & Outdoor Service – Noodles & Company, 414 South Duff Avenue
 - h. Class C Liquor & Outdoor Service – Blue Owl Bar, 223 Welch Avenue
 - i. Class B Beer – Flame-N-Skewer, 2801 Grand Avenue
6. Motion approving new Class C Liquor License & B Wine Permit for Della Viti, 323 Main Street, #102; contingent on Criminal History Background Check and premises inspection
7. RESOLUTION NO. 14-456 approving revision to ASSET Policies and Procedures
8. RESOLUTION NO. 14-457 approving revision to ASSET 28E Agreement to add Central Iowa Community Services as a Funder

9. RESOLUTION NO. 14-459 authorizing extension of Engagement and Retainer Agreement with Ritts Law Group of Alexandria, Virginia, in an amount not to exceed \$100,000 for consulting services related to the Clean Air Act
 10. Requests from Octagon Center for the Arts for Art Festival on September 28, 2014:
 - a. Motion approving Blanket Temporary Obstruction Permit for the Central Business District
 - b. Motion approving Blanket Vending License
 - c. RESOLUTION NO. 14-460 approving waiver of fee for Blanket Vending License
 - d. RESOLUTION NO. 14-461 approving closure of portions of Main Street, Burnett Avenue, Kellogg Avenue, and Douglas Avenue from 6 a.m. to 6 p.m. waiver of fee for usage of electricity; and waiver of fee for Blanket Vending License
 - e. RESOLUTION NO. 14-462 approving waiver of fee for usage of electricity
 11. RESOLUTION NO. 14-463 approving preliminary plans and specifications for Non-Asbestos Insulation and Related Services and Supplies for Power Plant; setting September 25, 2014, as bid due date and October 14, 2014, as date of public hearing
 12. RESOLUTION NO. 14-464 approving preliminary plans and specifications for Furnishing 69kV SF6 Circuit Breakers for Electric Services Department; setting September 10, 2014, as bid due date and September 23, 2014, as date of public hearing
 13. RESOLUTION NO. 14-465 approving preliminary plans and specifications for 2012/13 Storm Sewer Outlet Erosion Control; setting September 17, 2014, as bid due date and September 23, 2014, as date of public hearing
 14. RESOLUTION NO. 14-466 awarding contract to Power, Process & Industrial, LLC, of Marceline, Missouri, for purchase of Steel Riser Pipe for Power Plant Circulating Water System in the amount of \$47,100.14, with applicable sales taxes paid directly by the City to the State of Iowa
 15. RESOLUTION NO. 14-467 awarding contract to Power, Process & Industrial, LLC, of Marceline, Missouri, for purchase of Platforms and Roof Access Components for Power Plant in the amount of \$47,536.21, with applicable sales taxes paid directly by the City to the State of Iowa
 16. RESOLUTION NO. 14-468 waiving City's Purchasing Policy requirement for formal bidding procedures and awarding contract to Wood Group Pratt & Whitney of Bloomfield, Connecticut, to provide inspection and assessment services of GT1 Combustion Turbine
 17. RESOLUTION NO. 14-469 approving Change Order No. 3 for Vet Med Substation Feeder Extension
 18. RESOLUTION NO. 14-470 accepting completion of 2013/14 Specialized Wet/Dry Vacuum, Hydroblast, and Related Cleaning Services for Power Plant
 19. RESOLUTION NO. 14-471 approving Major Final Plat for Aspen Ridge Subdivision, 2nd Addition
 20. Resolution accepting completion of Ringgenberg Park Subdivision, 3rd Addition, and releasing security
- Roll Call Vote: 6-0. Resolutions/Motions declared adopted/approved unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

PROFESSIONAL SERVICES AGREEMENT FOR GRAND AVENUE EXTENSION LOCATION & ENVIRONMENTAL STUDY: Public Works Director John Joiner explained that the future project will extend Grand Avenue from South 3rd Street to South 16th Street and realign and extend South 5th Street between South Duff Avenue and Grand Avenue. Location and environmental studies must be performed for that corridor prior to transitioning into other phases of project development. The Study will include project management assistance, location alternatives, analysis of those alternatives, environmental assessments, public meetings, individual property owner meetings, documentation, and submittal of the information to the Federal Highway Administration. Mr. Joiner noted that the project study area includes a large portion of the floodway and fringe areas,

so there could be some wetland issues. The area is also heavily forested and bats might be found, which would entail proper management of their environment.

Director Joiner noted that the Capital Improvements Plan (CIP) will likely show the Phase II Environmental Impact, which will be the actual environmental assessment, and hopefully, indicate a finding of no significant impact. The environmental studies are valid for a ten-year period, so the City would be ready should it receive grant funding to begin the actual construction of various components of the Grand Avenue Extension. Council Member Orazem asked if another Location and Environmental Study would be necessary if construction were not to begin for ten years. Mr. Joiner replied that as information becomes available through the ten-year period, the Study would be updated and extended from each update.

According to Mr. Joiner, the Iowa Department of Transportation reviewed the Professional Services Agreement and Scope of Services for Phase I and has given concurrence to moving forward with the project and the selected consultant. The project would be funded by \$300,000 in General Obligation Bonds and approximately \$104,000 in Federal Demonstration Funds, which are included in the 2013/14 CIP.

City Manager Steve Schainker stated that the Grand Avenue Extension project had been delayed in the City's since the elimination of Congressionally directed funds (earmarks). That has made it difficult to finance this \$18 million project. Mr. Schainker noted that federal funding oftentimes has a requirement that projects be "shovel-ready." In order to take advantage of any federal funding that might become available and require that the projects be ready to go, staff feels it would be to the City's advantage to have all possible preparatory work completed. Mr. Schainker emphasized that this is a very important part of the City's Transportation Plan, and assuming that the citizens still want it, the City needs to do all the preparatory work and be ready.

Council Member Orazem inquired about the next steps after completion of the environmental assessment. Director Joiner advised that completion of the assessment would set the City up for moving forward with property acquisition. A conceptual design has been done for the project. Following property acquisition, the City would move forward with the preliminary and final design pending receipt of grants. The City will look for grants that include engineering and construction.

Moved by Orazem, seconded by Betcher, to adopt RESOLUTION NO. 14-458 approving the Professional Services Agreement with Howard R. Green, Inc., of Johnston, Iowa, for Grand Avenue Extension Location & Environmental Study in the amount of \$315,150.23.

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

PUBLIC FORUM: No one came forward to speak, and Mayor Campbell closed Public Forum.

HEARING ON REZONING WITH MASTER PLAN FOR 601 STATE AVENUE FROM SPECIAL GOVERNMENT/AIRPORT (S-GA) TO RESIDENTIAL LOW-DENSITY (RL) AND FLOATING SUBURBAN RESIDENTIAL LOW DENSITY (FS-RL) [Continued from August 12, 2014]: Mr. Diekmann reported that the Council, on August 12, 2014, continued the public hearing to this meeting to allow for the applicant and City staff to verify project information and formulate a Zoning Agreement. He reviewed the Council's motion to direct staff to prepare a Contract Rezoning Agreement signed by the developer that incorporated three items:

1. Master Plan to include an allowance for relocation of the bike path and easement subject to the approval by the City at the time of subdivision.
2. Density of development limited to a developable area of approximately 10-14 acres based on Code-allowed exceptions for constrained areas and with the bike path in its current location.
3. Off-site traffic improvements with an agreement that the City and developer agree to a proportional share of the cost of traffic improvements at the intersection of Mortensen Road and State Avenue.

According to Director Diekmann, City staff met with the developer and his representatives to discuss the direction of the Council. The meeting provided a further understanding of the applicant's proposed Master Plan dated August 11, 2014; proposed development intensity, and building types. The applicant did not support paying for the proportional cost of a potential roundabout improvement rather than signalization of the intersection due to higher costs and his feeling that signalization of the intersection would mitigate the project's impacts on intersection operations. A letter dated August 18, 2014, was later submitted to staff by the applicant's attorney Brian Torresi that clarified project details and confirmed agreements, as follows:

1. Developer agrees to relocation of the bike path subject to joint agreement of the location and design by the City and developer at the time of subdivision. This will also require approval of the School District for the realignment on the portion of the property owned by the District.
2. Developer agrees to pay a proportion of a signalized traffic improvement for the intersection of Mortensen Road and State Avenue.

According to Mr. Diekmann, the key element of the letter identified that, while it is still unknown at this time what the precise net acreage will be for the property, it does indicate inferred acreages of developable area of 15-17 acres intended for building development based upon assumption of maximum density of ten units per net acre. Mr. Torresi noted in the letter that those would be considered maximums of net acres and that a final determination of net acres and corresponding units would occur at the time of subdivision. The developer had already agreed to a maximum 172 units for the entire site, regardless of the zoning classification. The units are to be configured as two- and three-bedroom units, and in no event, will the number of bedrooms for the entire site exceed 450 bedrooms for the South Parcel.

Council Member Betcher shared her opinion that the letter received by the City dated August 18 contradicted the statement by the developer at the August 12, 2014, Council meeting when it was stated that the developer agreed to pay its proportional share of the off-site traffic improvements at the intersection of Mortensen Road and State Avenue. However, the August 18, 2014, letter stated that the developer did not support paying for the proportional cost of a possible roundabout improvement rather than signalization of the intersection. Ms. Betcher noted that the roundabout at Mortensen and State was a recommendation contained in the City's Long-Range Transportation Plan.

Mr. Diekmann advised that the intent is to get to a final dollar amount so the City Council will know what the commitment is prior to approving the Contract Rezoning and the third reading of the ordinance for FS-RL zoning.

It was pointed out by Director Diekmann that the terminology of a Zoning Agreement is within the

Ames Municipal Code. It is a document that the City of Ames uses to implement a graphic for a Master Plan; it is directive of the contents of what a Master Plan includes. A Contract Rezoning is a document that is authorized through Iowa Code. It is more of a mutually agreeable contract between a local government and an applicant to do things above and beyond what is in a Code-required situation. In summary, the Zoning Agreement deals with Code requirements and a Contract Rezoning deals with elements that are above and beyond the minimum expectations for a project. Both the Zoning Agreement and Contract Rezoning need to be in a final state and be signed before the third reading of the ordinance passes to actually effectuate the zoning request for the property. Mr. Diekmann told the Council members that staff had brought those two elements to them in this form because it was not comfortable with some of the elements. It was reiterated by Director Diekmann that staff had not yet worked through the final dollar amount for the traffic mitigation even though there is mutual agreement to do so.

Mr. Diekmann advised that staff is recommending approval of the project consistent with the requirements of the Municipal Code for rezoning with a Master Plan. It is also recommending approval considering that the terms of the Contract Rezoning would be in effect; that is a key element of staff support.

Director Diekmann noted that the requirements for a Master Plan state that the applicant must articulate what the estimated net acres would be for the project. It also requires the identification of building types and the range of units that might be built and the types of buildings associated with that, buildable area. Therefore, the graphic will probably not change much, but the text that supports the graphic will change to describe the allowances that are considered the maximum that could occur. The more-precise details of how net acres are calculated will come about at the time of subdivision when the Council reviews the lot lay-out and street system. At that time, the Council will be able to make an evaluation against the FS Zoning District, which has seven items that articulate what areas may be subtracted for net density calculations. Ms. Betcher noted that there was a statement about the number of units, but that was not connected explicitly to net acres. Mr. Diekmann pointed out that within the Master Plan criteria, a range of units (not the precise number) is requested. Staff believes that the estimate of net acres is appropriate at this time to decide if the amount of development proposed is feasible.

Council Member Betcher asked if there was a reason why the 10 to 14 net developable acres dropped out of the picture. Mr. Diekmann stated that those numbers would be determined during subdivision review. It was also questioned by Ms. Betcher if Council members were often left in the position where they have to infer what the net acreage is based on the number of units. According to Mr. Diekmann, when staff was meeting with the applicants, they asked what they should update, and staff told them that the final details could be provided via an amendment to the Plan when they signed the Zoning Agreement. Staff did not accomplish the Council's directive to come back with a signed Zoning Agreement, so staff did not ask the applicants to provide those details. Staff believes that the applicants have provided enough information to allow staff to determine the intent of the project. Director Diekmann advised that by the time of the third reading of the rezoning ordinance, the words "net acreage" will be reflected on the Plan.

Ms. Betcher asked if it were customary for the Council to move ordinances through first and second readings with a contingency of something occurring before the third reading. She stated that she was uncomfortable with approving anything without the specifics of the Master Plan Zoning Agreement and Contract Rezoning Agreement being known. Mr. Diekmann advised that there had been one recent case; however, staff would not recommend adoption of the rezoning ordinance if a Contract Rezoning Agreement had not been agreed to and signed by the developer.

Council Member Gartin asked staff to review the difference between RL and FS-RL in terms of the number of units and the number of beds. Director Diekmann replied that RL has a density range of 0 to 7.26 units, but the only prescribed item to deduct is public right-of-way. He said, however, that that comes back to subdivision; the Subdivision Code will prevail on consistency with the Land Use Policy Plan as well as the zoning regulations. For purposes of comparison, for 15 net acres, there would be approximately 105 units at the maximum under RL multiplied by three bedrooms; that would equate to 315 bedrooms. The applicant has stated that it would develop no more than 450 beds no matter what the net acreage is, so that is why bedrooms are in the Contract Rezoning component.

It was also asked by Mr. Gartin if the public would be able to tell the difference if the area were developed as RL as opposed to FS-RL. Director Diekmann said the difference would be noticeable because of the product type that may be built. Attached single-family may be built in FS-RL whereas only detached single-family houses may be built in RL; FS-RL does have an open space requirement, but that might not be noticeable from the street.

Council Member Nelson asked, for the purposes of discussion, if there was a difference between a bed and a bedroom. Director Diekmann stated that “bedroom” is the term used in the *Code*. He added that the Rental Code states how many occupants may be in one bedroom. City Attorney Parks clarified that three unrelated persons could occupy a two-bedroom house; however, minimum square footage requirements must be met.

At the request of Council Member Gartin, Director Diekmann explained the Conservation Area. That Area would be protected (be undevelopable) in both the RL and FS-RL scenarios. However, RL would go through its own process and the Council would need to request a Master Plan with that process. The Conservation Easement is part of the platting process, not the rezoning process. The Area may change for an RL Master Plan; the developer may not propose exactly what is shown on the FS-RL application.

Mr. Gartin also asked if the Conservation Easement shown on the FS-RL Master Plan was located where the City believed it should be located. Director Diekmann stated that staff did not feel that the Conservation Easement shown necessarily captured all the area or elements that should be protected. Council Member Goodman asked if there would be an opportunity in any zoning district to have a conversation for additional easements. Mr. Diekmann said that it was possible; a Contract Rezoning would allow for that. He added that that could also be addressed during the subdivision process.

Council Member Betcher referenced the FS establishment clause in Chapter 29. She noted that, Item (c) under Article III is a statement that the “existing infrastructure system to be utilized by the land proposed to be zoned FS has the capacity to support the development contemplated.” She interpreted that to be one of four standards that any project has to meet before it can be rezoned to FS and wondered how Council could ever approve anything that requires off-site improvements. Director Diekmann stated that Ames has not literally applied it to mean that all infrastructure must exist before a project may be approved. Historically, the City has used that language to require the applicant to pay its share of the off-site improvements where there will be an off-site impact.

Mr. Diekmann again noted that if the City Council approves the first reading of the rezoning ordinance with the Master Plan Zoning Agreement, a final Master Plan graphic will be included reflecting the terms spelled out in the Agreement for final approval of the City prior to a third reading of the rezoning ordinance. Director Diekmann recommended that no action be taken on the

Contract Rezoning Agreement until the third reading of the rezoning ordinance; that would allow staff to insert the cost estimate for off-site traffic improvements into Section III. The Council was told by Director Diekmann that the way the Agreement is structured, once the City agrees upon a dollar amount with the applicant for its proportion share, it doesn't matter what the improvement is; it is about the dollar amount rather than a specific improvement.

It was clarified by Director Diekmann that a Contract Rezone is a request that the applicant must agree to; it could happen within any zoning district. If Council members wanted to establish an easement, he directed them to the Subdivision Code where one of the approval standards is "appropriate preservation and integration of natural features within the subdivision." The easement is the formal means of protection because it precludes disturbance and has an ongoing obligation.

Council Member Betcher asked if the City would be setting a precedent if it agreed to establish a number of bedrooms as opposed to using net acreage calculations. Director Diekmann answered that he did not view it as in lieu of the application requirements.

Mayor Campbell asked if there was anyone wishing to provide new testimony on this matter.

Brian Torresi, Davis Brown Law Firm, Ames, outlined the requirements of the developer's application for FS-RL. He noted that the underlying zone for the property in question is Village Suburban Floating Zone. The three options under the LUPP designation are Village, Suburban, and Planned Residence District. The choice among those three options is up to the developer; the developer chose FS. Mr. Torresi also noted that, under the establishment clauses, one of the findings for the base zone is that the developer voluntarily chose it. In FS, there is RL or RM. The least-dense one is FS-RL; that is what the application is for. According to Attorney Torresi, RL is not a viable option for the South Parcel. He believes that the developer is requesting the least-intense zone based on the City's Comprehensive Plan. Mr. Torresi also noted that *Iowa Code* Chapter 414 does not require the developer to agree to many of the items that Breckenridge is willing to agree to in the Contract Rezoning Agreement.

Council Member Gartin asked to know what the advantages would be for the neighbors of a FS-RL development as opposed to a RL development. Mr. Torresi pointed out that there is more open space, more green space, and allows for a variety of housing types. It was stated by Mr. Torresi that the developer agreed to RL on the North and Middle Parcels, although they had originally wanted RM and RH on the North, but based on the Comprehensive Plan, the developer knew that the City had to give them RL. Addressing Mr. Gartin's question, Scott Renaud, FOX Engineering, concurred with Mr. Torresi that FS-RL allowed a variety of housing types, has more efficient lay-out and thus allows for a subsequent reduction of costs, which reflects on the total costs of the housing.

Council Member Orazem asked Mr. Renaud to address the net acreage element in RL and FS-RL. Mr. Renaud said that the calculation to take acreage out is usually to get to the minimum density, not the maximum. He believes the net acreage would be the same in RL and FS-RL; however, the number of units would be different.

Tony Ramey, 425 Hilltop Road, stated that for the purposes of revenue, the developer would like to have as many beds as possible; however, the neighborhood would like to see the number of beds be as few as possible. Mr. Ramey showed recent pictures of vandalism to and retrieved alcohol containers from his property. In his opinion, more beds would mean more people that could translate into more vandalism. Mr. Ramey requested that the City "hold out" for RL.

Sharon Guber, 2931 Northwestern Avenue, Ames, pointed out that net acres is defined in the subdivision regulations. There are seven elements. The neighbors want the development to fit in and look like the existing neighborhoods. Ms. Guber said the current neighborhood has an average of 3.7 units per net acre. The LUPP states that existing development should be “meshed” with new development. The Middle and North Parcels were rezoned to allow a maximum of 7.26 units. For the South Parcel, what the developer’s is proposing would be 17.2 units per net acre if ten acres were used. Again, if ten net acres were used, the maximum number of bedrooms as stated by the developer would be 450 for FS-RL; that would be 150 units. That can only be configured one way: 66 two-bedroom units and 106 three-bedroom units. The two-bedroom units have been advertised by Breckenridge as being large enough to have a roommate or a walk-in closet that is large enough that a person could use it as a bedroom to reduce the rental cost. That increases the number of people to 516. In contrast, the maximum number of bedrooms would be 216 for RL. The difference would mean 300 more people in FL-RL than RL. Ms. Guber also said that they do not want the bike path moved as it is now a safe path and if it were moved, there would be steep slopes and it would be in the floodway. She believes that the number of people is what makes the difference. The decision should not be about what the developer wants; it is about what the City wants. Ms. Guber asked the City Council to reject the proposed agreement and to consider RL zoning for the South Parcel.

Ken Platt, 3620 Woodland Street, Ames, is concerned that, if the project is allowed to move ahead, by the time of the third reading, it would be “almost a done deal.” At that point, he believes that the City will have lost its leverage. To him, the real issue is making money; it is not about preserving the quality of life or property values for existing residents. After reading the proposed Contract Rezoning Agreement, he believed that it is very loosely written. Until there is a well-written Agreement and Master Plan showing many more details, especially concerning the natural lands, Mr. Platt asked that the City Council deny the rezoning until Breckenridge shows how the development is going to blend with the existing neighborhoods.

Sharon Stewart, 437 Hilltop Road, Ames, corrected a statement that she had made at the August 12, 2014, City Council meeting when she said she had received a copy of the developer’s letter at 4:30 p.m.; she had actually received it at 9:30 a.m. Ms. Stewart stated her belief that what had been submitted by the developer did not comply with the *Code* as to what should be submitted on a Master Plan. She read excerpts from the Zoning Code indicating what is required. Ms. Stewart asked that the City Council make an amendment to the LUPP to make the South Parcel RL because it better suits the neighborhood. She pointed out that the bike path is located where it is currently due to the topography. In the opinion of Ms. Stewart, FS-RL should be denied and an amendment to the LUPP pursued to make the South Parcel RL.

Michael Petersen, 3302 Morningside Street, Ames, noted that the latest revised Master Plan submitted by Breckenridge shows relocation of the bike path. Mr. Petersen asked that the City Council not allow the bike path to be moved to where Breckenridge proposed and which would give Breckenridge more developable acres. Due to its proximity to the Creek, the steep slopes, and it being in the floodway, the location Breckenridge is proposing would be very unsafe. He believes that if the development in question were to occur, irreversible negative effects would be caused to the neighborhood, natural areas, and wildlife. Mr. Petersen urged the Council to approve the recommendation from the Planning and Zoning Commission and deny the request for rezoning of 601 State Avenue to FL-RL. He believes that the vote tonight will have far-reaching effects on future development in other neighborhoods. He noted that the City Council has a duty to protect all Ames citizens and urged it to vote for only RL on the South Parcel.

Sarah Cady, 2812 Arbor Street, Ames, believes that the Breckenridge project does not promote

stability of core neighborhoods, the project is going to have a significant negative impact on adjacent neighborhoods, and the project does not provide the owner-occupied housing that Ames desperately needs. Her major concerns are not about students in particular, but about the number of residents proposed for the South Parcel and traffic. It would mean approximately 750 new residents on the three parcels in a span of a year, rather than over several years like that of a traditional single-family subdivision. With the number of people that would ultimately be allowed to occupy the units, the number could push the potential number of renters to about 500 on the South Parcel. Across all three parcels, there then could be as many as 800 people. Ms. Cady quoted FOX Engineering's traffic analysis, pointing out that 90% of the 450 occupants on the South Parcel will have State Avenue as their only means of ingress and egress. She believes that the roads in the area are simply not capable of handling high-traffic volumes with ease or in a manner that is safe for the existing residents, pedestrians, or bicyclists. In addition, according to the traffic analysis, there would be a 80 to 90% increase in north/south traffic at the State/Mortensen intersection. The environment is also a concern of hers. The current proposal does not have a definitive Conservation Easement. Ms. Cady also has significant concerns about moving the bike directly adjacent to the Creek. She expressed her frustration that what is now being used is 15-17 acres when the previous estimate was 10 - 14. Ms. Cady said that until some of the issues could be hammered out, she urged the Council to reject Breckenridge's zoning application for FS-RL for the South Parcel or any other proposal that would have the potential for 500 additional people.

Rich Ketcham, 2923 Arbor Street, Ames, noted that to date, there has been no discussion on the clubhouse aspect of the development. None of his previous questions about how the clubhouse would be operated have been answered. In his opinion, FS-RL would still leave the door open for placement of a clubhouse on the South Parcel. Mr. Ketcham also noted that the LUPP has a goal of low-cost housing to buy rather than low-cost housing to build and then rent. In the proposal by the developer for the South parcel, this is a rental proposal; there is no intent to sell low-cost housing. He would like a discussion on the part of the Council as to what its options are if it gets to the second reading of the rezoning ordinance and it becomes clear that the developer is not going to sign the Contract Rezoning Agreement.

Joanne Pfeiffer, 3318 Morningside Street, Ames, said she could never imagine the City of nearly 65,000 allowing a proposal such as what is being requested by Breckenridge. She noted the disparity that would exist between the current neighborhood's density and that which is being proposed by the developer. Ms. Pfeiffer reminded the Council of its duty to protect its citizens' quality of life and referenced the five applicable statements contained in the LUPP that corroborate that duty. Ms. Pfeiffer believes that the Breckenridge proposal does not meet the elements of the City's Land Use Policy Plan. She believes that the most appropriate zoning for the South Parcel is RL.

The meeting recessed at 9:20 and reconvened at 9:26 p.m.

Mayor Campbell closed the public hearing.

Council Member Orazem noted that he was still puzzled as to the net acres and does not understand why the 10 - 14 net acres or 10 - 15 acres if one acre is part of the bike path would not give a reasonable range. He does not think that the Council should go back on that particular aspect of the agreement from the last meeting. It was stated by Mr. Orazem that he was uncomfortable with Alternative 1 from the Council Action Form that used 10 - 17 net acres when he cannot see where that number came from.

Moved by Orazem, seconded by Gartin, to approve the first reading of an ordinance for rezoning of approximately 1.63 acres north of College Creek from “S-GA” to “RL” and rezoning of approximately 27.37 acres of land south of College Creek from “S-GA” to “FS-RL”, all located at 601 State Avenue; and direct that staff prepare an Agreement where the net acres remain where the Council had set it.

It was clarified by Director Diekmann that the direction was for staff to prepare a Zoning Agreement where the net acres would not exceed 14 acres. He noted that it would be incumbent on the applicant to sign the Agreement and have the exhibits attached to it prior to approval of the third reading of the Rezoning Ordinance. If the applicant does not sign the Agreement, the Council would not be obligated to approve the rezoning request.

Council Member Betcher asked if the calculation of 10 - 14 acres originally came about because of the location of the bike path. Director Diekmann said there were a lot of factors. Staff looked at all of the potential items that could be deducted, the general lay of the land, and where the bike path was located. The 10 - 14 acres was the staff’s estimate. Ms. Betcher asked if the City had a means to protect the bike path if it were not to be relocated. It was stated by Mr. Diekmann that staff would look at the lay-out of the project, including the location of the bike path, at the subdivision stage. Staff would consider the crossings, the safety and how traffic would flow through the site if the path remained at its current location. They would also look at what measures could be taken to ensure the safety of the crossings.

Council Member Gartin asked City Attorney Parks to speak to any legal ramifications if the Council were to vote in favor of the RL designation. Ms. Parks stated that the LUPP does not support that particular designation for the South Parcel; that would be the first step to be initiated. Next, there would need to be an application for rezoning the South Parcel to RL, which the Council has the authority to do. The landowner does not currently support that designation, so one potential ramification would be litigation by the developer for reducing its rights to use its property. There would be a span of time during which the property owner could do nothing with its property.

Council Member Betcher again stated that she is really uncomfortable moving forward with so much uncertainty surrounding the Contract Rezoning Agreement. She acknowledged that the LUPP allows for FS-RL; however, the Long-Range Transportation Plan currently in place calls for construction of a roundabout at Mortensen and State. The developer has agreed to pay its proportionate share of off-site improvements, but has specified that that would only include signalization, which is not what it calls for in the Long-Range Transportation Plan.

Pertaining to the Traffic Study that had been performed, Director Diekmann clarified that staff had accepted the conclusions of the distribution of trips from the site and the order of magnitude of impact. He acknowledged that there are differences of opinion regarding some of the details; however, that doesn’t change the ultimate conclusions. Mr. Diekmann also stated that if staff thought the Study was completely flawed and the conclusions were wrong, it would not be supporting the rezoning to FS-RL. Council Member Betcher pointed out that in the Suburban Residential development principles, Item B is that there is a greater emphasis on vehicular mobility. There is no bus support on State. In Ms. Betcher’s opinion, if FS-RL is supposed to support a greater emphasis on vehicular mobility, it would amount to additional costs. She has not seen evidence that the infrastructure is going to support that increased vehicular traffic. Ms. Betcher reiterated that she has conflicting information on whether or not the developer is actually willing to pay for what the City decides is best for the intersection at State and Mortensen.

A huge concern of Council Member Betcher pertained to another one of the Suburban Residential development principles, i.e., that “a development pattern is compatible with surrounding neighborhoods and is consistent with the Goals and Objectives of the Land Use Policy Plan.” She agreed that the LUPP designates the area as FS-RL, but one of the underlying principles was that the City was trying to get more single-family homes for the Ames School District. The proposed development is not consistent with any other development that surrounds it. Ms. Betcher believes that the Council has asked for something simple - to be given a range of net acres and the units the developer wants to put on them, whether the developer will agree to paying a proportionate share of the off-site development costs - but mixed messages have been sent. She is unclear what will be agreed upon by the developer, and she is not in favor of moving through a first reading to a second reading and waiting until a third reading to get the final agreement.

Council Member Goodman emphasized that this is not to be construed as being anti-students. He noted that the Ames community depends on students for a lot of the energy in the City, and they help give Ames its unique character. The lack of support for this project is not directly related to liking or not liking students. The biggest piece is that certain areas in the community operate within their existing density. This development proposal would change the way the surrounding neighborhoods would operate. He believes that neighborhoods function best when there is a mixture of student- and owner-occupied housing, and this proposal does not have that. Mr. Goodman again stated that the lack of support for this project is not directly related to students. The proposal in question would greatly change the dynamics of the existing neighborhood.

Mayor Campbell noted that a valid Protest had been filed against any zoning designation other than RL; therefore, approval would need five votes.

Roll Call Vote: 4-2. Voting aye: Corrieri, Gartin, Nelson, Orazem. Voting nay: Betcher, Goodman. Motion failed due to a super majority requirement.

HEARING ON MAJOR SITE DEVELOPMENT PLAN FOR 3299 EAST 13TH STREET (Continued from July 8, 2014): Director Diekmann announced that the applicant had withdrawn his application, and no Council action was needed.

HEARING ON AMENDMENTS TO MAJOR SITE DEVELOPMENT PLAN FOR 2205 GREEN HILLS DRIVE: Director Diekmann explained that the existing complex includes single-family homes, assisted living, and skilled nursing facilities. He summarized the proposed changes to the existing site plan to accommodate the next phases of development. This would include revision to the current health care center administrative area and main entrance to accommodate a proposed residential expansion; a four-story 32-unit addition on the east side of the existing high-rise building for a new independent senior living wing; a four-story 20-unit future addition to the independent living expansion on the east side of the existing high-rise building for a new independent senior living wing addition; a one-story addition and renovation on southeast side of existing tower for a new 6,500 square-foot commons area to include a theater, game room, auditorium, and library; an increase of 36 surface level parking spaces, and an increase of 52 new underground parking spaces for the independent living wing and future expansion; and a 67-space employee parking lot expansion of the north parking lot. The build-out of the entire project would take approximately ten years.

Rod Copple, 4938 Hemingway Drive, Ames, Executive Director of Green Hills, explained the resident ownership of Green Hills.

The hearing was opened by the Mayor. No one asked to speak, and the public hearing was closed.

Moved by Goodman, seconded by Corrieri, to adopt RESOLUTION NO. 14-474 approving the Amended Major Site Development Plan for 2205 Green Hills Drive.

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

DISCUSSION OF PLANNING AND HOUSING GOALS/PRIORITIES: Director Diekmann updated the Council on ongoing Planning projects and referrals. He briefly reported on the accomplishments to date. The projects currently underway are:

1. Land Use Policy Plan Update
2. Campustown Facade Grant Pilot Program
3. Greek Fraternity and Sorority Parking Requirements Text Amendment
4. Chapter 31 Update Text Amendments for Historic Resources
5. Right-of-Way and Infrastructure Improvements Without Subdivision
6. Support Public Works with Long-Range Transportation Plan

Director Diekmann stated that, along with the normal current planning projects (development requests) and the six projects listed above, the Planning staff believes that they have the capacity to begin one additional major long-range planning project through December 2014.

City Manager Schainker said that the Land Use Policy Plan Update is a project in itself as there are five different sub-projects. Staff will need some clarification and direction on those tasks. The additional referrals made by the Council during “Council Comments” will need to be evaluated by staff and then prioritized.

Council Member Goodman raised his concern over the results of the most-recent project of Breckenridge that the Council thought was going to be a certain type of product with certain zoning; however, that is not occurring. When he reviewed the Zoning Map, all of the other FS-RL areas that he found in the Map did not produce the type of product that is going to be produced. Council Member Goodman believes that there is urgency if the City wants to control the housing stock to adjust the definitions in the Zoning Code. There is not a lot of new land coming on line and there is a lot of pressure on the market right now, so the Council could see something like what is occurring with Breckenridge again. In Mr. Goodman’s opinion, that gives this project more urgency than what others might have. He believed that the Council members who supported FS-RL or FS-RM anticipated owner-occupied on the property. That zoning, within the context of the market place, does not necessarily yield that result, and the Council needs to resolve that problem. Director Diekmann noted that that item is listed as Item No. 22 on the list of projects; it is called “Rental concentration standard for low-density residential zones.” His expectation is that that is a major project and would require its own separate discussion. It was actually formerly referred by Council Member Orazem. Council Member Goodman stated his opinion that the very intense conversations that have occurred were the result of a failure of the City’s Zoning Code to yield the Council’s anticipated results.

Moved by Goodman, seconded by Corrieri, to direct staff to move Item No. 22 (for a staff report describing methods used to limit the concentration of rental properties within zoning areas) to begin immediately.

Director Diekmann clarified that the direction to staff would be to Prioritize Item No. 22, which is

to evaluate low-density zoning and rental uses, as the next major project for the Planning and Housing Department. He stated the first step would be for staff to define the project. Mr. Diekmann clarified that he was not assuming that, if a specific zoning change were being pursued, they would be evaluating the impacts on housing supply across the City at the same time. To him, those are two difference projects.

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

CDBG DISASTER APPLICATION: Housing Coordinator Vanessa Baker-Latimer explained that HDG had informed the City on August 21, 2014, that after creating a pro forma for construction and operation of six affordable housing units, it was not able to demonstrate that it was a viable project with positive cash flow in the first ten years of the project. With that information, City staff and HDG concurred that was not appropriate to proceed with submitting a grant application for the CDBG-DR funding with HDG as a partner. Staff then reached out to an alternative group of Benjamin Design Collaborative/Story County Community Housing Corporation, which had previously indicated interest in the project. However, after considering the tight time limits of the process and its priorities as an organization, it also declined to assist in preparation of a grant application for the site. According to Ms. Baker-Latimer, staff will begin a process later this fall to solicit requests for proposals to consider what affordable housing development options are available to the site and have Council select a development partner.

Moved by Nelson, seconded by Goodman, to adopt RESOLUTION NO. 14-473 rescinding approval of Hatch Development Group as the preferred consultant/developer for City-owned properties in the 500 Block of 6th Street.

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

UPDATE ON CITY COUNCIL GOAL TO STRENGTHEN HUMAN SERVICES: Assistant City Manager Melissa Mundt advised that tomorrow afternoon, a meeting will occur with the agencies to discuss the budget process for FY 2015/16. During the first part of September, a meeting will occur with the volunteers at the Joint Funders' Meeting.

Ms. Mundt pointed out that one of the tasks under the Council's Objectives was to review the Story County Community Health Needs Assessment, which is conducted every five years. The meetings for the 2015 Assessment on September 24; that meeting will be held on the third floor of the YSS Building. Ms. Mundt said she would forward the email to the City Council members.

Council Member Gartin asked if there would be value in receiving input from the City Council members pertaining to the application form. Ms. Mundt advised that the form was already changed to request additional outcomes. Many of the questions have been made more specific. One of the questions that was added was whether the agency had turned anyone away who desired to participate in its program, and if so, why. They formerly had not tracked that information; however, this year, the information is being collected.

Council Member Goodman asked if data were being collected on how many Ames citizens were being served versus those who were referred from other communities. Ms. Mundt stated that ASSET is currently working with the Emergency Residence Project to get a system in place (ServicePoint) to track that information. There are other service agencies who also use that software.

Moved by Goodman, seconded by Corrieri, to direct staff to put a discussion of the report regarding

youth master planning on a future agenda.

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

GENERAL OBLIGATION CORPORATE PURPOSE BONDS, SERIES 2014: Finance Director Duane Pitcher introduced Suzanne Gerlach and Jon Burmeister of Public Financial Management (PFM). Ms. Gerlach stated that nine bids were received from 36 cities. The Report of Bids was distributed to the Council. The bidder with the lowest cost came in with a True Interest Cost (TIC) of 1.79. It was being recommended that the bonds be awarded to Stifel, Nicolaus & Co., Inc.

Moved by Gartin, seconded by Goodman, to adopt RESOLUTION NO. 14-475 approving the sale and issuance of General Obligation Corporate Purpose Bonds Series 2014 in the amount of \$9,985,000 to Stifel, Nicolaus & Co., Inc.

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

ORDINANCE PERTAINING TO PARKING REGULATIONS ON NEW STREETS AND CORRECTIONS FOR VARIOUS LOCATIONS: Moved by Goodman, seconded by Corrieri, to pass on first reading an ordinance pertaining to parking regulations on new streets and corrections at various locations.

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

ORDINANCE DESIGNATING PARKING RESTRICTIONS AND LOADING ZONE ON ASPEN ROAD: Moved by Goodman, seconded by Betcher, to pass on first reading an ordinance designating parking restrictions and loading zone on Aspen Road.

Roll Call Vote: 4-2. Voting aye: Betcher, Gartin, Goodman, Orazem. Voting nay: None. Abstaining due to a conflict of interest: Corrieri, Nelson. Motion declared unanimously.

ORDINANCE REZONING 205 SOUTH WILMOTH AVENUE: Moved by Goodman, seconded by Corrieri, to pass on second reading an ordinance rezoning 205 South Wilmoth Avenue from Special Government/Airport (S-GA) to Residential Low Density (RL).

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

ORDINANCE REZONING 4710 MORTENSEN ROAD: Moved by Goodman, seconded by Corrieri, to pass on third reading and adopt ORDINANCE NO. 4191 rezoning 4710 Mortensen Road from Community Commercial/Residential (CCR) to Floating Suburban Residential Medium-Density (FS-RM).

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

ORDINANCE REGARDING ACCESSORY STRUCTURES FOR INSTITUTIONAL USES IN RESIDENTIAL ZONING DISTRICTS: Moved by Goodman, seconded by Corrieri, to pass on third reading and adopt ORDINANCE NO. 4192 ordinance making a zoning text amendment regarding accessory structures for institutional uses in residential zoning districts.

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

COUNCIL COMMENTS: Moved by Betcher, seconded by Orazem, to direct staff to take care of the dying sod along the edge of O'Neil Park.

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

Moved by Orazem, seconded by Goodman, to refer to staff for a memo addressing the concerns included in Monica Richards' email pertaining to pedestrian/biker safety analysis of Top-O-Hollow Road route to Ada Hayden.

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

Moved by Gartin, seconded by Goodman, to direct staff to reach out to other governmental and utility entities who have property in the City to see if they have a remediation plan to address the threat of the Emerald Ash Borer.

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

Ex officio Member Lissandra Villa thanked those who attended the Welcome Fest today.

ADJOURNMENT: Moved by Betcher to adjourn the meeting at 10:46 p.m.

Diane R. Voss, City Clerk

Ann H. Campbell, Mayor

AMES, IOWA

AUGUST 21, 2014

The Ames Civil Service Commission convened in regular session at 8:15 a.m. on August 21, 2014, in the Council Chambers of City Hall, 515 Clark Avenue. Because it was impractical for the Commission members to be present in person, Commission Members Crum, Pike, and Shaffer were brought into the meeting telephonically. Human Resources Director Julie Huisman attended the meeting.

APPROVAL OF MINUTES: Moved by Shaffer, seconded by Pike, to approve the minutes of the July 24, 2014, Civil Service Commission meeting as written.

Vote on Motion: 3-0. Motion declared carried unanimously.

CERTIFICATION OF ENTRY-LEVEL APPLICANTS: Moved by Shaffer, seconded by Crum, to certify the following individuals to the Ames City Council as entry-level applicants:

Apprentice Substation Electrician:	Corey Wortman	87
	Brandon Osborne	84
Water Plant Assistant Operator:	Isaac Meyer	80
	Jesse Hansen	78
	Daniel Reinsch	77
Water Plant Operator:	Eric Meinecke	93
	Gary Eshelman	90
	Scott Harter	80
	Alan Hanson	77
	Marty Murphy	76

Vote on Motion: 3-0. Motion declared carried unanimously.

CERTIFICATION OF PROMOTIONAL-LEVEL APPLICANTS: Moved by Shaffer, seconded by Crum, to certify the following individuals to the Ames City Council as entry-level applicants:

Mechanic:	Brian Stalzer	78
	Quentin Toresdahl	78

Vote on Motion: 3-0. Motion declared carried unanimously.

COMMENTS: The next regularly scheduled Civil Service Commission meeting was set for September 25, 2014, at 8:15 a.m.

ADJOURNMENT: The meeting adjourned at 8:19 a.m.

Michael Crum, Chair

Jill Ripperger, Recording Secretary



REPORT OF CONTRACT CHANGE ORDERS

Period:	<input type="checkbox"/>	1 st – 15 th
	<input checked="" type="checkbox"/>	16 th – End of Month
Month & Year:	August 2014	
For City Council Date:	September 9, 2014	

Department	General Description of Contract	Contract Change No.	Original Contract Amount	Contractor/ Vendor	Total of Prior Change Orders	Amount this Change Order	Change Approved By	Purchasing Contact (Buyer)
Library	Ames Public Library Furniture Purchase	1	\$69,332.45	Embury Ltd.	\$0.00	\$13,054.40	L. Carey	MA
Transit	CyRide Bus Facility Expansion	42	\$4,489,000.00	Henkel Construction Co.	\$483,760.27	\$1,060.29	M. Mundt	MA
Transit	CyRide Bus Facility Expansion	43	\$4,489,000.00	Henkel Construction Co.	\$484,820.56	\$1,004.56	M. Mundt	MA
Electric Services	Dayton Avenue and Stange Substation Upgrades Project	2	\$113,514.00	Black & Veatch Corporation	\$5,971.16	\$4,203.14	D. Kom	CB
			\$		\$	\$		
			\$		\$	\$		

*Caring People
Quality Programs
Exceptional Service*

TO: Mayor Ann Campbell and Ames City Council Members

FROM: Lieutenant Jeff Brinkley – Ames Police Department

DATE: September 5, 2014

SUBJECT: Beer Permits & Liquor License Renewal Reference City Council Agenda
September 9, 2014

The Council agenda for September 9, 2014, includes beer permits and liquor license renewals for the following:

- Class E Liquor, C Beer, and B Wine – Cyclone Liquors, 626 Lincoln Way
- Class C Liquor – Corner Pocket/DG’s Taphouse – 125 Main St
- Class B Liquor and Outdoor Service – Hilton Garden Inn, 1325 Dickinson Ave
- Class C Liquor, B Wine, and Outdoor Service - +39 Restaurant & Cantina, 2640 Stange Rd
- Class C Liquor and Outdoor Service – Wallaby’s Grille, 3720 Lincoln Way
- Class C Liquor – Whiskey River, 132-134 Main St

A routine check of police records for the past twelve months found no violations Cyclone Liquors, Corner Pocket/DG’s Taphouse, Hilton Garden Inn, +39 Restaurant & Cantina, or Wallaby’s. The police department would recommend renewal of these licenses.

Our department did respond to one incident at Whiskey River in May on a report of a criminal mischief incident. We located the suspects and arrested one for Operating While Intoxicated and another, who had been drinking, for Criminal Mischief – 4th Degree for damage done at the bar. We have continued to monitor compliance in the area of overserving patrons and will continue to do so. We recommend renewal at this time.

~~ITEM # 29
DATE: 08-26-14~~

COUNCIL ACTION FORM

SUBJECT: SALE AND ISSUANCE OF ESSENTIAL CORPORATE PURPOSE GENERAL OBLIGATION BONDS SERIES 2014 ISSUE IN AN AMOUNT NOT TO EXCEED \$9,985,000

BACKGROUND:

The 2014/15 budget includes General Obligation (G.O.) Bond funded capital improvement projects in the amount of \$9,840,000. The City Council held a public hearing on issuance of these bonds on March 4, 2014 as part of the budget process. Council action is now required to authorize the sale.

Projects to be funded by this bond issue include the following:

Street Improvements		\$ 6,884,750
Bridge Rehabilitation		180,000
Storm Sewer		300,000
Grant Avenue Paving (abated by special assessments)		2,175,250
Resource Recovery Improvements (abated by RR revenue)		300,000
	Subtotal	\$ 9,840,000
Issuance Cost / Allowance for Sale at Premium		145,000
	Total Debt Issue	\$ 9,985,000

On the morning of August 26, 2014, the City will accept bids for the bonds per the terms of our offering statement. The bids will be evaluated by our financial advisor, Public Financial Management, by the City's Bond Counsel, and by City staff to recommend award to the bidder with the lowest cost. A report of bids will be provided to Council at the August 26 meeting. The City Council will then be asked to adopt a resolution accepting bids and authorizing that the sale of bonds be awarded to the chosen bidder.

ALTERNATIVES:

1. The City Council can adopt a resolution accepting bids and authorizing the sale and issuance of Essential Corporate Purpose General Obligation Bonds in an amount not to exceed \$9,985,000.
2. The Council can reject the bond sale resolution and delay the capital projects.

MANAGER'S RECOMMENDED ACTION:

Issuance of these bonds is necessary in order to accomplish the City's approved capital improvements during this fiscal year and savings can be realized by bond refunding.

Therefore, it is the recommendation of the City Manager that the City Council accept Alternative No. 1, thereby adopting a resolution accepting bids and authorizing the sale and issuance of Essential Corporate Purpose General Obligation Bonds in an amount not to exceed \$9,985,000.

COUNCIL ACTION FORM

SUBJECT: CLOSURE OF DOUGLAS AVENUE (5TH STREET TO 6TH STREET) FOR LIBRARY GRAND REOPENING

BACKGROUND:

A special event has been planned to celebrate the grand re-opening of the Ames Public Library to the public. This event will take place on Sunday, September 14, and is scheduled between the hours of 11:00 AM and 2:00 PM. During that time the section of Douglas Avenue between 5th Street and 6th Street needs to be closed due to the high number of anticipated attendees.

Because this section of Douglas Avenue is designated as a CyRide route, the closure will require City Council approval. Staff from the Library, Public Works, and the City Manager's Office have been working with CyRide staff during the planning for this event in order to minimize impact on the City's bus system. Because of this closure, CyRide will use an alternate route during the event, which is the same process used for all special events that take place in the Downtown area.

ALTERNATIVES:

1. Approve the closure of Douglas Avenue from 5th Street to 6th Street on Sunday, September 14 between the hours of 11:00 AM and 2:00 PM for the grand re-opening event at the Ames Public Library.
2. Direct staff to develop other alternatives.

MANAGER'S RECOMMENDED ACTION:

Closing Douglas Avenue in front of the Library will ensure the safety of all those attending the grand re-opening celebration. It will also provide much needed space for the 300 plus who are anticipated to attend the event.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as stated above.

COUNCIL ACTION FORM

SUBJECT: **DINKEY DAY REQUESTS**

BACKGROUND:

As part of the year-long Sesquicentennial celebration, the Ames 150 Committee plans to host Dinkey Day on Friday, September 26, from 5:00 to 9:00 p.m. The event will include live music, a fun run along the former Dinkey rail line, family activities, and a soda fountain garden. ISU student groups will sell items to fund raise, which will provide them an opportunity to recoup revenue forfeited from the cancellation of VEISHEA. A letter from the Campustown Action Association describing this event is attached.

With the exception of the fun run, all of the activities will be set up along the 200 block of Welch Avenue in Welch Lot T and in Chamberlain Lot Y. Organizers anticipate 1,000 participants will attend. To facilitate this event, the organizers request the following:

- Closure of Welch Lot T, Chamberlain Lot Y, and Welch Avenue between Chamberlain Street and Hunt Street from 1:00 to 11:00 p.m. on September 26
- Closure of 45 metered parking spaces from 1:00 to 11:00 p.m. on September 26
- Waiver of fees for electricity and parking meters (approximately \$5 loss to the Electric Fund and \$56 loss to the Parking Fund)
- A blanket Temporary Obstruction Permit from 1:00 to 11:00 p.m. for the area of the event
- A blanket Vending Permit and waiver of the fee for a Blanket Vending Permit (\$50 loss to City Clerk's Office budget)

The fun run will take place on shared-use paths and sidewalks, so no street closures will be necessary for this aspect of the event. Portable toilets will be provided for the event. Reserved parking spaces in Welch Lot T will not be affected by the event.

Organizers will work with the Police Department to obtain a noise permit. Student organizations selling food items will work with the Iowa Department of Inspections and Appeals to obtain temporary food vending licensure. CyRide will be re-routed from Welch Avenue to Hayward Avenue. Organizers have worked with the South Campus Area Neighborhood to notify residents of plans for the event.

ALTERNATIVES:

1. Approve the requests as indicated above, including the waiver of fees.
2. Approve the requests for street and parking lot closures, the Temporary Obstruction Permit, and the blanket Vending Permit, but require reimbursement for the lost parking revenue (\$56), the electric fees (\$5), and the vending permit fee (\$50).

3. Do not approve the requests.

MANAGER'S RECOMMENDED ACTION:

This event is being held in conjunction with the Ames Sesquicentennial Celebration, which celebrates the history of the Ames community. It also provides an opportunity to strengthen Campustown and creates an opportunity for ISU student groups to recover lost revenue from the cancellation of VEISHEA.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the requests as indicated above, including the waiver of fees.



campustown
action
association

August 19, 2014

Mayor and City Council
Ames City Hall
515 Clark Ave
Ames, IA 50010

Dear Honorable Mayor Campbell and City Council,

On behalf of the Ames 150 Steering Committee, I would like to ask for your support of the 3rd of 4 planned events celebrating the Ames Sesquicentennial on Friday, September 26th. Dinkey Day will be a celebration of the 150 year relationship between the City of Ames and Iowa State University and will include a free music concert, family activities, fun history exhibits and an opportunity for ISU student groups and organizations to fundraise and showcase the work they do on campus and throughout the community each year. We are also in the process of working with Iowa State to hold the Dinkey Fun Run/Walk through Ames and ISU along the historic Dinkey train route that connected the two separate communities in the early twentieth century. This event will be a dry event and will feature a soda fountain garden featuring Iowa brewed root beers, cream sodas, and other favorites from the past.

The event will be held in the 200 block of Welch Ave between 5pm and 9pm on that Friday evening. At this time, the Ames 150 Steering Committee and the Dinkey Day planning committee requests the Council to consider these specific requests:

1. Ames 150 requests the closure of Welch Lot T on September 26 between 1pm and 11pm to host the free family activities for the Dinkey Day celebration.
2. Ames 150 requests the closure of the 200 block of Welch Ave from 1pm-11pm for the stage, live music and soda fountain garden.
3. Ames 150 requests a Blanket Temporary Obstruction Permit for the same spaces (Welch Lot T and 200 Block of Welch) to ensure that Cyclone Market vendors, the soda fountain garden and other free activities have ample room for their set up and lines.
4. Ames 150 requests a Blanket Vending License for various food and retail vendors within the event spaces, and further request that the fee for the license be waived.
5. Ames 150 requests the use of all metered parking spaces within the confines of the affected areas (Welch Lot T and the entire 200 Welch Block for event activities and guests. Ames 150 further requests that the parking lot fees be waived.

Thank you for your consideration of these requests and continued support of the Ames 150 Steering Committee and the entire Ames Sesquicentennial celebration in 2014. Please join us to celebrate 150 years of Ames and ISU history on September 26.



campustown
action
association

Sincerely,

Kim Hanna
Chair, Ames 150 Dinkey Day Celebration

COUNCIL ACTION FORM

SUBJECT: AMES HIGH SCHOOL HOMECOMING REQUESTS

BACKGROUND:

The Ames High School Homecoming Committee has requested permission to hold its Homecoming Parade downtown on Monday, September 15 (letter attached). Parade entries will stage in Parking Lots MM and M west of City Hall and on Pearle Street. The parade will start on Main Street and proceed east to Kellogg Avenue, turn north to Fifth Street, head east on Fifth Street, turn south on Douglas Avenue, and go east on Main Street to the eastern entrance of the CBD Lot. The parade entries will disperse from the CBD Lot. It will begin at 6:30 p.m. and last approximately 45 to 60 minutes. To help facilitate this event, the Homecoming Committee asks that the City Council approve the following closures:

- Pearle Avenue, Douglas Avenue and Clark Avenue (all from Main Street to Fifth Street), Main Street from Pearle Avenue to Duff Avenue, and Fifth Street from Kellogg Avenue to Douglas Avenue, from 5:30 to approximately 7:30 p.m.
- City Parking Lot MM, the south half of Lot M, and a portion of CBD Lot Z from 5:30 p.m. to 7:30 p.m. for parade staging and disassembly (No reserved spaces would be affected).

This year's route is more circuitous than previous Homecoming parades due to ongoing road construction. This route requires that the 200 block of Main Street be closed despite the parade not traveling on that block.

City employees will be notified of the Lot M closure, and official vehicles still in the lot will be moved to the northern stalls. Barricades, staffed by adult volunteers, will be placed on streets along this route for traffic control purposes. Parade organizers are requesting a waiver of parking meter fees and enforcement along the parade route from 5:30 to 6:00 p.m. Lost revenue to the Parking Fund is estimated at \$50. Permission to display fireworks after the football game on September 19 at approximately 9:15 p.m. at Ames High Stadium and a waiver of the Fireworks Permit fee in the amount of \$25 have also been requested.

After the parade has concluded, a pep rally will be held at Bandshell Park. Parent volunteers will help to make sure that the participants cross Duff Avenue safely, but no police or signal alterations are being requested. The Main Street Cultural District has been informed of the parade and supports the activity again this year. Event organizers plan to distribute parade maps to affected businesses in the downtown. A Noise Permit will be issued for the pep rally activities.

City staff is also requesting that the Council grant a waiver of parking meter fees and enforcement from 5:00 to 6:00 p.m. on September 15 in Lot N, east of City Hall. There are a number of heavily-attended classes in the Community Center on Monday evenings, and attendees normally park in Lot M or in metered spaces on 5th Street. Staff would like to provide free parking in Lot N for those who are displaced by the parade closures. The estimated loss of revenue to the Parking Fund is less than \$10.

ALTERNATIVES:

1. The City Council can approve the requests for parking lot and street closures and waiver of parking meter fees in connection with the parade to be held on September 15, 2014; a fireworks display on September 19, 2014; waiver of the Fireworks Permit fee; and waiver of meter fees and enforcement in Lot N from 5:00 to 6:00 p.m. on September 15.
2. The City Council can approve the requests for parking and street closures for September 15, 2014 and approve the fireworks display for September 19, 2014, but require payment for the fireworks permit (\$25) and lost parking revenue (\$60).
3. The City Council can deny these requests

MANAGER'S RECOMMENDED ACTION:

The Ames High Homecoming Parade is a long-standing Ames tradition in the Main Street Cultural District and has the support of the Main Street Cultural District.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as stated above.

Ames High School Homecoming Committee
1921 Ames High Drive
Ames IA 50010

September 4, 2014

Mayor and City Council
City of Ames
515 Clark Ave
Ames IA 50010

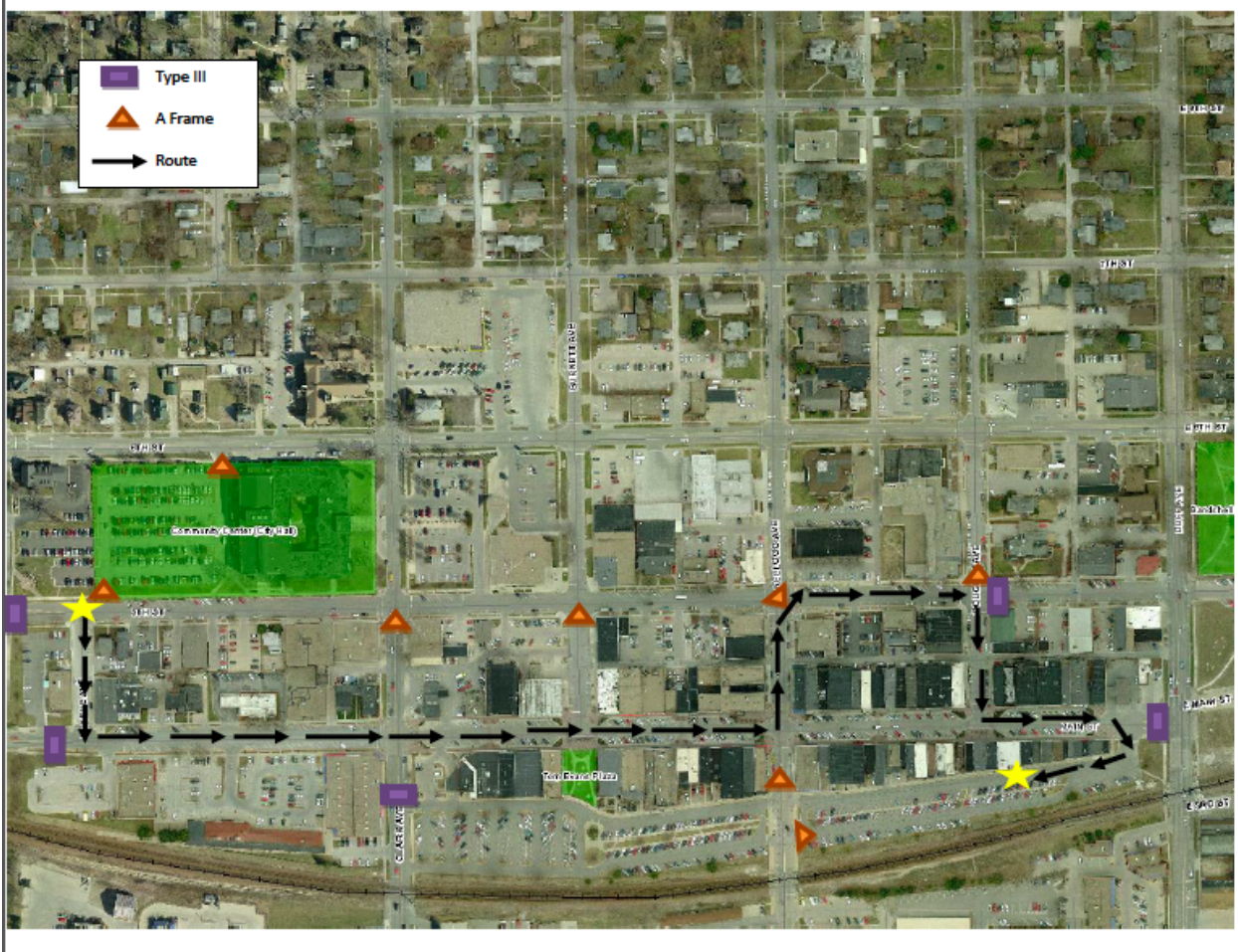
Honorable Mayor Campbell and Members of the City Council,

The Ames High School Homecoming Committee plans to hold its annual Homecoming activities the week of September 14, 2014. These activities include the downtown Homecoming parade on Monday, September 15, and a fireworks display at halftime of the home football game on Friday, September 19. The parade will begin at 6:30 p.m. and is anticipated to last between 30 and 45 minutes, with streets re-opened by 7:30 p.m. The Homecoming Committee asks that the City Council approve the following requests:

1. Closure of Pearle Avenue, Douglas Avenue and Clark Avenue (all from Main Street to 5th Street), and Main and Fifth Streets from Pearle Avenue to Douglas Avenue, from 5:30 to approximately 7:30 p.m. on September 15.
2. Closure of City Parking Lot MM and the south half of Lot M at 5:30 p.m. for parade staging.
3. Waiver of parking meter fees for those closed public parking spaces.
4. Noise permit for activities occurring in Bandshell Park on Thursday September 18, 2014.
5. A fireworks permit for the fireworks display to be held during halftime of the Homecoming game on September 19 (approximately 8:15 p.m.)

Thank you for your consideration of these requests. We hope to see you in attendance during the parade and supporting the football team on Friday night.

Sincerely,
Nadia Huffman, Serena Paulson, and Alexa Cross
at Ames High School Homecoming Committee



COUNCIL ACTION FORM

SUBJECT: FURNISHING 69KV SF6 CIRCUIT BREAKERS

BACKGROUND:

Electric Services needs to procure 69kV SF6 circuit breakers for replacement of existing three-tank oil filled circuit breakers at the Ames Plant Switchyard. These circuit breakers are utilized to disconnect portions of the electric transmission system when there is a fault on that portion of the system. This helps prevent damage to property and equipment, reduces the length of an outage, and minimizes the risk to staff or the public who may be near an electric fault.

On August 26, 2014, City Council approved preliminary plans and specifications for Furnishing 69kV SF6 Circuit Breakers. The bid due date of September 10, 2014, and date of hearing and award of contract of September 23, 2014, were each established.

Staff has received multiple requests from potential bidders to extend the bid due date so all of the bid submittal requirements could be met. Staff has determined that it would be in the City's best interest to extend the bid due date so more competitive bids can be obtained.

ALTERNATIVES:

1. Approve the requested date changes for the Furnishing 69kV SF6 Circuit Breakers, set September 25, 2014 as the new bid due date, and set October 14, 2014 as the new date of hearing and award of contract.
2. Reject the request and leave the dates as currently established.

MANAGER'S RECOMMENDED ACTION:

The purchase of this equipment is necessary to replace antiquated three-tank oil circuit breakers. Replacement parts for these circuit breakers are becoming more difficult to procure and repair work more costly to perform. The replacement of these breakers will reduce the risk of oil leakage should the circuit breaker fail. They will also improve the reliability and speed of response of the protection schemes on this portion of the electric transmission system. **Extending the bid due date will increase the probability that the City will obtain the maximum number of competitive bids at the best price.**

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as stated above.

COUNCIL ACTION FORM

SUBJECT: REPLACEMENT OF POLICE CARS

BACKGROUND:

Nine marked and lighted police squad cars are provided for the City's law enforcement services. New cars are typically ordered from September to March each year. Squad cars are replaced on a 25 month cycle on a staggered schedule.

Four cars are scheduled to be replaced over the next 12 months. Bids have been taken for two new 2015 Ford Interceptor police cars as approved by Council.

Bids were received as follows:

<u>Bidder</u>	<u>Make/Model</u>	<u>Unit Price</u>
Stivers Ford Lincoln, Waukee	2015 Ford Taurus Interceptor	\$25,586
Ames Ford Lincoln, Ames	2015 Ford Taurus Interceptor	\$25,884
Dewey Ford, Ankeny	2015 Ford Taurus Interceptor	\$26,460

All bids meet the specification requirements, and Stivers Ford of Waukee, IA submitted the low bid.

The Fleet Replacement Fund will have \$280,024 cash on hand December 31, 2014 for the replacement of our police cars. These cars are anticipated to be received in January 2015.

ALTERNATIVES:

1. Award the contract to Stivers Ford, Waukee, IA, for two 2015 Ford Taurus Interceptor sedans, at \$25,586 each, for a total of \$51,172 for delivery in January 2015.
2. Waive the City's Purchasing Policies and Procedures and award the contract for the two police cars to one of the other two bidders.
3. Reject these bids and re-bid.

MANAGER'S RECOMMENDED ACTION:

The purchase of these two 2015 Ford Taurus Interceptor sedans is a well-planned purchase of squad cars for the City's Police Department. Therefore, it is the

recommendation of the City Manager that the City Council adopt Alternative No.1 as described above.

The City Council should note that City staff was previously directed to develop a local consideration policy which would apply to certain bids, including vehicle purchases. This policy would award a bid to a local bidder that was higher than a non-local bidder if the local bid was less than 1% higher than the non-local bid. However, this policy has not yet been returned to the City Council for approval, and therefore is not in effect.

The local bid in this instance, from Ames Ford Lincoln, is 1.16% higher than the low bid from Stivers Ford. According to the local consideration policy the Council has directed staff to develop, this bid would therefore not have qualified for local consideration had the policy been in effect.

Furthermore, it is important to emphasize that local consideration policy language was not included in this invitation to bid. While the City Council would be within its power to award this bid to the local bidder in this instance, staff advises against this due to the possibility of a protest from the low bidder and damage that may result to the perception of other non-local bidders regarding the bidding climate in Ames.

COUNCIL ACTION FORM

**SUBJECT: LIBRARY RENOVATION AND EXPANSION PROJECT
CHANGE ORDER**

BACKGROUND:

The City Council is being asked to approve Change Order #18 with A&P/The Samuels Group for the Library Renovation and Expansion Project. This change order includes the following individual items:

- 1) Deduct \$13,191 for revisions to pricing on board room floor repair.
- 2) Deduct \$8,659 to eliminate unnecessary fireproofing.
- 3) Add \$10,467 for replacement lighting fixtures in the vestibule and lobby.
- 4) Add \$5,309 for applying sealer to cast stone to protect against water and graffiti.
- 5) Add \$24,691 for a hearing induction loop and revised audio/video controls in the auditorium.
- 6) Add \$8,388 for a larger storage cabinet in Youth Services.
- 7) Add \$14,551 for revisions in auditorium storage areas #170 and 182.
- 8) Add \$8,554 for change in Auditorium lighting control system.
- 9) Add \$5,369 for additional bollards, flashing, and walls.
- 10) Add \$212 for plant revisions near windows.
- 11) Add \$292 for wall protection location changes.
- 12) Add \$31,626 for revisions to auditorium storage area #109.
- 13) Add \$5,046 for a smaller door operator that fits above the ceiling at Door # 118
- 14) Add \$2,158 for ceiling changes in The Studio (so as to match ceilings in the rest of the public areas)

A summary of The Samuels Group's contract cost history appears below.

Original Contract Sum	\$12,543,350
Net changes authorized by Change Orders #1-17	\$610,551
Contract Sum before processing Change Order #18	\$13,153,901
Contract Sum increase by approval of Change Order #18	\$94,813
New Contract Sum including Change Order #18	\$13,248,714

The Library Board of Trustees met in Special Session on Wednesday, September 3, to review these requests. The Board unanimously recommended that the City Council approve Change Order #18. After processing Change Order #17, the allowance reserved for the general contractor's potential construction contract change orders was \$389,449. With approval of Change Order #18, that allowance will now be \$294,636.

ALTERNATIVES:

1. Approve Change Order #18 with A&P/Samuels Group, A Joint Venture, for the revisions detailed above for a net increase in the contract sum of \$94,813.
2. Do not approve Change Order #18.

MANAGER'S RECOMMENDED ACTION:

Change Order #18 addresses necessary revisions to The Samuels Group's scope of work for the final stages of the Library Renovation and Expansion Project. After approval of the requested changes, \$294,636 will remain in the change order allowance established by the Library Board for the general contractor.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving Change Order #18 for the Library Renovation and Expansion Project with A&P/Samuels Group, A Joint Venture, for a net increase in the contract sum of \$94,813.

COUNCIL ACTION FORM

SUBJECT: TORONTO AREA WATER MAIN REPLACEMENT

BACKGROUND:

The annual Water System Improvements program provides for replacing water mains in areas that are experiencing rusting water problems. It also provides for installing larger distribution mains in areas that have a high concentration of 4-inch supply lines, transferring water services from 4-inch water mains in streets where larger water mains exist, and abandoning 4-inch water mains. Eliminating duplicate water mains, where possible, improves water flow and helps reduce rusty water. Installing larger distribution lines in areas that have a high concentration of 4-inch supply lines and less than desirable fire-fighting capacity (predominately in the older areas of the community) provides larger supply quantities in relation to current and future land uses, in accordance with the Land Use Policy Plan.

This particular project was an unplanned, emergency replacement due to water quality issues. The project entailed placing an 8-inch water main along Toronto Street from North Dakota to Alberta Avenue, along Windsor Court, along Arizona Avenue from Toronto Street to Ontario Street, and along Tucson Circle east from Arizona Avenue. This project also included transferring water services to the new 8-inch water main and abandonment of the 6-inch water main. **The project was in response to the neighborhood voicing concerns regarding rusty water in the area.**

On February 26, 2014, City Council awarded the project to J & K Contracting, LLC of Ames, IA in the amount of \$298,735.47. Two change orders were administratively approved by staff in accordance with Purchasing Policies and Procedures. The first change order, in the amount of \$17,511.18, included changes in the type of work from directional boring to open cut construction. This change was deemed necessary because underground utility and service conflicts would have left the new water main too shallow or unnecessarily deep, thus increasing future maintenance costs. The second and final change order, a deduction in the amount of \$5,266.25, was the balancing change order for the project and reflected actual quantities installed in the field.

Construction was completed in the amount of \$310,980.40. Final acceptance of this project was delayed over the winter of 2013/14 to ensure proper vegetative restoration growth in the spring of 2014. Engineering and contract administration costs totaled \$46,650, bringing overall project costs to \$357,630.40.

A total of \$450,000 in funding had been identified for this project from unobligated Water Utility funds budgeted for previous Water System Improvements projects.

ALTERNATIVES:

1. Accept the Toronto Area Water Main Replacement as completed by J&K Contracting LLC of Ames, Iowa, in the amount of \$310,980.40.
2. Direct Staff to pursue modifications to the project.

MANAGER'S RECOMMENDED ACTION:

Staff and City Council were able to respond to resident water quality concerns in this area by utilizing unobligated funds from previous projects. This project was completed in accordance with the approved plans and specifications and within the amount available.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as described above.

COUNCIL ACTION FORM

REQUEST: PROPOSED QUARRY ESTATES SUBDIVISION AT 907 W. 190TH STREET – REZONE FROM A (AGRICULTURE) TO FS-RL (SUBURBAN RESIDENTIAL LOW DENSITY) AND FS-RM (SUBURBAN RESIDENTIAL MEDIUM DENSITY) WITH A MASTER PLAN

BACKGROUND:

Quarry Estates LLC owns a 79-acre parcel (plus 6.5 acres of county road right-of-way) north of Ada Hayden Heritage Park immediately south of 190th Street. (See Attachment A, Location Map.) The owner proposes the development of a residential subdivision to be known as Quarry Estates, and is requesting a rezoning of 68.8 acres from Agriculture to Suburban Residential Low Density (FS-RL) and of 10.1 acres from Agriculture to Suburban Residential Medium Density (FS-RM). (See Attachment D, Proposed Zoning and Attachment H, Rezoning Plat). Total development is estimated between 225 and 365 dwelling units.

This land was annexed into the City on December 30, 2013. Before annexation, the Ames Urban Fringe Plan designated this property for Urban Residential land use and Watershed Protection Area, since it is within the watershed of Ada Hayden Lake. Upon annexation, the property was designated as Village/Suburban Residential on the Land Use Policy Plan map. (See Attachment B, Land Use Designations.) The proposed FS-RL and FS-RM zoning districts are consistent with these land use designations. Support materials provided by the applicant (Attachment G) describe how the proposed rezoning and implementation of the proposed development is consistent with all ten goals of the Land Use Policy Plan. **Ultimately, development of the site will require approval of a Conservation Subdivision and a Site Development Plan(s) subsequent to approval of the rezoning request.**

On March 4, 2014, the City Council determined that a Master Plan would be required for rezoning this property. A Master Plan provides a broad view of the development concept by describing the intended uses, building types, access points, and protected areas. The submitted Master Plan (Attachment E) proposes residential development on 59 acres of the property, and common open space and 20 acres of conservation areas. Project details of the Master Plan include the following:

1. FS-RM in the northwest 8.2 net acre portion of the site, adjacent to Grant Avenue and 190th Street. The applicant proposes a potential mix of apartments, independent senior living, and single-family attached housing. Total development will meet minimum density requirements of 10 units per net acre. This is estimated at a minimum of 82 units, but no maximum number of units is expressed at this time. Maximum Density could permit approximately 180 dwelling units.
2. FS-RL in the northeast 4.5 net acre portion of the site for development of 20 to 40

single-family attached dwelling units.

3. FS-RL for approximately 33.8 net acres of the site for development of 125 to 145 single-family detached dwelling units. The combined FS-RL development will achieve the minimum net density of 3.75 units per acre.
4. A central transportation corridor on an east-west alignment through the site, which will provide facilities for motor vehicles, pedestrians and bicycles.
5. Three access points with existing streets, including one access on the west on Grant Avenue, which will be a collector street.
6. A single pedestrian access from Quarry Estates into Ada Hayden Heritage Park near the middle of the site at the west end of the shared property boundary, just west of the upland pond within the park in this area. This will provide a connection to the existing "Upland Trail" within the park.
7. Conservation areas along the south and west perimeter of the site. This includes a minimum 30-foot wide buffer of undevelopable open space between the developed lots of Quarry Estates and Ada Hayden Heritage Park to be planted with native grasses and forbs during the first phase of the development. The shared property boundary itself will be identified with permanent markers designed by the City.

The attached addendum includes a full description of the Master Plan and analysis of the rezoning proposal.

Development of this site is likely to be the first project to request approval under the Conservation Subdivision standards of the *Municipal Code*. These Conservation Subdivision standards were designed to protect the quality of water in Ada Hayden Lake, protect existing surface drainage systems, promote interconnected greenways, provide commonly-owned open space and conservation areas, and protect such areas in perpetuity. The proposed Master Plan shows 25% of the property as interconnected conservation areas and open space distributed throughout the development and abutting the residential areas. These open spaces will serve as a buffer between proposed residences and existing residences on the east and south of the property.

Because no significant native plant communities exist on the site, this conservation area will be "naturalized" by establishing new native plant communities. Conservation easements will be established for all conservation areas, and will be maintained according to a conservation area management plan that is required during the subdivision process.

Prior to annexation, agreements were approved between the City and the owners of this property and of other land parcels between Ada Hayden Heritage Park and the railroad right-of-way and south of 190th Street, which established the timing and responsibility for extension of the urban infrastructure necessary to provide city services to this area. This was to be accomplished through an assessment district for the improvement of Grant

Avenue and through connection districts for extension of sanitary sewer and water mains. These sewer and water main extensions are currently under construction, and bids will be taken on street construction in the near future. Utilities will be available to serve development starting by summer of 2015. Grant Road construction is expected to be completed in the fall of 2015.

Staff concludes that the Master Plan identifies developable and undeveloped areas, range of uses and residential unit types consistent with the proposed FS-RL and FS-RM zoning district. Based upon the above information, the Master Plan, the Addendum, information provided by the applicant, and the other attachments, staff further concludes that the infrastructure under construction will be adequate to serve the project, as well as that the proposed rezoning of the subject property is consistent with the Goals and Objectives and Future Land Use Map of the City's Land Use Policy Plan, as long as the following conditions are met:

- a. Central transportation corridor on an east-west alignment through the site provides facilities for motor vehicles, pedestrians and bicycles
- b. Developer is responsible for frontage and intersection access improvements at time of subdivision
- c. A single pedestrian access be provided from Quarry Estates into Ada Hayden Heritage Park at the location shown on the Master Plan
- d. A 30-ft wide buffer of undevelopable open space be established between the developed lots of Quarry Estates and Ada Hayden Heritage Park as described above

Planning and Zoning Commission Recommendation. At its public hearing on August 20, 2014, the Planning and Zoning Commission heard input from three neighboring residents. They had questions related to why the single-family attached housing is planned to be located at the east end of the project in the portion of the project next to their subdivision and about the number, height, appearance and occupancy of these residences. They also asked about fencing along the existing park boundary, and whether neighboring homes will be required to connect to the City's sanitary sewer. Some of these questions were answered at the meeting; and it was stated that others will be answered at the time of the Preliminary Plat hearing. One neighbor pointed out that a high number of noisy trucks on 190th Street daily may disturb the residents of the senior housing facility.

The Commission asked about trail connections and whether viewsheds had been analyzed. Staff identified that no perimeter fencing was requested along the Ada Hayden boundary. Instead, an open planted buffer area with decorative boundary markers was preferred. It was stated that viewsheds had not been analyzed since the Zoning Code allows up to three-story structures. The Commission noted that the project attempts to protect Ada Hayden Park, while also providing housing choices and access to the park. The Planning and Zoning Commission ultimately recommended approval (4-0) of the proposed rezoning from A to FS-RL and FS-RM with the proposed Master Plan with the conditions recommended by staff.

It should be noted that staff has not yet finished preparing the Zoning Agreement document. To expedite the various steps needed to develop this property, the City Council could approve the rezoning on first reading prior to having the signed Zoning Agreements finalized with the applicant. The signed Zoning Agreement would then be brought back for Council approval no later than the 3rd reading of the rezoning ordinance.

ALTERNATIVES:

1. The City Council can approve on first reading the rezoning of the Quarry Estates land from Agriculture to Suburban Residential Low Density (FS-RL) and Suburban Residential Medium Density (FS-RM) with the attached Master Plan, with the following conditions as recommended by the Planning and Zoning Commission:
 - a. Central transportation corridor on an east-west alignment through the site provides facilities for motor vehicles, pedestrians and bicycles
 - b. Developer is responsible for frontage and intersection access improvements at time of subdivision
 - c. A single pedestrian access be provided from Quarry Estates into Ada Hayden Heritage Park at the location shown on the Master Plan
 - d. A 30-ft wide buffer of undevelopable open space be established between the developed lots of Quarry Estates and Ada Hayden Heritage Park as described above
2. The City Council can approve on first reading the request for rezoning from Agriculture to Suburban Residential Low Density (FS-RL) and Suburban Residential Medium Density (FS-RM) with different conditions.
3. The City Council can deny the request for rezoning from Agriculture to Suburban Residential Low Density (FS-RL) and Suburban Residential Medium Density (FS-RM) with the attached Master Plan if the Council finds that the City's regulations and policies are not met.
4. The City Council can defer action on this request and refer it back to City staff and/or the applicant for additional information. **If the Council desires that the Zoning Agreement be finalized before the first reading, approval of the first reading should be delayed until the signed Zoning Agreement has been returned to the City.**

CITY MANAGER'S RECOMMENDED ACTION:

As noted in the attached addendum, the proposed rezoning is consistent with the Land Use Policy Plan goals, objectives and policies and land use designations. Adequate infrastructure will have been provided at the time of development. The Master Plan provides for developed areas, conservation areas and open space, housing types and

densities that are consistent with the proposed FS-RL and FS-RM zoning district standards and generally consistent with the intent of subsequent Conservation Subdivision standards. The Master Plan also provides adequately for major transportation connections and circulation and for interface with Ada Hayden Heritage Park that are in the best interests of the community, under the proposed conditions.

Even though staff has not yet completed preparation of the Zoning Agreement, it is possible for that document to be completed and signed prior to passage of the rezoning ordinance on its third reading. In accordance with Council's previous direction to demonstrate a "can do" approach, it is the recommendation of the City Manager that the City Council accept Alternative #1 as stated above. However, should Council feel that the agreement should be completed and signed first, then Alternative #4 should be accepted.

It should be noted the Zoning Agreement will include the graphic representation of the Master Plan that was approved as well as the four conditions listed above in the staff recommendation. This agreement binds the owners of the property within the area of the rezoning to develop in compliance to the Master Plan.

ADDENDUM

Existing Land Use Policy Plan. The LUPP designation of the entire subject area is Village/Suburban Residential. The proposed change of zone to FS-RL and FS-RM is consistent with that designation as one option for zoning of the site. The applicant has provided support materials (found in Attachment G) regarding how the proposed rezoning is consistent with the Land Use Policy Plan. These materials describe how the proposed rezoning and implementation of the proposed development is consistent with all ten goals of the LUPP.

The LUPP designation of the property to the southeast and south is Parks and Open Space, with Ada Hayden Lake and its surrounding land designated as Environmentally Sensitive Area. Property to the west is annexed, but has no current land use designation. At the time of annexation the use was contemplated to be single-family residential.

The property to the north and east is outside the city limits. The Ames Urban Fringe Plan land use designation to the north is Agriculture and Farm Service and to the east is Priority Transitional Residential (See Attachment B).

Existing Uses of Land. Land uses that occupy the subject property and other surrounding properties are described in the following table:

Direction from Subject Property	Existing Land Uses
Subject Property	Farmland, former homestead
North	Farmland, scattered homesteads
East	Single-Family Homes (Alta Vista Subdivision)
South	Native prairie (Ada Hayden Heritage Park)
West	Farmland, one residence & one former homestead

Existing Zoning. The site is zoned Agriculture (A). The property directly to the east is zoned Residential (R-1) by Story County. Ada Hayden Heritage Park is to the southeast and south and as a city park is zoned Government/Airport (S-GA). South of the subject property and west of the park is property recently annexed into the city and zoned Agriculture (A). The property to the west of the subject property is also zoned Agriculture (A). The property to the north is zoned Agricultural (A-1) by Story County. (See Attachment C)

The proposed rezoning is reflected in Attachment D.

Proposed Floating Suburban Zoning

The applicant has requested FS zoning as an alternative to Village Residential Zoning.

FS zoning is an option that may be selected by an applicant to create a more homogenous development type as compared to the heterogeneous development pattern of Village Residential. With FS zoning there is an option for Residential Low or Residential Medium. FS-RL zoning allows for either single family attached or single family detached housing within the same zoning district. **Development within FS-RL zoning must reach a minimum density of 3.75 units per net acre and not exceed 10 units per net acre.** FS-RM zoning allows for multi-family housing types at a medium-density range. Allowed uses are Independent Senior Living, apartments within buildings of 12 units or less, and attached single-family homes. **Development within the FS-RM zoning district must achieve a minimum density of 10 units per net acre and shall not exceed 22.31 units per net acre.** Blending of net density between the FS zoning districts is not permitted.

Master Plan. The City Council, at the March 4th meeting, voted to require a Master Plan to accompany this rezoning. A Master Plan is intended to provide a general description of the intended development of a property. A Master Plan must address natural areas, buildable areas, building types, range of uses and basic access points, as described in zoning requirements of Section 29.1507(4) (see Attachment F).

The entire property has been in agricultural use for many years, including a farm house and outbuildings. An inventory of vegetation and structures required by the Conservation Subdivision standards has been completed and identified no significant native plant communities, wetlands or other documented environmentally sensitive conditions or natural resources. Slopes exist along the south and southeast edges of the site. No evidence was found that the existing farmstead buildings have cultural or historical significance. The submitted Master Plan proposes areas for homes and conservation areas with residential development on 59 acres of the property and common open space and conservation areas totaling about 20 acres.

The Master Plan proposes a development pattern with distinct areas and a mix of housing types that include: single-family detached homes, single-family attached homes and multi-family units. The applicant describes a minimum of 82 units in the FS-RM area, with no stated maximum. At the most intense development level of 22.3 unit per acre, there may be approximately 180 housing units. From 20 to 40 single-family attached homes will be developed at the east end of the site, with an existing pasture to be enhanced as a landscape and open space buffer between the development and the existing homes on Alta Vista Road. On the rest of the site 125 to 145 single-family detached homes will be developed.

The minimum density standard for the area to be rezoned to FS-RL is 3.75 dwelling units per net acre. The Master Plan proposes net density for the area to be zoned FS-RL of approximately 4.0 dwelling units per acre, including both single-family detached and attached homes. The minimum density standard for the area to be rezoned to FS-RM is 10 dwelling units per net acre. The Master Plan proposes net density for the area to be zoned FS-RM of approximately 10 dwelling units per acre. Full review of net acreage will occur with the subsequent preliminary plat subdivision review.

Both attached and detached single-family homes are required be on individual lots. Layout and specific design of the site will be evaluated at the time of preliminary plat review. Attached single-family homes and apartments also require an administrative site development plan review or major site development review after subdivision. The independent senior living use would require a conditional use permit.

Access. The Master Plan includes three access points with the existing streets. There will be one access on the west on Grant Avenue, which will be a collector street. Two access points are on 190th Street, which has the city limits down the center and thus has joint jurisdiction with Story County. If the development phasing begins on the east end of the property, the east access on 190th Street will be the first access constructed. However, once the project is built out, it is expected that the Grant Avenue access will have higher traffic volume.

The Master Plan shows a central transportation corridor on an east-west alignment through the site. This corridor will provide facilities for pedestrians and bicycles as well as motor vehicles. In this north area of Ames, developments are intended to provide for bicycle circulation within developments and via connections between. The access point to Grant Avenue will be the location of the bicycle connection between Quarry Estates and the future residential subdivision across Grant Avenue to the west. As with most residential subdivisions, pedestrian sidewalks will be provided where the subdivision is adjacent to a city street, such as along the east side of Grant Avenue and the south side of 190th Street. It will be determined during the preliminary plat process if that sidewalk will be within the Grant Avenue right-of-way or in a buffer area within the development property. Installation of these sidewalks may be phased along with the various development phases of Quarry Estates.

Internal circulation for vehicles, bicycles and pedestrians will be reviewed at the time of subdivision.

Ada Hayden Heritage Park. Among of the attractions of Quarry Estates will be its proximity to Ada Hayden Heritage Park and the view into the park's naturalized landscape from some of the Quarry Estates lots. The Master Plan seeks to protect the park landscape from the development and the many more people who will be living next door to it. Specific concerns include the steep slopes along the north edge of the park along the shared property boundary with Quarry Estates.

The only access from Quarry Estates into Ada Hayden Heritage Park will be a pedestrian connection at the west end of the shared property boundary, just west of the upland pond within the park in this area. The north loop upland trail within the park passes the south edge of this pond. The existing trail is rock, as will be the pedestrian connection north to Quarry Estates. The material for this connection and its final location with Quarry Estates will be determined during the subdivision process. The trail connection will not be maintained during the winter, as is the case for the entire upland trail. Any other future connections between Ada Hayden Heritage Park and Quarry Estates would require City Council approval.

The Master Plan includes a buffer between the developed lots of Quarry Estates and the park. This buffer will consist of 30 feet (minimum) of open space running along the entire shared property boundary, in which development is prohibited. It will be planted with native grasses and forbs. The shared property boundary itself will be identified with permanent markers designed by the city. This entire buffer will be established and installed along with the public improvements for the first phase of the development. The entire buffer will be owned and maintained by the Quarry Estates property owners association.

Landscape Buffers. Other landscape buffers will be established between the apartment dwelling units and single family dwelling units and between areas of single family detached dwelling units and single family attached dwelling units. The use of buffering is consistent with the development expectations identified within FS zoning standards. A 25-foot wide or wider landscape buffers will also be established between residential lots and the existing streets around the perimeter of the site to be consistent with Conservation Subdivision requirements. (It should be noted that on the north a portion of this buffer may be within the extra wide right-of-way of 190th Street.)

Conservation Subdivision. Much of the Quarry Estates property is within the watershed that drains into Ada Hayden Lake, which the city uses for a back-up water supply. To protect the quality of the water in the lake, the development is required to comply with the Conservation Subdivision standards of Ames *Municipal Code* Section 23.600.

In addition to protecting water quality, the intents of the Conservation Subdivision Developments are to protect existing surface drainage systems, to promote interconnected greenways, to provide commonly-owned open space and conservation areas and to protect such areas in perpetuity.

The Conservation Subdivision standards address lot arrangement, buffer distances from drainage ways, stormwater management systems and pedestrian and bicycle facilities. Many of these standards will apply only during the subdivision process.

Open Space and Conservation Areas. Several Conservation Subdivision standards are evident in the Master Plan. Conservation areas and open space is required to comprise at least 25% of the property and must be distributed throughout the development. Various separate conservation areas must be interconnected. In the Quarry Estates property, the least well-drained soils occur at the west end of the site, an area identified as a conservation area that will be used to treat much of the storm water runoff from the site. The Master Plan shows other conservation areas to be established across the site.

Because no significant native plant communities exist on the site, this conservation area and will be “naturalized” by establishing native plant communities. Conservation easements will be established for all conservation areas and maintained according to a conservation area management plan that is required during the subdivision process.

A requirement of the Conservation Subdivision ordinance is that 80% of the residential lots must abut a conservation area or open space. Therefore, the Master Plan establishes a development pattern of residential areas around central open spaces or conservation areas that will be interconnected. The details of features within the conservation areas will be part of the preliminary plat review. The preliminary plat also will provide the arrangement of these lots and the local streets serving them.

Water Quality. In addition to the protection of the water quality in Ada Hayden Lake afforded by the Conservation Subdivision standards, the City also has design standards for new construction to protect surface waters from degradation due to storm water runoff. Ames *Municipal Code* Chapter 5B Post Construction Stormwater Management contains these standards and also references the Iowa Stormwater Management Manual.

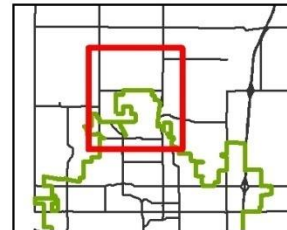
Infrastructure. City and developer have a pre-annexation agreement that, among other commitments, confirms the developers' contributions to City infrastructure costs. Installation of water and sanitary sewer mains serving the developments along Grant Avenue are underway and paving of Grant Avenue will be completed during the 2014-15 construction seasons. Quarry Estates developers have also agreed to assume responsibility for any buy-out amount due to a rural water provider, as well as to pay prorated portions of the City's costs for installation of the water and sanitary sewer mains serving the area through utility connection districts.

Public Notice. Notice was mailed to property owners within 200 feet of the subject site and a sign was posted on the subject property. As of this writing, no comments have been received.

Attachment A

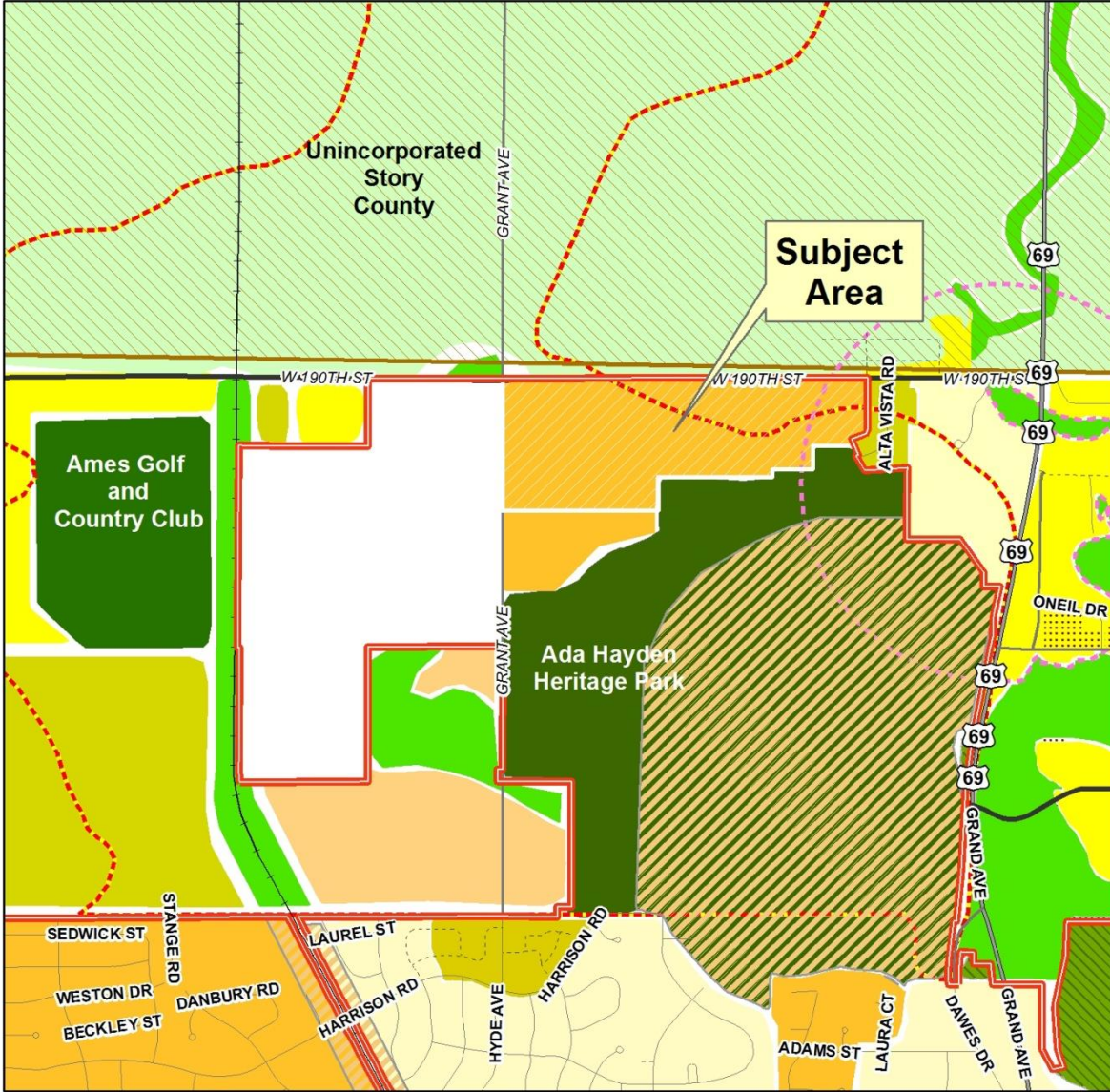


Location Map
Quarry Estates Property
904 W 190th Street








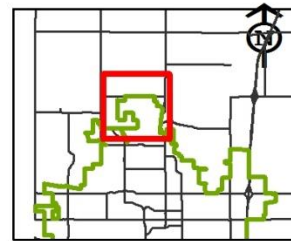
Attachment B

Land Use Map - Quarry Estates Property



Land Use Designations

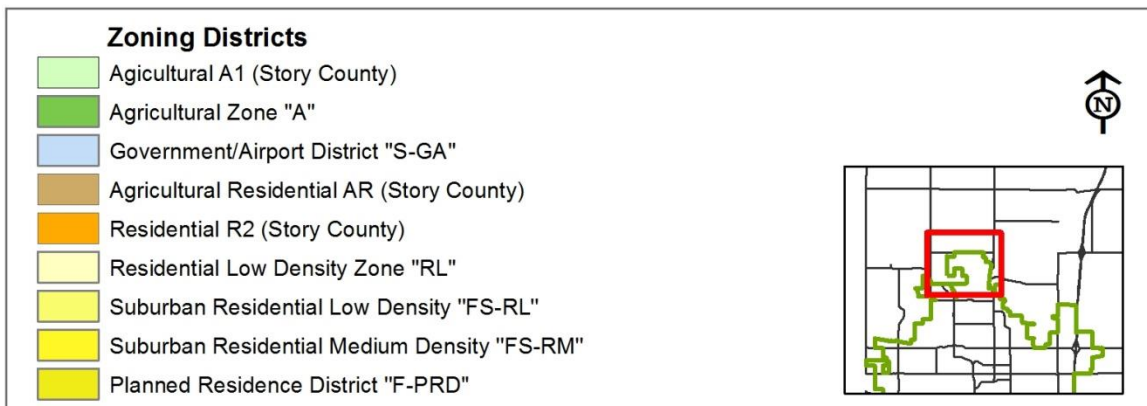
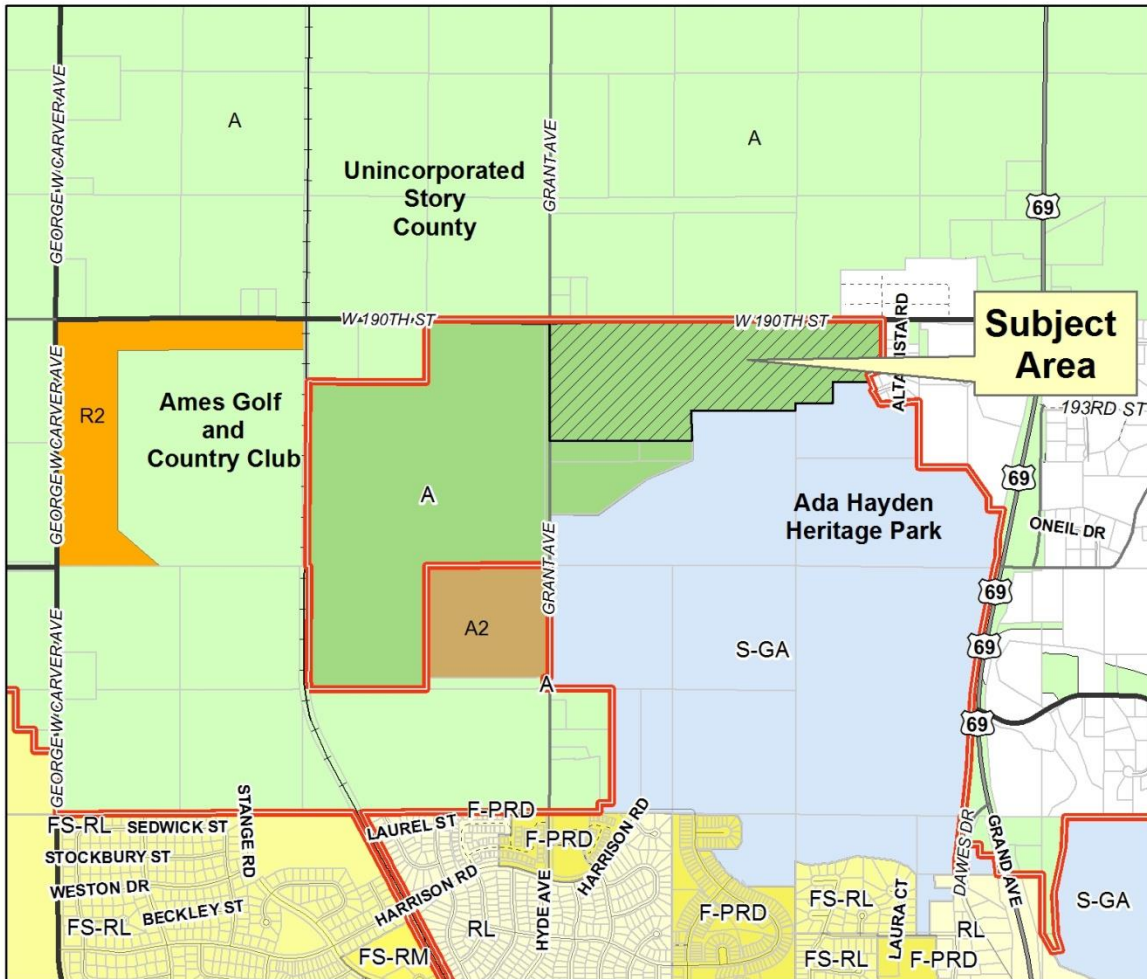
 Environmentally Sensitive Land	 Urban Residential
 Priority Transitional Residential	 Agriculture and Farm Service
 Parks and Open Space	 Natural Areas/Greenways
 Rural or Low Density Residential	 Village/Suburban Residential
 Rural Transitional Residential	 Parks and Open Space



Attachment C

Existing Zoning

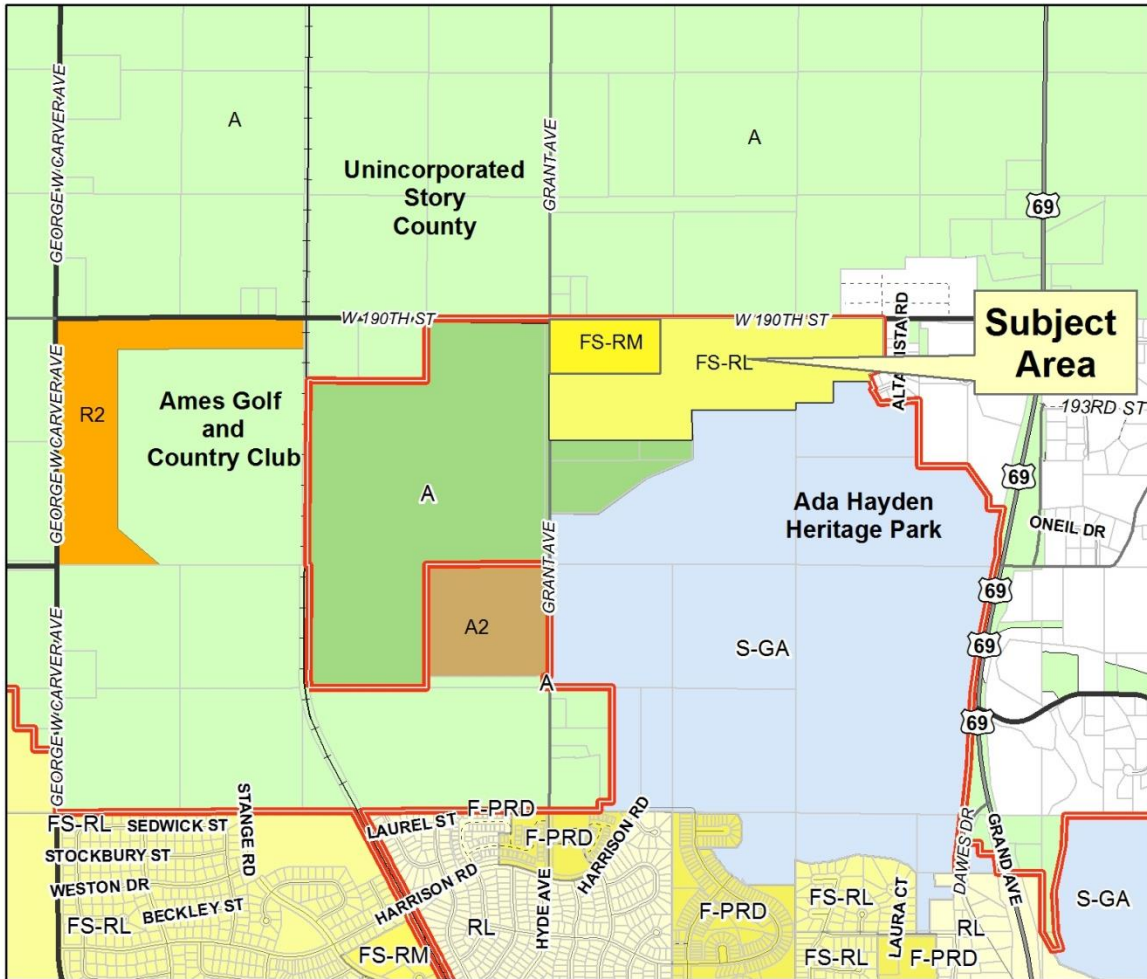
Existing Zoning - Quarry Estates Property



Attachment D

Proposed Zoning

Proposed Zoning - Quarry Estates Property



Attachment E

Master Plan Sheet 1 of 2

DATE	REV	DESCRIPTION	DRAWN	CHECKED	LAST UPDATE (DD/M/YY)

FOX Engineering
 114 South 17th Street, Suite 107
 Ames, Iowa 50010
 Phone: (515) 233-0000
 Fax: (515) 233-0100

MASTER PLAN
 QUARRY ESTATES SUBDIVISION
 AMES, IA

PROJECT NO.	5143-12A
SHEET	1 OF 2

QUARRY ESTATES SUBDIVISION MASTER PLAN

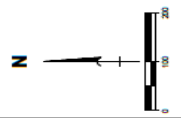
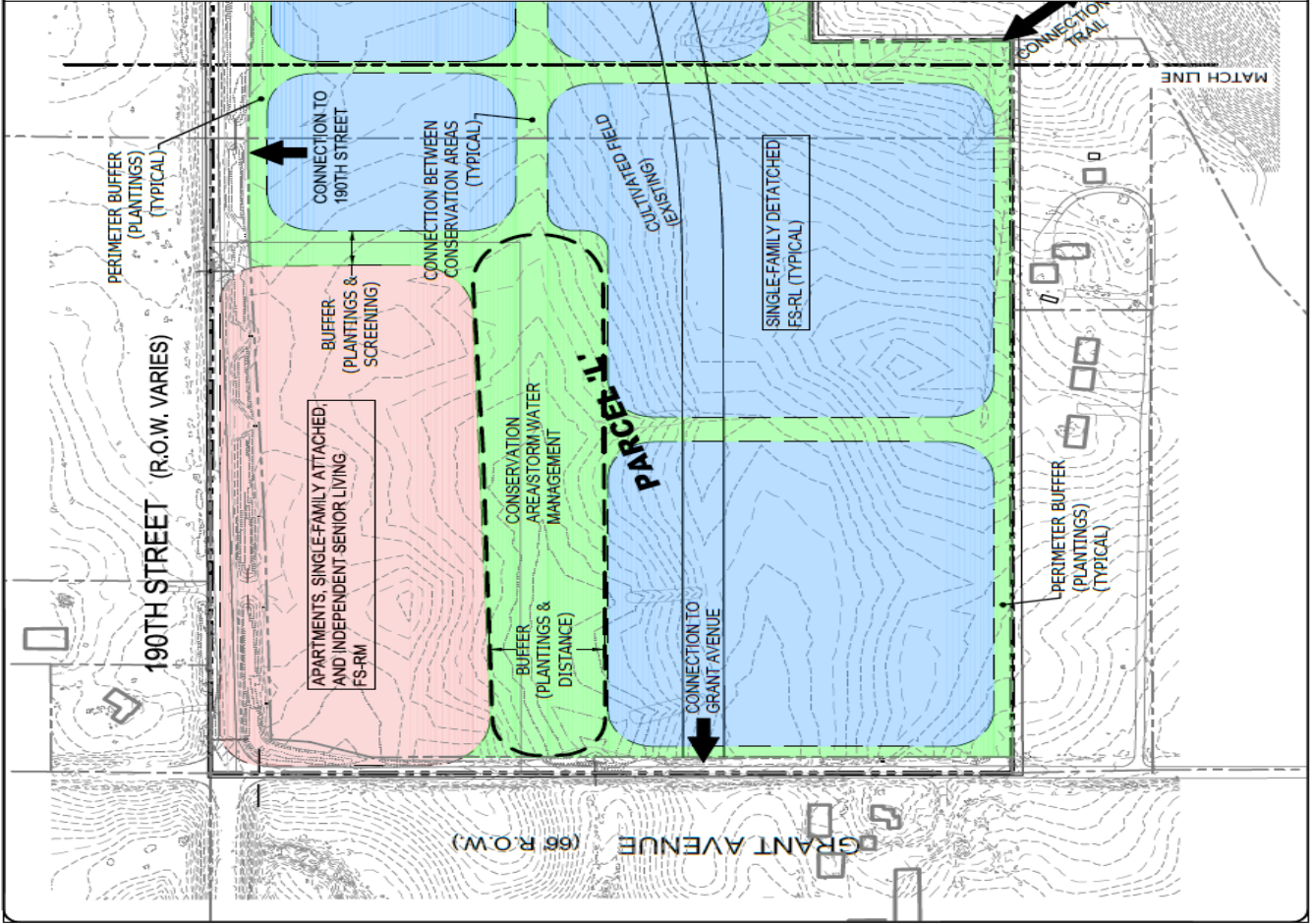
OWNER/APPLICANT:
 QUARRY ESTATES, L.L.C.
 100 6TH STREET
 AMES, IA 50010

PREPARED BY:
 FOX ENGINEERING
 414 S. 17TH STREET,
 SUITE 107
 AMES, IA 50010

SUBMITTAL DATE:
 JULY 11, 2014

LEGAL DESCRIPTION:
 PARCEL 'L' IN THE NORTH ONE-HALF OF SECTION 22, TOWNSHIP 84 NORTH, RANGE 24 WEST OF THE 5TH P.M., STORY COUNTY, IOWA, SAID PARCEL L BEING SHOWN ON THE PLAT OF SURVEY RECORDED ON JANUARY 17, 2012 IN SLIDE 425, PAGE 4.

RESIDENTIAL USE SUMMARY			
ZONE	APPROX. NET AREA	APPROX. # OF UNITS	APPROX. DENSITY
SINGLE-FAMILY DETACHED	33.8	125-145	4.0
SINGLE-FAMILY ATTACHED	4.5	20-40	6.7
APARTMENTS, SINGLE-FAMILY ATTACHED, AND INDEPENDENT SENIOR LIVING	8.2	82+	10+



Attachment E

Master Plan Sheet 2 of 2

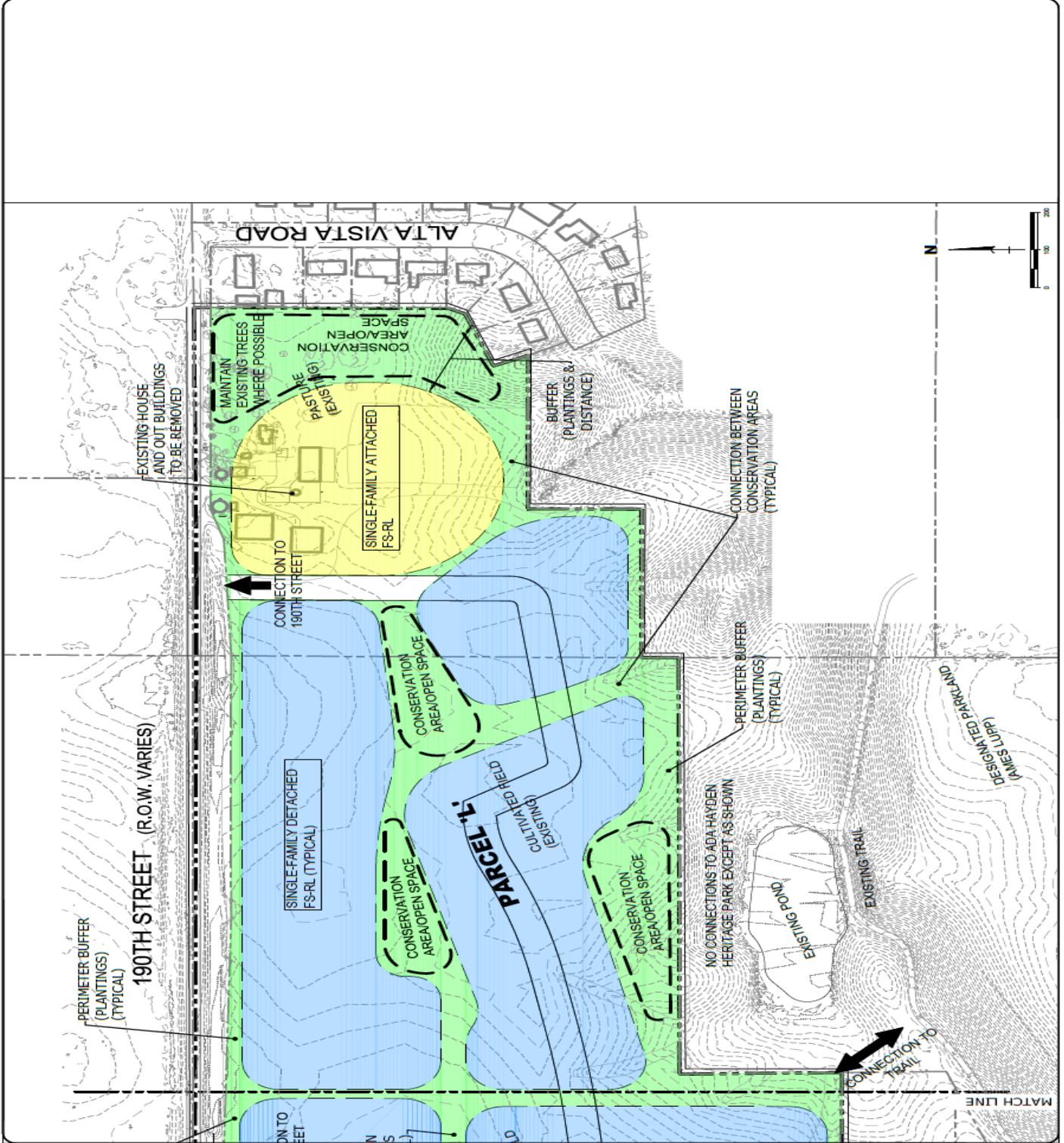
DATE	BY	CHKD	APPD	SCALE	PROJECT	DATE
					190TH STREET - (R.O.W. VARIES)	

PROJECT NO.	EMD-124
SHEET	2 OF 2

MASTER PLAN
QUARRY STREET SUBDIVISION
AMES, IA

FOX Engineering Associates, Inc.
414 South 17th Street, Suite 107
Ames, Iowa 50010
Phone: (515) 233-0000
Fax: (515) 233-0103

FOX Engineering



Attachment F

Applicable Regulations

- Land Use Policy Plan (LUPP) Goals, Policies and the Future Land Use Map:

The Land Use Policy Plan (LUPP) Future Land Use Map identifies the land use designations for the property proposed for rezoning.

- Ames *Municipal Code* Chapter 29, Section 1507, Zoning Text and Map Amendments, includes requirements for owners of land to submit a petition for amendment, a provision to allow the City Council to impose conditions on map amendments, provisions for notice to the public, and time limits for the processing of rezoning proposals.
- Ames *Municipal Code* Chapter 29, Section 1200, Floating Zones, includes a list of uses that are permitted in the Village Residential, Suburban Residential and Planned Residential zoning districts and the zone development standards that apply to properties in those zones.

Per Section 29.1507(4): master plan Submittal Requirements:

- a. Name of the applicant and the name of the owner of record.
- b. Legal description of the property.
- c. North arrow, graphic scale, and date.
- d. Existing conditions within the proposed zoning boundary and within 200 feet of the proposed zoning boundary: Project boundary; all internal property boundaries; public rights-of-way on and adjacent to the site, utilities; easements; existing structures; topography (contours at two-foot intervals); areas of different vegetation types; designated wetlands; flood plain and floodway boundaries; areas designated by the Ames Land Use Policy Plan as Greenways and Environmentally Sensitive Areas
- e. Proposed zoning boundary lines.
- f. Outline and size in acres of areas to be protected from impacts of development
- g. Outline and size in acres of areas proposed of each separate land use and for each residential unit type
- h. Pattern of arterial streets and trails and off-site transportation connections
- i. For proposed residential development provide the number of unit type for each area, expressed in a range of the minimum to maximum number to be developed in each area
- j. For proposed residential development provide a summary table describing all uses of the total site area, including the number of units per net acre for each unit type and each zoning area.

Attachment G

Applicant's Statement

Quarry Estates Subdivision Rezoning Application

1. **Written explanation of the reasons for requesting rezoning.**

The property has remained Agricultural - "A" since being annexed in 2013. We are requesting the property be rezoned to Suburban Residential - Low Density "FS-RL", and Suburban Residential - Medium Density "FS-RM", to allow for construction of homes in a mixed-use residential development.

2. **Written explanation of the consistency of this rezoning with the Land Use Policy Plan (LUPP).**

The LUPP identifies this property as part of the "North Allowable Growth Area". This request to rezone to "FS-RL" and "FS-RM" is consistent with the LUPP's "Village/Suburban Residential" classification (more specifically the "Suburban" classification). Creation of these zones will allow for the development of single-family, two-family, and multi-family residential housing.

The requested rezoning is consistent with following goals described in *Chapter One, Planning Base* of the LUPP:

- a. ...to **manage a population base of 60,000-62,000**. Additional land is needed to allow for residential growth and rezoning this property for residential use will help to achieve that. The residential subdivision would be completed in phases, allowing for the systematic and sustainable addition of lots to the market.
- b. ...to **provide additional developable land while concentrating on the annexation and development of new areas**. Rezoning for this planned residential development is the "next step" in the City's process to annex and develop new areas. The City Council has previously approved annexation and amendment of the LUPP for this property.
- c. ...to **provide biodiversity through the inclusion of plant and animal habitats** and to **maintain and enhance the value of its water resources**. The mixed-use residential development planned after rezoning includes buffers, natural areas, and storm water management features based on the City's "Conservation Subdivision" standards.
- d. ...to **provide a greater sense of place and connectivity**. Rezoning will allow development of a mixed-use residential neighborhood adjacent to other existing and proposed residential areas. This neighborhood will be connected to other residential areas, commercial areas, and recreational areas by way of the existing and proposed system of roadways, sidewalks, and trails.
- e. ...to **have the real costs of development borne by the initiating agent**. The costs of infrastructure within the residential development will be paid by the developer.
- f. ...to **increase the housing supply and to provide a wider range of housing choices**. Rezoning to FS-RL and FS-RM will allow construction of the mixed-use residential development that will include single-family, two-family, and multi-family lots.

Attachment G

Applicant's Statement

- g. ...to **provide greater mobility through more efficient use of personal automobiles and enhanced availability of an integrated system including alternative methods of transportation.** The planned residential development includes a network of local streets that will connect to existing collector/arterial streets, sidewalks, and trails. The development will make use of an already existing roadway (190th Street) as its major access.
- h. ...to **enhance the role of Downtown as a community focal point.** This rezoning request does not propose any uses or activities that would duplicate those activities and services offered by the Downtown, which might diminish the role of Downtown as a community focal point.
- i. ...to **promote expansion and diversification of the economy.** Availability of housing choices is key to promoting opportunities for some employers. Major employers in the area have indicated that a lack of larger lots or larger homes sometimes makes attraction or retention of employees difficult.
- j. ... to **maintain and enhance its cultural heritage.** An evaluation of the site's historical and archeological resources is being completed as part of the preliminary site investigation. The proposed development is not expected to negatively impact architecturally significant structures or archaeologically significant resources.

3. **Current zoning of the subject property.**

The property is currently zoned Agricultural - "A"

4. **Proposed zoning of the subject property.**

The requested rezoning includes Suburban Residential - Low Density "FS-RL" and Suburban Residential - Medium Density "FS-RM"

5. **Proposed use of the property.**

The intended use within the Suburban Residential - Low Density "FS-RL" zone would include lots for single-family, two-family attached (townhome), and multi-family attached (townhome) residential housing. The intended use within the Suburban Residential - Medium Density "FS-RM" zone would include lots for multi-family (apartment) residential housing.

6. **Legal description of the property proposed for rezoning.**

Parcel 'L' in the North One-Half of Section 22, Township 84 North, Range 24 West of the 5th P.M., Story County, Iowa, said Parcel L being shown on the Plat of Survey recorded on January 17, 2012 in Slide 425, Page 4.

Area to be Rezoned FS-RL:

Parcel L, except the North 500.00 feet of the West 1100.00 feet therein, in the North One-Half of Section 22, Township 84 North, Range 24 West of the 5th P.M., Story County, Iowa, as shown on the Plat of Survey recorded on January 17, 2012 in Slide 425, Page 4, said area to be rezoned being more particularly described as follows: Commencing at the Northwest Corner of said Section 22,

Attachment H

Rezoning Plat



Survey Description-Area to be Rezoned FS-RM:
 Parcel L, except the North 500.00 feet of the West 1100.00 feet thereof, in the North One-Half of Section 22, Township 84 North, Range 24 West of Parcel L in the North One-Half of the Northwest Quarter of Section 22, Township 84 North, Range 24 West of the 5th P.M. Story County Iowa, said parcel L being shown on the Plat of Survey recorded on January 17, 2012 in Slide 426, Page 4, said area to be rezoned being the parcel L described as follows: Commencing at the Northwest Corner of said Section 22, said point also being the Northwest Corner of said Parcel L; thence S89°59'37\"/>

Survey Description-Area to be Rezoned FS-RL:
 Parcel L, except the North 500.00 feet of the West 1100.00 feet thereof, in the North One-Half of Section 22, Township 84 North, Range 24 West of Parcel L in the North One-Half of the Northwest Quarter of Section 22, Township 84 North, Range 24 West of the 5th P.M. Story County Iowa, said parcel L being shown on the Plat of Survey recorded on January 17, 2012 in Slide 426, Page 4, said area to be rezoned being the parcel L described as follows: Commencing at the Northwest Corner of said Section 22, said point also being the Northwest Corner of said Parcel L; thence S89°59'37\"/>

PROPRIETOR: QUARRY ESTATES, L.L.C.
 REQUESTED BY: SCOTT WILLIAMS, FOX ENGINEERS

1\"/>

STUMBO & ASSOCIATES
LAND SURVEYING

510 S. 17TH STREET, SUITE #102-JAMES, IOWA 50010
 PH. 515-233-3684 • FAX 515-233-4403

REZONING PLAT
 PARCEL L IN THE N1/2, NW1/4 SECTION 22-84-24,
 STORY COUNTY, IOWA

JOB #15442RZ DATE: 5/22/14 PAGE 1 of 1

Verification: I hereby certify that this land surveying was done by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.
R. Stumbo Date: 5/22/14
 R. Stumbo License #27183

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF AMES, IOWA, AS PROVIDED FOR IN SECTION 29.301 OF THE *MUNICIPAL CODE* OF THE CITY OF AMES, IOWA, BY CHANGING THE BOUNDARIES OF THE DISTRICTS ESTABLISHED AND SHOWN ON SAID MAP AS PROVIDED IN SECTION 29.1507 OF THE *MUNICIPAL CODE* OF THE CITY OF AMES, IOWA; REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HERewith AND ESTABLISHING AN EFFECTIVE DATE

BE IT HEREBY ORDAINED by the City Council of the City of Ames, Iowa;

Section 1: The Official Zoning Map of the City of Ames, Iowa, as provided for in Section 29.301 of the *Municipal Code* of the City of Ames, Iowa, is amended by changing the boundaries of the districts established and shown on said Map in the manner authorized by Section 29.1507 of the *Municipal Code* of the City of Ames, Iowa, as follows: That the real estate, generally located in Quarry Estates Subdivision, is rezoned with a Master Plan from Agricultural (A) to Floating Suburban Residential Low-Density (FS-RL) and Floating Suburban Residential Medium-Density (FS-RM).

Real Estate Description:

To be Rezoned FS-RM:

The North 500.00 feet of the West 1100.00 feet of Parcel L in the North One-half of the Northwest Quarter of Section 22, Township 84 North, Range 24 West of the 5th P.M., Story County, Iowa, said Parcel L being shown on the Plat of Survey recorded on January 17, 2012 in Slide 425, Page 4, said area to be rezoned being more particularly described as follows: Beginning at the Northwest Corner of said Section 22, said point also being the Northwest Corner of said Parcel L; thence S89°59'37"E, 1100.00 feet along the North line thereof; thence S00°02'52"E, 500.00 feet; thence N89°59'37"W, 1100.00 feet to the West line of said Section 22 and said Parcel L; thence N00°02'52"W, 500.00 feet to the point of beginning, containing 12.63 acres, which includes 2.50 acres of existing public right of way.

To be Rezoned FS-RL:

Parcel L, except the North 500.00 feet of the West 1100.00 feet therein, in the North One-Half of Section 22, Township 84 North, Range 24 West of the 5th P.M., Story County, Iowa, as shown on the Plat of Survey recorded on January 17, 2012 in Slide 425, Page 4, said area to be rezoned being more particularly described as follows: Commencing at the Northwest Corner of said Section 22, said point also being the Northwest Corner of said Parcel L; thence S89°59'37"E, 1100.00 feet along the North line thereof to the point of beginning;

thence continuing to follow the boundary of said Parcel L S89°59'37"E, 1528.66 feet; thence S89°56'56"E, 928.93 feet to the Northeast Corner thereof; thence S00°16'21"W, 507.33 feet; thence S24°26'29"W, 35.20 feet; thence S67°49'44"W, 149.60 feet; thence S22°11'56"E, 74.28 feet; thence N89°56'58"W, 408.46 feet; thence S00°20'15"W, 225.92 feet; thence N89°57'27"W, 395.18 feet; thence S00°13'28"W, 74.73 feet; thence S89°55'44"W, 1109.83 feet; thence S00°46'31"E, 323.37 feet; thence S89°56'34"W, 560.38 feet; thence S89°56'34"W, 957.96 feet to the Southwest Corner of said Parcel L; thence N00°02'52"W, 791.95 feet along the West line thereof; thence S89°59'37"E, 1100.00 feet; thence N00°02'52"W, 500.00 feet to the point of beginning, containing 72.83 acres, which includes 4.03 acres of existing public right of way.

Section 2: All other ordinances and parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 3: This ordinance is in full force and effect from and after its adoption and publication as provided by law.

ADOPTED THIS _____ day of _____, _____.

Diane R. Voss, City Clerk

Ann H. Campbell, Mayor

COUNCIL ACTION FORM

SUBJECT: AMENDMENTS TO FLOOD PLAIN ZONING REGULATIONS AND ADOPTION OF NEW FLOOD MAPS FOR COLLEGE CREEK AND WORLE CREEK

BACKGROUND:

Since the City of Ames participates in the National Flood Insurance Program (NFIP), property owners in the City are eligible to purchase flood insurance to protect their structures and contents. To participate in the NFIP, the City is obligated to regulate development so as to reduce the risks of loss of life, personal injury, and property damage. To accomplish these goals, the City Council adopted an ordinance that regulates development in the flood plain and maps that identify the flood plain for waterways throughout the City.

Part of that ordinance adopts by reference the Flood Insurance Rate Maps (FIRMs) prepared by the Federal Emergency Management Agency (FEMA). The current Flood Insurance Study (FIS) and FIRMs were completed and adopted in 2008. A new study and maps have been prepared for a portion of the community and are slated to become effective on October 16, 2014. **The City must adopt these maps by that date in order to remain in compliance with the NFIP.** These maps affect the area around College Creek and Worle Creek in west and south Ames.

In November, 2010, City staff became aware of an opportunity for a restudy of a portion of the City's mapped flood plains. FEMA's fiscal year 2011 appropriations included grants for flood map updates to high-performing Cooperating Technical Partners (CTP) nationwide. The Iowa Department of Natural Resources (IDNR) is the CTP for Iowa.

In April, 2011, City staff met with representatives of IDNR and FEMA to discuss a scope of services that would allow for remapping of flood plains in Ames. Staff discussed with IDNR and FEMA the possible geographic extent of a mapping update and potential costs to the City. The mapping study required a 25 percent match which IDNR indicated they would provide.

The meeting resulted in the selection of these two watersheds as the study area. These areas were selected because of identified problems with the current mapping of the flood area and because of the limited available funding for studies. The new mapping updates the flood area for 100-year storm events, which is consistent with the NFIP. College Creek, in particular, has special problems with the current mapping—in some places, the mapped flood plain is 50 feet away and 30 feet higher than the creek. A map of the location of College Creek and Worle Creek are included as Attachment 1.

FEMA's consultant conducted the flood study. Once draft maps were prepared, City staff conducted an open house in August, 2013. Staff mailed an invitation to all property owners adjacent to College Creek, Worle Creek, and the two tributaries of Worle Creek.

The new Flood Insurance Study has resulted in more accurate Flood Insurance Rate Maps depicting Base Flood Elevations (BFE is the water surface level of a 100-year flood event). This was possible because of the use of aerial topographic data of the entire city and physical surveys of portions of the watersheds. **These more accurate maps will help the community plan for and better regulate development activities in the flood plain. It will also help affected homeowners and businesses to obtain the proper level of flood insurance coverage at the best price.**

Of particular note in Campustown is that portions of College Creek from Hayward Avenue to Lynn Avenue have been removed from the flood plain. Upstream from State Avenue, the extent of the floodway fringe has been reduced and the expected water levels from a 100-year flood event have been lowered as a result of the new modeling. Some homes on the north side of the creek will be removed totally from the flood plain, allowing them to purchase flood insurance at a much lower premium. Also, areas of this creek upstream from South Dakota Avenue have been realigned so that the flood plain is centered on top of the creek rather than on adjacent houses.

The impact on Worle Creek and its tributaries is less pronounced. Portions of one tributary of Worle Creek as it flows through the existing and proposed ISU research park have more details and the extent of the flood plain is narrowed as it flows through the airport property. Much of the benefit of the proposed maps is found along that portion of Worle Creek that lies outside the City limits but within the Southwest Allowable Growth Area.

The consultant has a website containing all the relevant documents of the study and the preliminary maps. It allows a user to compare the existing flood maps with the proposed maps to determine the impacts on any particular property. The website can be found at this link: http://12.23.244.78/IA_Story_Outreach/

Proposed Amendments

Amendments are proposed to four sections of Chapter 9 and can be found in Attachment 2. In summary, the amendments do the following:

Amendment to Section 9.2(2) adopts the new FIRMs. This amendment is necessary to ensure compliance with the NFIP. The new FIRMs establish new base flood elevations and delineate a new floodway and floodway fringe for College Creek, Worle Creek, and two unnamed tributaries of Worle Creek.

Amendment to Section 9.5(2)(c) removes the reference to National Geodetic Vertical Datum 1929 (NGVD 29). This scale of measuring elevations was used in the existing FIRMs but the new maps establish elevations for the study area in North American Vertical Datum 1988 (NAVD 88). It retains the NGVD 29 in the remainder of the

community. Loss of this reference is of no significance as the new FIRMs provide the necessary references to the appropriate vertical datum.

Amendment to Section 9.7 references the new definition of “development” (rather than repeating it) found in Section 9.11 and deletes another reference to NGVD 29. Furthermore, it authorizes the establishment of a fee for the issuance of flood plain development permits. The City Council established the fee effective July 1, 2014.

Amendments to Section 9.11 establish new definitions for “development,” “minor project,” and “routine maintenance of existing buildings and facilities.” These changes allow the exemption of certain minor projects and maintenance from the requirement of obtaining a flood plain development permit. This approach was recommended by the Iowa Department of Natural Resources in order to reduce monitoring and permitting requirements of insignificant projects in participating communities throughout the state. Under current rules, even such innocuous projects as reshingling a home or installing a flagpole require a flood plain development permit. Since these activities have little or no impact on water levels during a flood event and do not rise to the level of a “substantial improvement,” the IDNR recommends a formal exemption of them from permitting requirements.

Planning and Zoning Commission Recommendation. The Planning and Zoning Commission met on September 3 and recommended approval (6-0) of the proposed text amendments to the flood plain zoning regulations.

ALTERNATIVES:

1. The City Council can amend Chapter 9 of the *Ames Municipal Code* as shown in Attachment 2.
2. The City Council can deny the proposed amendments. This action would lead to the suspension of the City of Ames from the National Flood Insurance Program. Suspension would not allow property owners or renters to renew existing or purchase new flood insurance policies.
3. The City Council can refer the proposed amendments to the flood plain zoning ordinance back to staff for specific further information or for further options. This option would require the City Council to approve multiple readings at the next or subsequent meeting in order to have final passage of the ordinance by the effective date of October 16, 2014.

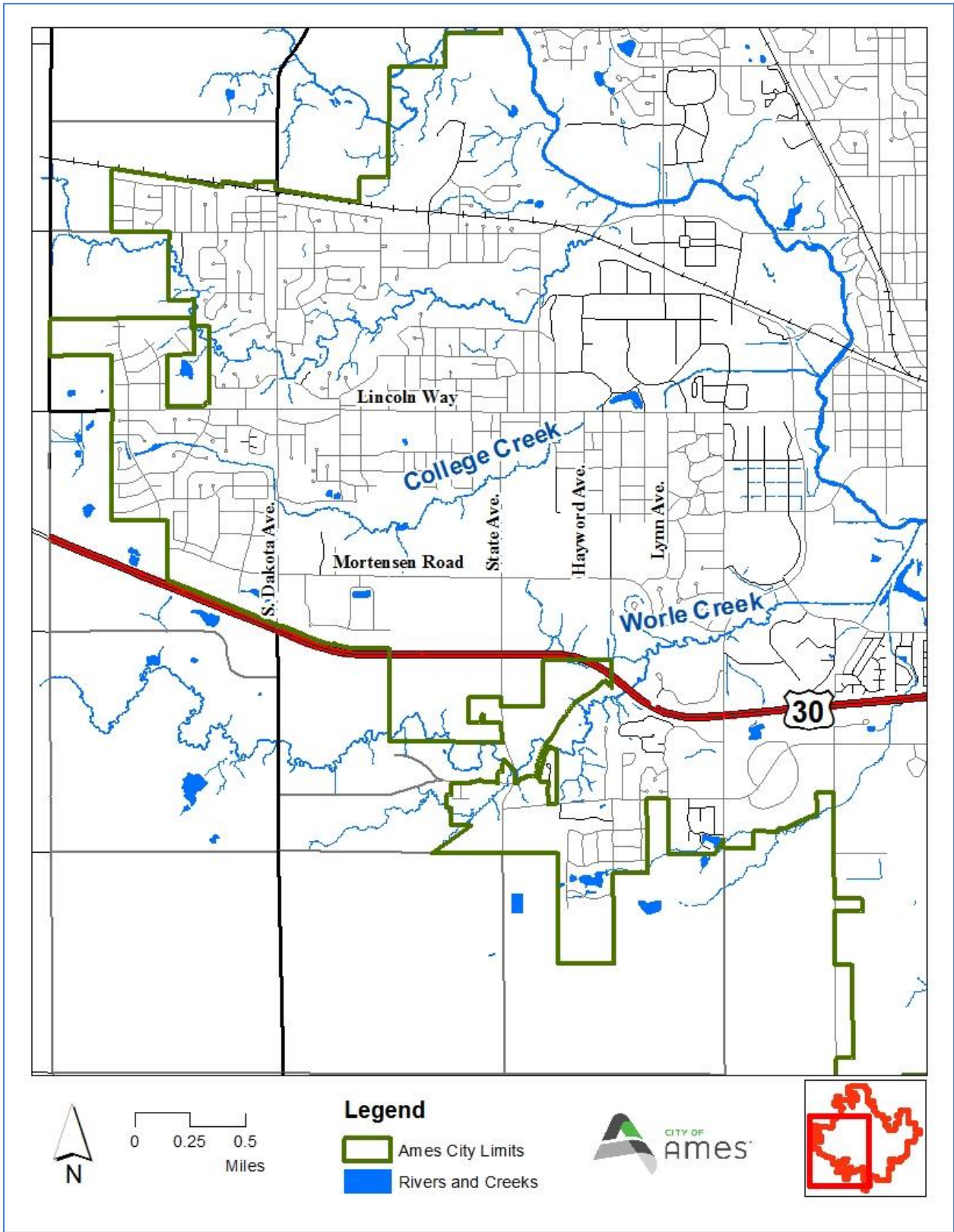
MANAGER’S RECOMMENDED ACTION:

The amendments that adopt the new Flood Insurance Study and Flood Insurance Rate Maps and that delete the references to NGVD 29 are required to stay in compliance with the National Flood Insurance Program. The amendment to establish the fee is consistent with the direction of the City Council during adoption of the annual budget.

The amendments that redefine “development” and create new definitions for “minor project” and “routine maintenance of existing buildings and facilities” are optional but come recommended by the IDNR. This exemption will be useful to reduce the time and burden on customers and staff for seemingly innocuous projects.

Therefore, it is the recommendation of the City Manager that the City Council accept Alternative #1, thereby amending Chapter 9 of the Ames *Municipal Code* as shown in Attachment 2.

ATTACHMENT 1



ATTACHMENT 2

Delete Section 9.2(2) entirely and replace with:

Section 9.2(2) The Story County, Iowa and Incorporated Areas Flood Insurance Rate Map (FIRM), City of Ames, Panels 19169C0135E, 140E, 141E, 142E, 155E, 161E, 162E, 164E, 168E, 170E, 276E and 277E, dated February 20, 2008 and Panels 137F, 139F, 143F, 144F, 163F, 256F and 257F, dated October 16, 2014, which were prepared as part of the Flood Insurance Study for Story County and digital FIRM equivalents are hereby adopted by reference and declared to be the Official Flood Plain Zoning Map.

Amend Section 9.5(2)(c) as shown:

(c) Non-residential buildings. All new and substantially improved non-residential buildings shall have the lowest floor (including basement) elevated a minimum of three (3) feet above the base flood elevation level, or together with attendant utility and sanitary systems, be floodproofed to such a level. When floodproofing is utilized, a professional engineer registered in the State of Iowa shall certify that the floodproofing methods used are adequate to withstand the flood depths, pressures, velocities, impact and uplift forces and other factors associated with the base flood elevation level, and that the structure, below the base flood elevation level, is watertight with walls substantially impermeable to the passage of water. A record of the certification indicating the specific elevation (~~in relation to National Geodetic Vertical Datum NGVD 1929~~) to which any structures are floodproofed shall be maintained by the Flood Plain Administrator.

Amend Section 9.7 as shown:

(2) Flood Plain Development Permit.

(a) Permit Required. A Flood Plain Development Permit issued by the Administrator shall be secured prior to initiation of any flood plain development. Development is defined in Section 9.11 ~~means any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, filling, grading, paving, excavation or drilling operations, including the placement of factory-built homes.~~

(b) Application for Permit. Application for a Flood Plain Development Permit shall be made on forms supplied by the Administrator and shall include the following information:

- (i) Description of the work to be covered by the permit for which application is to be made.
- (ii) Description of the land on which the proposed work is to be done (i.e., lot, block, tract, street address, or similar description) that will readily identify and locate the work to be done.
- (iii) Identification of the use or occupancy for which the proposed work is intended.
- (iv) The base flood elevation (BFE).
- (v) Elevation (~~in relation to National Geodetic Vertical Datum NGVD29~~) of the lowest floor (including basement) of buildings or of the level to which a building is to be floodproofed.

- (vi) For buildings being improved or rebuilt, the estimated cost of improvements and market value of the building prior to the improvements.
- (vii) Such other information as the Administrator deems reasonably necessary for the purpose of this ordinance.
- (viii) The required fee, as determined by the City Council, for any new construction, substantial improvement, or any development on any parcel which contains a portion of the Floodway.

Amend Section 9.11 *Definitions* to incorporate the following definitions:

Development. Any man-made change to improved or unimproved real estate, including but not limited to building or other structures, mining, dredging, filling, grading, paving, excavation, drilling operations, storage of equipment or materials, or placement of factory-built homes. “Development” does not include “minor projects” or “routine maintenance of existing buildings and facilities” as defined in this section. It also does not include gardening, plowing, and similar practices that do not involve filling, grading.

Minor Project. Small development activities (except for filling, grading and excavating) valued at less than \$500.

Routine Maintenance of Existing Buildings and Facilities. Repairs necessary to keep a structure in a safe and habitable condition that do not trigger a building permit, provided they are not associated with a general improvement of the structure or repair of a damaged structure. Such repairs include:

- a. Normal maintenance of structures such as re-roofing, replacing roofing tiles and replacing siding;
- b. Exterior and interior painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work;
- c. Basement sealing;
- d. Repairing or replacing damaged or broken window panes;
- e. Repairing plumbing systems, electrical systems, heating or air conditioning systems and repairing wells or septic systems.

ORDINANCE NO.

AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF AMES, IOWA, BY REPEALING SECTIONS 9.2(2), 9.5(2)(C), 9.7 (2)(a), (b)(i)(ii)(iii)(iv)(v)(vi)(vii), 9.11 (4) AND ENACTING A NEW SECTIONS 9.2(2), 9.5(2)(C), 9.7 (2)(a), (b)(i)(ii)(iii)(iv)(v)(vi)(vii)(viii), 9.11 (4), AND RENUMBERING SECTION 9.11 TO ACCOMMODATE TWO NEW DEFINITIONS THEREOF, FOR THE PURPOSE OF AMENDING FLOOD PLAIN DEVELOPMENT REGULATIONS; REPEALING ANY AND ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT TO THE EXTENT OF SUCH CONFLICT; AND ESTABLISHING AN EFFECTIVE DATE.

BE IT ENACTED, by the City Council for the City of Ames, Iowa, that:

Section One. The Municipal Code of the City of Ames, Iowa shall be and the same is hereby amended by repealing Sections 9.2(2), 9.5(2)(C), 9.7 (2)(a), (b)(i)(ii)(iii)(iv)(v)(vi)(vii), 9.11 (4) and enacting new Sections 9.2(2), 9.5(2)(C), 9.7 (2)(a), (b)(i)(ii)(iii)(iv)(v)(vi)(vii)(viii), 9.11 (4) and renumbering Section 9.11 to accommodate two new definitions as follows:

“Sec. 9.2. GENERAL PROVISIONS.

...

(2) **Establishment of Official Flood Plain Zoning Map.** The Story County, Iowa and Incorporated Areas Flood Insurance Rate Map (FIRM), City of Ames, Panels 19169C0135E, 140E, 141E, 142E, 155E, 161E, 162E, 164E, 168E, 170E, 276E and 277E, dated February 20, 2008 and Panels 137F, 139F, 143F, 144F, 163F, 256F and 257F, dated October 16, 2014, which were prepared as part of the Flood Insurance Study for Story County and digital FIRM equivalents are hereby adopted by reference and declared to be the Official Flood Plain Zoning Map.

Sec. 9.5. FLOODWAY FRINGE OVERLAY DISTRICT.

...

(2) **Performance Standards.** All uses must be consistent with the need to minimize flood damage and shall meet the following applicable performance standards.

...

(c) **Non-residential buildings.** All new and substantially improved non-residential buildings shall have the lowest floor (including basement) elevated a minimum of three (3) feet above the base flood elevation level, or together with attendant utility and sanitary systems, be floodproofed to such a level. When floodproofing is utilized, a professional engineer licensed in the State of Iowa shall certify that the floodproofing methods used are adequate to withstand the flood depths, pressures, velocities, impact and uplift forces and other factors associated with the base flood elevation level, and that the structure, below the base flood elevation level, is watertight with walls substantially impermeable to the passage of water. A record of the certification indicating the specific elevation to which any structures are floodproofed shall be maintained by the Flood Plain Administrator.

...

Sec. 9.7. ADMINISTRATION.

(2) Flood Plain Development Permit.

(a) Permit Required. A Flood Plain Development Permit issued by the Administrator shall be secured prior to initiation of any flood plain development. Development is defined in Section 9.11

(b) Application for Permit. Application for a Flood Plain Development Permit shall be made on forms supplied by the Administrator and shall include the following information:

(i) Description of the work to be covered by the permit for which application is to be made.

(ii) Description of the land on which the proposed work is to be done (i.e., lot, block, tract, street address, or similar description) that will readily identify and locate the work to be done.

(iii) Identification of the use or occupancy for which the proposed work is intended.

(iv) The base flood elevation (BFE).

(v) Elevation of the lowest floor (including basement) of buildings or of the level to which a building is to be floodproofed.

(vi) For buildings being improved or rebuilt, the estimated cost of improvements and market value of the building prior to the improvements.

(vii) Such other information as the Administrator deems reasonably necessary for the purpose of this ordinance.

(viii) The required fee, as determined by the City Council, for any new construction, substantial improvement, or any development on any parcel which contains a portion of the Floodway.

...

Sec. 9.11. DEFINITIONS.

...

(4) Development. Any man-made change to improved or unimproved real estate, including but not limited to building or other structures, mining, dredging, filling, grading, paving, excavation, drilling operations, storage of equipment or materials, or placement of factory-built homes. "Development" does not include "minor projects" or "routine maintenance of existing buildings and facilities" as defined in this section. It also does not include gardening, plowing, and similar practices that do not involve filling, grading, or excavating.

...

(21) Minor Project. Small development activities (except for filling, grading and excavating) valued at less than \$500.

...

(25) Routine Maintenance of Existing Buildings and Facilities. Repairs necessary to keep a structure in a safe and habitable condition that do not trigger a building permit, provided they are not associated with a general improvement of the structure or repair of a damaged structure. Such repairs include:

(a) Normal maintenance of structures such as re-roofing, replacing roofing tiles and replacing siding;

(b) Exterior and interior painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work;

(c) Basement sealing;

(d) Repairing or replacing damaged or broken window panes;

(e) Repairing plumbing systems, electrical systems, heating or air conditioning systems and repairing wells or septic systems.

..."

Section Two. All ordinances, or parts of ordinances, in conflict herewith are hereby repealed to the extent of such conflict, if any.

Section Three. This ordinance shall be in full force and effect from and after its passage and publication as required by law.

Passed this _____ day of _____, _____.

Diane R. Voss, City Clerk

Ann H. Campbell, Mayor

COUNCIL ACTION FORM

SUBJECT: CITY HALL RENOVATION PHASE 2 PROJECT CONTRACT AWARD

BACKGROUND:

In 2011, the City began a project to renovate portions of the first floor and basement of City Hall. After two failed attempts at bidding the project, it was recognized that the project could not be completed as originally designed. As a result, the City went through a significant amount of project restructuring, which primarily consisted of dividing it into two phases. Phase 1 involved remodeling the majority of the space occupied by the Police Department on the first floor. Phase 1 was successfully completed in November 2013.

After the completion of Phase 1, Walker Coen Lorentzen Architects of Des Moines, Iowa were hired to design and prepare plans and specifications for the construction of Phase 2 of the City Hall Renovation. Phase 2 provides for improvements to the basement of City Hall and completion of the renovations on the first floor. The departments and divisions directly affected by Phase 2 are the Police, Public Works Engineering, and Finance (Information Technology and Print Shop).

Budgeted funds available for the City Hall Renovation Phase 2 project and current cost estimates are shown in the tables below. Estimated costs were slightly higher than the budgeted amount. The primary source of funding for this project is unobligated carryover funding from the General Fund.

Budgeted Funds	
Carryover from Phase 1 Project	\$1,078,591
Carryover from Space Needs Project	<u>\$ 25,000</u>
	\$1,103,591

Estimated Expenses	
Construction Estimate	\$894,000
Alternate #1 – Additional Carpet	\$ 11,600
Construction Contingency	\$ 67,000
Architectural Fees	\$ 91,000
Construction Observation from ISU	\$ 15,000
Furniture	\$ 25,000
Misc. costs	<u>\$ 2,000</u>
	\$1,105,600

Bid documents were distributed to 46 prospective bidders. The bid was advertised on the Current Bid Opportunities section of the Purchasing website, and a legal notice was published in the Ames Tribune. The bid was also sent to eight plan rooms.

On August 27, 2014, seven bids were received as shown below:

Contractor	Base Bid	Alternate #1
HPC, LLC, Ames, IA	\$820,000	\$ 9,900
Henkel Construction Co, Mason City, IA	\$930,360	\$10,000
RH Grabau Construction, Inc, Boone, IA	\$930,969	\$ 7,900
Ball Team, LLC, Urbandale, IA	\$947,000	\$10,155
Breiholz Construction Co, Des Moines, IA	\$948,000	\$ 9,700
Bergstrom Construction, Des Moines, IA	\$984,000	\$10,000
Rochon Corporation of Iowa, Urbandale, IA	\$988,000	\$ 8,900

Staff and the consulting architectural firm, Walker Coen Lorentzen Architects, have concluded that the apparent low bid submitted by HPC, LLC of Ames is the lowest responsive, responsible bid. All other cost components of the project are expected to be within the budgeted amounts, and with the construction portion under budget, the project can proceed within the current approved budget.

The project includes an add alternate to replace the carpet in the public corridors on the remainder of the first floor. This will provide a consistency to the main floor of City Hall and replace carpet in our most heavily traveled areas. This alternate was not part of the Phase 2 plans, but was bid together to consolidate the work. Since the base bid came in under the architect’s estimate, it is now possible to complete this work using the same funding source.

Extensive efforts have been put into this project by staff from Facilities, Police, Finance, Public Works and the City Manager’s Office, along with construction advisory services from ISU Facilities Planning & Management (FP&M) to create these new spaces. All City staff members directly affected by this project were involved in reviewing the spaces and identifying the features and options required to perform their respective services.

The construction is expected to last from October 1, 2014 to July 31, 2015. During that time, staff will relocate to other spaces in City Hall, at the Public Works Maintenance Facility, and in the Fifth Street location after IT moves into the renovated basement.

ALTERNATIVES:

1. Award the City Hall Renovation Phase 2 construction contract to HPC, LLC, Ames, IA, in the amount of \$820,000 for the base bid and \$9,900 for add alternate #1.

2. Reject all bids and direct staff to modify the project.

MANAGER'S RECOMMENDED ACTION:

This project will improve the basement in City Hall and complete the Police Department renovations on the first floor, thereby better utilizing the existing space in City Hall. This will include moving the Information Technology staff to City Hall prior to the expiration of its current office lease in September, 2015. These highly competitive bids were solicited through the combined efforts of City staff, Walker Coen Lorentzen Architects, and a large number of private contractors.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1, thereby awarding the City Hall Renovation Phase 2 construction contract to HPC, LLC, Ames, IA in the amount of \$820,000 for the base bid and \$9,900 for add alternate #1.

COUNCIL ACTION FORM

SUBJECT: WATER POLLUTION CONTROL FACILITY DIGESTER IMPROVEMENTS

BACKGROUND:

The City's Water Pollution Control (WPC) Facility began operations in 1989 and utilizes two primary digesters and one secondary digester to treat and store biosolids prior to disposal by land application. The digester mixing systems, various valves, and sections of piping have nearly reached the end of their useful lives and are in need of replacement.

On July 22, 2014, Council approved plans and specifications and issued a Notice to bidders to purchase and install the replacement mixing system, to replace select valves and piping, and to repaint the interiors of the digesters. On August 27, 2014, project bids were opened. Two bids were received and are summarized below:

Bidders	Bid
Ericksen Construction Co., Inc.	\$1,615,750
Woodruff Construction, LLC	\$1,717,300

The engineer's estimate for the work associated with this portion of the capital improvements project is \$1,507,000. The higher bid price was likely due to the complicated nature of painting the interior of the secondary digester which has a floating gas cover and may need to be removed and reattached as part of this project.

The work in this award is part of a larger Capital Improvements Plan project for rehabilitation and improvements to the digesters. The current cost summary for this project is as follows:

Budget

FY 13/14	\$ 889,000
FY 14/15	880,000
FY 15/16	1,089,000
TOTAL	\$2,858,000

Estimate

Digester Cleaning	\$ 222,213
Engineering	90,400
Construction (This action)	1,615,750
Contingency	73,437
Additional Work yet to be bid	847,200
TOTAL	\$2,858,000

Staff will be reviewing the cost estimate for the remaining work to be bid in FY 15/16 as part of the next Capital Improvements Plan update. That work includes painting of the piping and repainting the exterior of the digester covers. If a revision to the budget is needed, it will be presented in context with other CIP projects. Funding for this project comes from the Sanitary Sewer Fund.

ALTERNATIVES:

1. Award a contract for the WPC Facility Digester Improvements project to the low bidder, Ericksen Construction Co, Inc., of Blair, Nebraska, in the amount of \$1,615,750.
2. Award a contract to the other company submitting a bid.
3. Take no action on bids at this time. The delay could impact overall operation of the WPC Facility, and equipment failure could impact daily operations and the safety of plant personnel.

MANAGER'S RECOMMENDED ACTION:

The digester mixing systems and various valves and sections of piping are approaching the end of their useful service lives. Replacement of the equipment is necessary to ensure that the WPC Facility remains operational and properly treats wastes in compliance with its NPDES discharge permit. Competitive bidding has identified the best price currently available for the project.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving award of the contract for construction of the WPC Digester Improvements project to Ericksen Construction Co., Inc., of Blair, Nebraska, in the amount of \$1,615,750.

COUNCIL ACTION FORM

SUBJECT: POWER PLANT FIRE PROTECTION SYSTEM – GT2 CONTROL ROOM AND SHOP PREACTION SPRINKLER SYSTEM AND FIRE ALARM UPGRADE

BACKGROUND:

On July 22, 2014, City Council approved preliminary plans and specifications for the GT2 Control Room and Shop Preaction Sprinkler System and Fire Alarm Upgrade. This specific project is to hire a contractor to furnish all labor, materials, and equipment for a fully operating fire protection system (including automatic sprinkler systems and fire alarm systems) in the Gas Turbine No. 2 control room and shop area to become fully compliant with the applicable NFPA standards and all other codes, regulations and laws applicable to the work.

Bid documents were issued to fifteen firms. The bid was advertised on the Current Bid Opportunities section of the Purchasing webpage and a Legal Notice was published in the Ames Tribune. The bid was also sent to three plan rooms. The engineer's estimate for this project was \$94,000.

On August 27, 2014, three bids were received as shown on the attached report. Staff reviewed the bids and concluded that the apparent low bid submitted by Summit Fire Protection of Urbandale, IA in the amount of \$48,418 (including sales tax) is acceptable.

Funding is available from the FY13/14 Capital Improvements Plan in the Power Plant Fire Protection System Project. Currently \$872,534 remains in the FY13/14 Budget for fire suppression projects at all power generation sites. This funding will be carried over into the FY14/15 budget to cover this project.

ALTERNATIVES:

1. Award a contract to Summit Fire Protection, Urbandale, IA, for the GT2 Control Room and Shop Preaction Sprinkler System and Fire Alarm Upgrade in the amount of \$48,418.
2. Reject all bids which will delay the upgrades, which could increase the risk of extensive damage in the Power Plant if there is a serious fire.

MANAGER'S RECOMMENDED ACTION:

A fire in any one of the City's electric generation systems could force the outage of that generation unit. An updated fire suppression system will reduce the duration of a potential fire, will protect employees, and will limit possible equipment damage. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as stated above.



**INVITATION TO BID NO. 2015-011
GT2 CONTROL ROOM AND SHOP PREACTION
SPRINKLER SYSTEM AND FIRE ALARM
UPGRADE BID SUMMARY**

Bidder	Lump Sum Price	Sales and/or Use tax included	Evaluated Total*
Summit Fire Protection Urbandale, IA	\$48,418.00	\$1,223.00	\$47,195.00
Firetech, LLC St. Louis, MO	\$73,900.00	\$1,920.00	\$71,980.00
ProEnergy Services, LLC Sedalia, MO	\$123,725.00	Not licensed to collect IA sales tax	\$123,725.00

***Evaluated Total does not include Iowa sales tax since one bidder is not licensed to collect.**

COUNCIL ACTION FORM

SUBJECT: 2014/15 RIGHT-OF-WAY RESTORATION CONTRACT #1 (VARIOUS LOCATIONS)

BACKGROUND:

In recent years, Public Works staff has observed and analyzed how successfully right-of-way areas have been restored following Capital Improvements Plan (CIP) projects. Some areas were restored with sod, while other areas were restored using seed or dormant seed. Success using these types of restoration has been mixed and is heavily dependent on the weather at the time of installation. In areas where vegetation was not anticipated to be successful, other forms of restoration have been used, such as pervious pavement or standard concrete.

The previous procedure for restoring rights of way placed responsibility for restoration with each prime contractor. However, because the prime contractors' focus was on completing the primary work, such as paving or installing water mains, finishing the project with an exceptional level of restoration frequently became a lower priority.

To better address the restoration of rights of way, a new program was introduced in the 2014/19 CIP. This new program would provide for one firm specializing in vegetation management to be responsible for restoration work for all the CIP projects, rather than the prime contractors.

The intention was to let two contracts under this 2014/15 CIP program. This contract was to be the first contract for restoration of projects that are currently under construction. The planned locations are shown below.

STREET	FROM	TO	CIP PROJECT
Knapp	Welch	Lynn	2013/14 Concrete Pavement Improvements
Lynn	Knapp	Storm	2013/14 Concrete Pavement Improvements
Wheeler	Roy Key	Grand	2012/13 Concrete Pavement Improvements
Carroll	9 th	13th	2012/13 Asphalt Resurfacing/Seal Coat Removal
Lincoln Way	Alcott	Hickory	2013/14 Arterial Street Pavement Improvements
10th Street	Grand	Duff	2013/14 Water Service Transfer
Ontario Street	Illinois	Indiana	2010/11 CyRide (Resod)
5014 Ontario			2010/11 CyRide (Resod)
South 4th Street			2014/15 Shared Use Path Maintenance
20th & Grand			2013/14 Traffic Signal Program
Lincoln Way & Hayward			2012/13 Traffic Signal Program

A second contract was to be brought to City Council in the spring of 2015 for the remaining projects that are included in the CIP for this year.

Unfortunately, when this project was bid on September 3, 2014, no bids were received.

Staff had originally sent letters to 10 prospective central Iowa bidders as an outreach of the new program. After receiving no bids, staff also followed up with several of these contractors to find out why they had not bid. The general response was that they are too busy to perform the work, or that the relatively small amount of work is not cost effective for them due to the distance out of town bidders would need to travel to Ames.

Since there were no bidders on this work, all of the projects currently under construction will be temporarily stabilized with green hydro-mulch to prevent erosion and provide sediment control until permanent stabilization is completed next spring. Staff will also notify abutting property owners of the City's revised timeline for the restoration work.

ALTERNATIVES:

- 1a. Accept the report of no bids for 2014/15 Right-of-Way Restoration Contract #1 (Various Locations).
- b. Direct staff to evaluate alternatives for accomplishing permanent turf restoration for the planned project areas.
2. Direct staff to immediately rebid the project

MANAGER'S RECOMMENDED ACTION:

It was hoped that this project would make it possible to begin restoration efforts on projects currently being constructed. The continued goal is to improve the quality of right-of-way restoration once construction projects are complete. In light of the lack of bids, staff will communicate with potential bidders over the coming months to gain their input on the best way to package the work and attract bids. Staff will evaluate various ways to accomplish this goal, which may include rebidding both restoration contracts as a single contract, adding the restoration work back into the individual contracts through change order, or other methods that may be identified.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as noted above.

COUNCIL ACTION FORM

SUBJECT: RODEN SUBDIVISION PRELIMINARY PLAT

BACKGROUND:

This action relates to a subdivision adjacent to Freel Drive and Southeast Fifth Street in east Ames (Location Map attached). The site was previously approved with an eight industrial lot preliminary plat on September 28, 2004, and the Preliminary Plat was valid for one year from the date of City Council approval. It has since expired, since a Final Plat was not submitted within one year of approval.

Previously Approved Preliminary Plat. The previous Preliminary Plat included eight lots for industrial development, and Lots A, B and C for street right-of-way to be dedicated to the City. Lot A was for construction of a new street that serves lots in the proposed subdivision and connects with Freel Drive on the west and SE 5th Street on the south. The east/west portion of the new street is SE 4th Street, and the north/south portion of the new street is Roden Avenue. Lots B and C are 15-foot wide strips of land, adjacent to the east side of Freel Drive, to be dedicated and become part of the street right-of-way for Freel Drive.

The proposed Preliminary Plat (see Attachment A) includes the same number of lots and lot configuration as the previously approved Preliminary Plat. The total area of the site remains the same.

Proposed Subdivision. This subdivision application is classified as a “Major Subdivision” since it involves the platting of more than three lots. Approval of a Preliminary Plat is a required step in the process for approval of a Major Subdivision, followed by approval of a Final Plat. The purpose of the Preliminary Plat is for the division of property into separate parcels and to plan for the streets, utilities and other public improvements needed to support the proposed uses. The proposed subdivision is a replat of Lots 16, 17 and 18 in Woodland Acres, Plat 2, and Parcels C and D of Lot 4 in Pete Cooper Subdivision, including a total of 5.28 acres, and is zoned as “GI” (General Industrial). Two proposed streets, Roden Avenue and S.E. 4th Street, will connect with existing streets to the south and west of Roden Subdivision.

With the proposed preliminary plat, the applicant has requested that the City Council waive subdivision sidewalk improvements along the project frontage of Freel Drive and S.E. 5th Street. (See Attachment B)

The attached addendum provides additional background and analysis of the proposal and the requested action.

Planning and Zoning Commission Recommendation. The Planning and Zoning Commission considered the proposed Preliminary Plat on August 20, 2014. The Commission recommended approval of the Preliminary Plat consistent with conditions recommended by staff, and recommended deferral of the sidewalks on Freel Drive and SE 5th Street. The deferral was supported due to the existing conditions of roadside ditches along SE 5th Street and the unimproved condition of Freel Drive.

ALTERNATIVES:

1. The City Council can approve the Preliminary Plat for Roden Subdivision, with the following conditions as recommended by the Planning and Zoning Commission:
 - A. That the developer will construct and dedicate all public improvements **within the development** to City of Ames Urban Standards, as required, including: dedication of public right-of-way, street paving, curb, gutter, sidewalks, street lights, water main, sanitary sewer main, and storm sewer improvements, prior to approval of the Final Plat, or execute an Improvement Agreement to guarantee the completion of all public improvements and provide security in the form of an Improvement Guarantee, as set forth in Section 23.409 of the *Municipal Code*.
 - B. That the developer will secure a Flood Plain Development permit prior to any construction activities on the site.
 - C. That installation of sidewalks within the right-of-way of Freel Drive and S.E. 5th Street be deferred. A deferment agreement will be required prior to final plat approval to insure the ultimate installation of these sidewalks. The agreement will require submittal of cash in escrow, a letter of credit, or another form of acceptable financial security for installation of the sidewalks (Section 23.403 (14)).
 - D. That the accessory structure presently located in the side yard on proposed Lot 4 be moved outside the minimum required 12-foot side yard setback west of the existing building, and be removed from the site or located outside all required building setbacks on the site for accessory structures.
 - E. That the building outline and reference to the “Existing Building (To Be Removed)” on proposed Lot 7, be removed from the Preliminary Plat.
2. The City Council can approve the Preliminary Plat for Roden Subdivision, with other conditions or modifications. One such modification could be to waive, rather than defer, the sidewalks along Freel Drive and SE 5th Street.
3. The City Council can deny Preliminary Plat for Roden Subdivision.

MANAGER'S RECOMMENDED ACTION:

The Preliminary Plat is consistent with the Land Use Policy Plan, the Zoning Ordinance and the Subdivision Ordinance standards for industrial development. Therefore, it is the recommendation of the City Manager that the City Council accept Alternative #1, thereby approving the Preliminary Plat for Roden Subdivision with the conditions listed above.

It should be noted that included in this recommendation is staff's support for the deferral of installation a sidewalk along Freel Drive and SE 5th Street right-of-ways, rather than the complete waiving of the installation for these sidewalks.

ADDENDUM

Applicable Law. Laws pertinent to the proposal are attached. Pertinent for the Planning and Zoning Commission are Municipal Code Sections 23.302(3) and 23.302(4) as described in the attachment.

Land Use Policy Plan (LUPP). All lots in the proposed subdivision are designated as “General Industrial” on the LUPP.

Frontage and Access. All lots have frontage on existing, or proposed City streets. Access to Lot 1 will be restricted to Roden Avenue, only, with no access to S.E. 5th Street. Access to Lots 6 and 8 will be restricted to the new S.E. 4th Street, only, with no access to Freel Drive.

Utilities, Street Lights, and Sidewalks. Public improvements available to serve the proposed subdivision are described as follows:

Water. An 8-inch water main has previously been extended into the subdivision from Freel Drive. The developer will extend the existing 8-inch water main from where it currently ends to the existing 12-inch water main in the Southeast 5th Street right-of-way. This will provide a looped system to adequately serve the site.

Sanitary Sewer. An 8-inch sanitary sewer main will be extended from Freel Drive to serve the eight lots in the proposed subdivision. The 8-inch main is adequate to serve the site.

Storm Water. A storm water management plan has been prepared for the subject site. The majority of the site generally drains from the north to the south. Storm water from Lots 1 through 3 will be diverted, through overland flowage swales, toward a detention pond south of Southeast 5th Street. This storm water was accounted for when the surrounding property to the east was subdivided previously. Storm water from Lots 4 through 8 will be collected on the site through a series of detention/retention areas and ultimately diverted through drainage swales to an existing storm water intake on Freel Drive. The rate of storm water run-off will not be increased above the predevelopment rate of run-off. The storm water management plan has been approved by the Public Works Department, with only minor adjustments.

Electric. The subject area falls within the City of Ames Electric Service Boundary. The site can be adequately and efficiently served by municipal electric services.

Sidewalk. A 4-foot wide concrete sidewalk is required along at least one side of any street within industrially-zoned areas. For the proposed subdivision, sidewalk is required along one side of Roden Avenue and S.E. 4th Street, which are streets proposed to serve as access to lots in the subdivision.

The developer agrees to construct sidewalk along the south side of those streets within the subdivision. Sidewalk is also required along the eastern edge of the right-

of-way for Freel Drive and the northern edge of S.E. 5th Street right-of-way.

The developer has submitted a letter to the City Council requesting that the requirement for sidewalk along Freel Drive and S.E. 5th Street be waived (see Attachment C). The letter was referred to staff by the City Council at their meeting on August 12, 2014. The developer states in the letter that if the City is not willing to grant a waiver of requirements for sidewalks, that a deferral of sidewalk installation be approved. The process for sidewalk deferral is part of the Subdivision Code in 23.403 (14).

To grant a waiver of the requirements for sidewalk, the City Council must find that compliance with the requirements of the regulations would result in extraordinary hardship to the Applicant, or would prove inconsistent with the purpose of the regulations because of unusual topography or other conditions.

A deferment for the installation of sidewalks may be granted by the City Council when topographic conditions exist that make the sidewalk installation difficult or when the installation of sidewalk is premature. Where the installation of sidewalk is deferred by the City Council, an agreement will be executed between the property owner/developer and the City of Ames that will ensure the future installation of the sidewalk. The deferment agreement will be accompanied by financial security to cover the cost of installation of the sidewalk. This agreement would be required prior to final plat approval.

In this instance, the applicant contends that with the gravel condition of Freel that a sidewalk is impractical to install and has nothing to connect to at this time. Additionally, the applicant contends that the construction of sidewalk along S.E. 5th is premature because of roadside ditches and the closest connection is to Dayton to the east.

Zoning. The eight proposed lots meet the minimum standards for size, frontage, and access in the “G-I” (General Industrial) zone.

Existing Buildings. A building presently exists on proposed Lots 4 and 8. The building on Lot 7 has been removed from the site, and needs to be removed from the Preliminary Plat drawing.

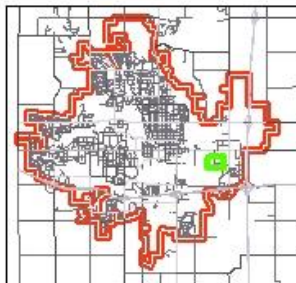
An accessory structure is presently located on proposed Lot 4, and does not meet the required minimum side yard setback of 12 feet. This structure must be relocated outside the setback, as a condition of approving the Preliminary Plat.

Conclusions. From this analysis, staff concludes that the Preliminary Plat is consistent with the goals and objectives of the Land Use Policy Plan relevant to this project for layout and use. The Preliminary Plat also complies with other City plans as listed in Section 23.107 of the subdivision code. Staff further concludes that the Preliminary Plat conforms to the Design and Improvement Standards of Division IV of the Ames *Subdivision Regulations*, provided all required sidewalks are constructed, or a waiver of subdivision requirements is granted by the City Council, or a deferment agreement is signed by the applicant and the City.

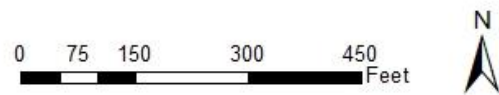
Staff concludes that requirement of installation of public sidewalk in the right-of-way for Freel Drive and S.E. 5th Street does not constitute an extraordinary hardship for the developer, and there are no topographic, or other conditions that exist to justify a complete waiver of the requirement for public sidewalk in the right-of-way for either street.

The granting of a deferment of sidewalk installation along Freel Drive and S.E. 5th Street by the City Council is a more reasonable request for which it could be determined that installation of sidewalk is premature. It is a fact that no other sidewalk exists along S.E. 5th Street between Freel Drive and Dayton Avenue, as stated by the applicant in the attached letter. Therefore, it is staff's position that a deferment of sidewalk in the Freel Drive and S.E. 5th Street right-of-ways should be granted by the City Council.

Location Map

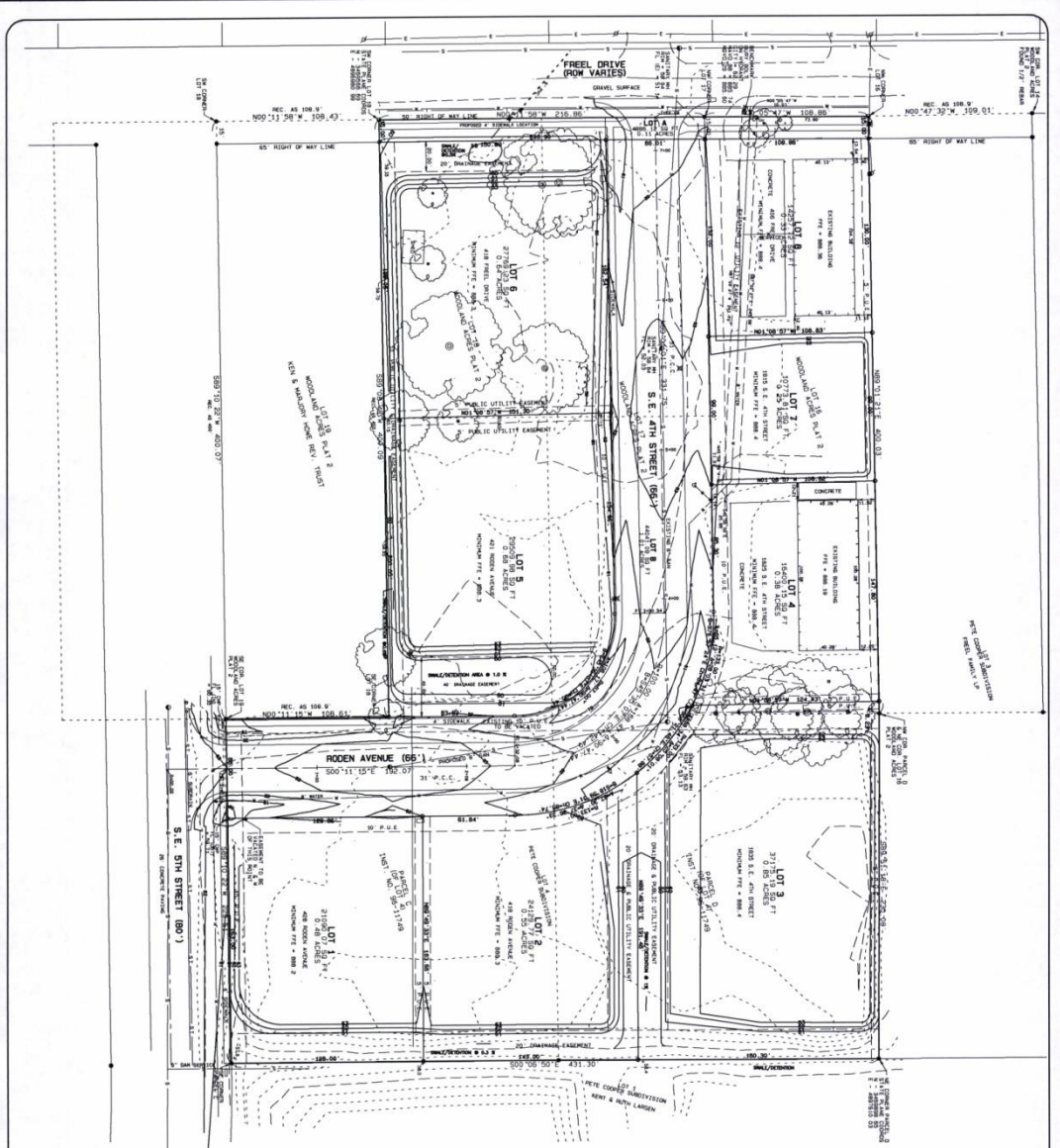


Location Map Roden Subdivision



Attachment A

Proposed Preliminary Plat – Roden Subdivision



OWNER/DEVELOPER:
 PETE COOPER
 1100 S.E. 4TH STREET
 AMES, IOWA 50001

SUBMIT DESCRIPTION - RODEN SUBDIVISION:
 A SUBDIVISION OF LOTS 16-18, WOODLAND ACRES, PLAT 2 AND PARCELS C & D OF LOT 4, PETE COOPER SUBDIVISION

TAX PARCELS ENCLOSED:
 PARCEL C & D OF LOT 4, PETE COOPER SUBDIVISION

ZONING DISTRICT: S2 (GENERAL INDUSTRIAL)

FLOOD ZONING:
 FLOOD ZONING: UNDESIGNATED (UNZONED)

NOTES:
 1. THIS PRELIMINARY PLAT IS SUBJECT TO ALL APPLICABLE ORDINANCES, REGULATIONS AND ORDERS OF THE BOARD OF SUPERVISORS AND THE BOARD OF HEALTH OF THE CITY OF AMES, IOWA.
 2. THE BOARD OF SUPERVISORS HAS REVIEWED THIS PRELIMINARY PLAT AND HAS GRANTED ITS APPROVAL OF THIS PRELIMINARY PLAT.
 3. THE BOARD OF HEALTH HAS REVIEWED THIS PRELIMINARY PLAT AND HAS GRANTED ITS APPROVAL OF THIS PRELIMINARY PLAT.

LEGEND:
 PROPERTY LINE
 EASEMENT
 CONCRETE
 FREEZING BUILDING
 DRIVE SURFACE
 GRAVEL SURFACE
 60' RIGHT OF WAY LINE
 66' RIGHT OF WAY LINE
 80' RIGHT OF WAY LINE
 100' RIGHT OF WAY LINE
 120' RIGHT OF WAY LINE
 150' RIGHT OF WAY LINE
 200' RIGHT OF WAY LINE
 250' RIGHT OF WAY LINE
 300' RIGHT OF WAY LINE
 350' RIGHT OF WAY LINE
 400' RIGHT OF WAY LINE
 450' RIGHT OF WAY LINE
 500' RIGHT OF WAY LINE
 550' RIGHT OF WAY LINE
 600' RIGHT OF WAY LINE
 650' RIGHT OF WAY LINE
 700' RIGHT OF WAY LINE
 750' RIGHT OF WAY LINE
 800' RIGHT OF WAY LINE
 850' RIGHT OF WAY LINE
 900' RIGHT OF WAY LINE
 950' RIGHT OF WAY LINE
 1000' RIGHT OF WAY LINE

GRAPHIC SCALE:
 0 30 60 90 120
 1"=30'

STUMBO & ASSOCIATES
LAND SURVEYING
 510 S. 17th STREET, SUITE 102 AMES, IOWA 50001
 PHONE 515-233-3684 FAX 515-233-4403

PRELIMINARY PLAT
RODEN SUBDIVISION
 A SUBDIVISION OF LOTS 16-18, WOODLAND ACRES, PLAT 2 AND PARCELS C & D OF LOT 4, PETE COOPER SUBDIVISION
 FREEL DRIVE & S.E. 5TH STREET
 AMES, IOWA
 JOB #9138RP DATE: 9/03/14 PAGE: 1 of 1

Certification: I hereby certify that this land surveying was done in accordance with the laws of the State of Iowa and that I am a duly Licensed and Registered Surveyor under the laws of the State of Iowa.
R. B. Stumbo Date: 9/3/14
 My License Renewal Date is December 31, 2015

Attachment B
Letter Requesting Waiver or Deferral of Sidewalks (Page 1)

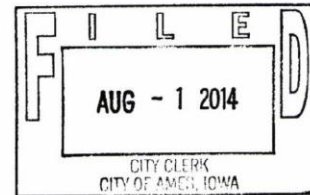
PKTS. B-1-14



July 31, 2014

To: Mayor Campbell and City Council Members

Re: Waiver or Deferral of sidewalk installation
Roden Subdivision



Mayor and Council Members,

I am writing on behalf of Larry Roden, owner and developer of land located near the intersection of Freel Drive and S.E. 5th Street in Ames, to request that Council consider granting either a complete waiver or deferral of sidewalk installation along the aforementioned streets. Mr. Roden is platting his land into eight commercial lots with full infrastructure and street installation and is planning to install the required sidewalk within the bounds of his development.

I understand why the sidewalk requirement is in place. In most cases, it makes sense to have a place for pedestrians to safely move from place to place. In this location, however, there are several valid reasons why installation of sidewalks should not be required. Please consider these factors when making your decision:

1. There are no other sidewalks along Freel or S.E. 5th. This is a heavy industrial area with no foot traffic. The nearest existing sidewalk is on the South side of Lincoln Way, nearly 1400' north of the proposed development. There are no sidewalks at all along South Dayton Road, East of the subject property.
2. The subject property lies within the floodplain. In order to develop this general area, stormwater management requires the use of drainage swales, ditches and retention/detention ponds. A drainage swale currently exists along S.E. 5th, designed and installed as part of a prior development. Installation of a sidewalk along S.E. 5th will necessitate filling this drainage way and negatively impact the drainage situation for many upstream properties.
3. Because on-site stormwater management requires a retention pond along the East side of Freel Drive in proposed Lot 6, and because of the location of existing utilities and trees in the right of way, any sidewalk installed along Freel must be pushed closer to the travelled roadway than what is customary for sidewalk location. Due to the nature of the type of vehicles that use this road, we view this as a potential safety risk for pedestrians.

Attachment B

Letter Requesting Waiver or Deferral of Sidewalks (Page 2)

I think these points clearly make the case for a complete waiver of sidewalk installation along Freel Drive and S.E. 5th Street, adjacent to Roden Subdivision. However, if the city is not willing to grant a complete waiver, please consider granting a deferral instead. Mr. Roden will be executing a public improvement agreement along with providing financial security for paving a portion of Freel Drive, currently a gravel road. Because his responsibility extends only to the eastern half of the road, a paving project may not be fully funded for years and the installation of sidewalks along a gravel road seems impractical.

Section 29.403(14)(a)(i) of the Municipal Code describes that: "A deferment for the installation of sidewalks may be granted by the City Council when topographic conditions exist that make the sidewalk installation difficult or when the installation of sidewalk is premature. Where the installation of sidewalk is deferred by the City Council, an agreement will be executed between the property owner/developer and the City of Ames that will ensure the future installation of the sidewalk. The deferment agreement will be accompanied by a cash escrow, letter of credit, or other form of acceptable financial security to cover the cost of the installation of the sidewalk."

Thank you for your consideration.



Brad Stumbo, PLS

Attachment C

Applicable Subdivision Law

The laws applicable to this revision to the Preliminary Plat for Aspen Ridge Subdivision 2nd Addition include, but are not limited to, the following: (verbatim language is shown in *italics*, other references are paraphrased):

Code of Iowa Chapter 354, Section 8 requires that the governing body shall determine whether the subdivision conforms to its Land Use Policy Plan.

Ames Municipal Code Chapter 23, Subdivisions, Division I, outlines the general provisions for subdivisions within the City limits and within two miles of the City limits of Ames.

Ames Municipal Code Section 23.302(3):

(3) *Planning and Zoning Commission Review:*

- (a) *The Planning and Zoning Commission shall examine the Preliminary Plat, any comments, recommendations or reports assembled or made by the Department of Planning and Housing, and such other information as it deems necessary or desirable to consider.*
- (b) *Based upon such examination, the Planning and Zoning Commission shall ascertain whether the Preliminary Plat conforms to relevant and applicable design and improvement standards in these Regulations, to other City ordinances and standards, to the City's Land Use Policy Plan, and to the City's other duly adopted Plans.*

Ames Municipal Code Section 23.302(4):

- (4) *Planning and Zoning Commission Recommendation: Following such examination and within 30 days of the regular meeting of the Planning and Zoning Commission at which a complete Application is first formally received for consideration, the Planning and Zoning Commission shall forward a report including its recommendation to the City Council. The Planning and Zoning Commission shall set forth its reasons for any recommendation to disapprove or to modify any Preliminary Plat in its report to the City Council and shall provide a written copy of such reasons to the developer.*

Ames Municipal Code Section 23.302(5):

- (5) *City Council Review of Preliminary Plat: All proposed subdivision plats shall be submitted to the City Council for review and approval in accordance with these Regulations. The City Council shall examine the Preliminary Plat, any comments, recommendations or reports examined or made by the Planning and Zoning Commission, and such other information as it deems necessary and reasonable to consider.*

Ames Municipal Code Section 23.302(6):

(6) *City Council Action on Preliminary Plat:*

- (a) *Based upon such examination, the City Council shall determine whether the Preliminary Plat conforms to relevant and applicable design and improvement standards in these Regulations, to other City ordinances and standards, to the City's Land Use Policy Plan and to the City's other duly adopted plans. In particular, the City Council shall determine whether the subdivision conforms to minimum levels of service standards set forth in the Land Use Policy Plan for public infrastructure and shall give due consideration to the possible burden of the proposed subdivision on public improvements in determining whether to require the installation of additional public improvements as a condition for approval.*
- (b) *Following such examination and within 30 days of the referral of the Preliminary Plat and report of recommendations to the City Council by the Planning and Zoning Commission, the City Council shall approve, approve subject to conditions, or disapprove the Preliminary Plat. The City Council shall set forth its reasons for disapproving any Preliminary Plat or for conditioning its approval of any Preliminary Plat in its official records and shall provide a written copy of such reasons to the developer.*

Ames Municipal Code Chapter 23, Subdivisions, Section 29.103, provides criteria for the granting of a waiver with a subdivision requirement.

Ames Municipal Code Chapter 23, Subdivisions, Division III, provides the procedures for the subdivision of property; specifically Section 23.302 discusses Major Subdivisions.

Ames Municipal Code Chapter 23, Subdivisions, Division IV, identifies design and improvement standards for subdivisions.

Ames Municipal Code Chapter 23, Subdivisions, Section 29.403(14)(a)(i) provides criteria to be used in granting a deferment for the installation of sidewalk, and describes an agreement that is required to grant deferment.

Ames Municipal Code Chapter 29, Zoning, Section 29.804, includes standards for the Highway-Oriented (HOC) zone.

Ames Municipal Code Chapter 29, Zoning, Table 29.1203 includes standards for the Planned Residence District (F-PRD) zone.

Ames Municipal Code Section 23.107 reads as follows:

In addition to the requirements of the Regulations, all plats of land must comply with all other applicable City, county, state and federal statutes or regulations. All

references in the Regulations to other City, county, state or federal statutes or regulations are for informational purposes only, and do not constitute a complete list of such statutes or regulations. The Regulations are expressly designed to supplement and be compatible with, without limitation, the following City plans, regulations or ordinances:

- (1) Land Use Policy Plan*
- (2) Zoning Ordinance*
- (3) Historic Preservation Ordinance*
- (4) Flood Plain Ordinance*
- (5) Building, Sign and House Moving Code*
- (6) Rental Housing Code*
- (7) Transportation Plan*
- (8) Parks Master Plan*
- (9) Bicycle Route Master Plan*

Plats may be disapproved on the basis of the above, and other City Council approved plans and policies that may be adopted from time to time.

COUNCIL ACTION FORM

SUBJECT: MODIFICATION OF PARKING REGULATIONS ALONG NORTH 2ND STREET

BACKGROUND:

On August 19, 2014, City Council referred a letter from Wandling Engineering, located at 923 North 2nd Street, requesting that Council approve the removal of the 90-minute parking regulation in front of its business. In 1962, Ordinance No. 1027 established time-limited parking during business hours, 8 AM to 5 PM, from North Oak Street east to the east line of Lot 5, Block 4 of the College Park Subdivision (see attached map). It is important to note that Cleveland Street was the original name for North 2nd Street.

In the Wandling letter, Office Manager Dodi Petersen outlined some of the history of the businesses in the area. Specifically, the parking regulation was initially intended to facilitate a shared parking relationship between Wandling Engineering and its neighbor, Ellen's Ceramics. Since that time, Ellen's Ceramics has closed and the building has been removed. There have also been significant changes to the availability of off-street parking by the creation of new private parking lots.

For these reasons, the conditions warranting the 90-minute parking prohibition appear to no longer exist. Due to the fact that no other business is affected by this parking regulation other than Wandling Engineering, it seems appropriate to remove the 90-minute parking restriction as requested.

ALTERNATIVES:

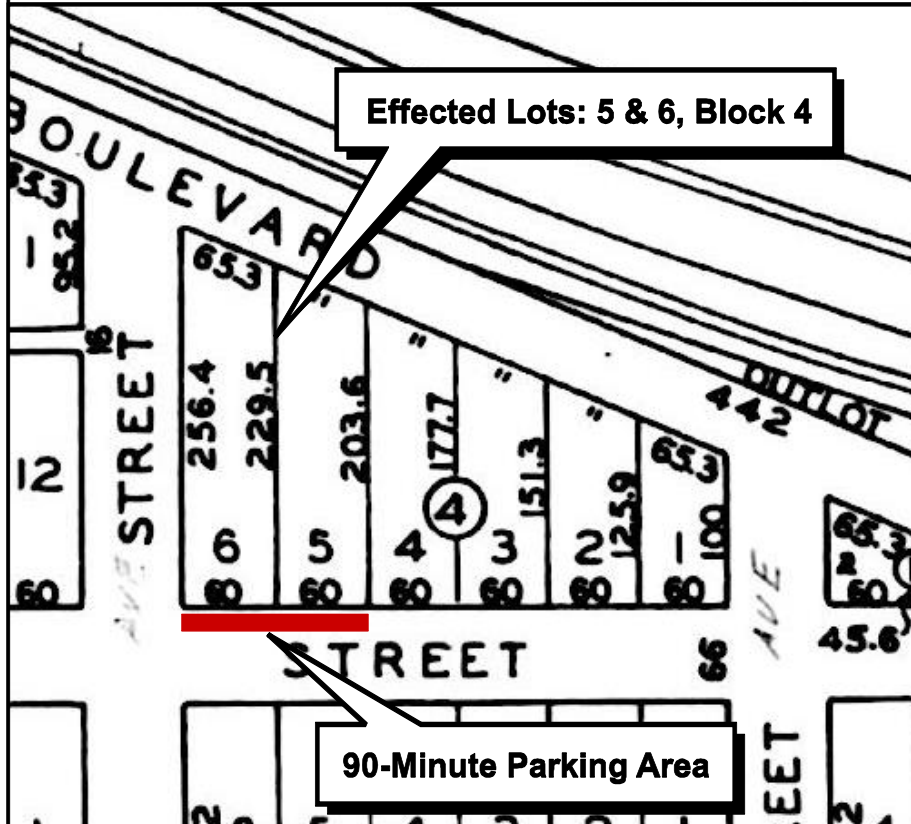
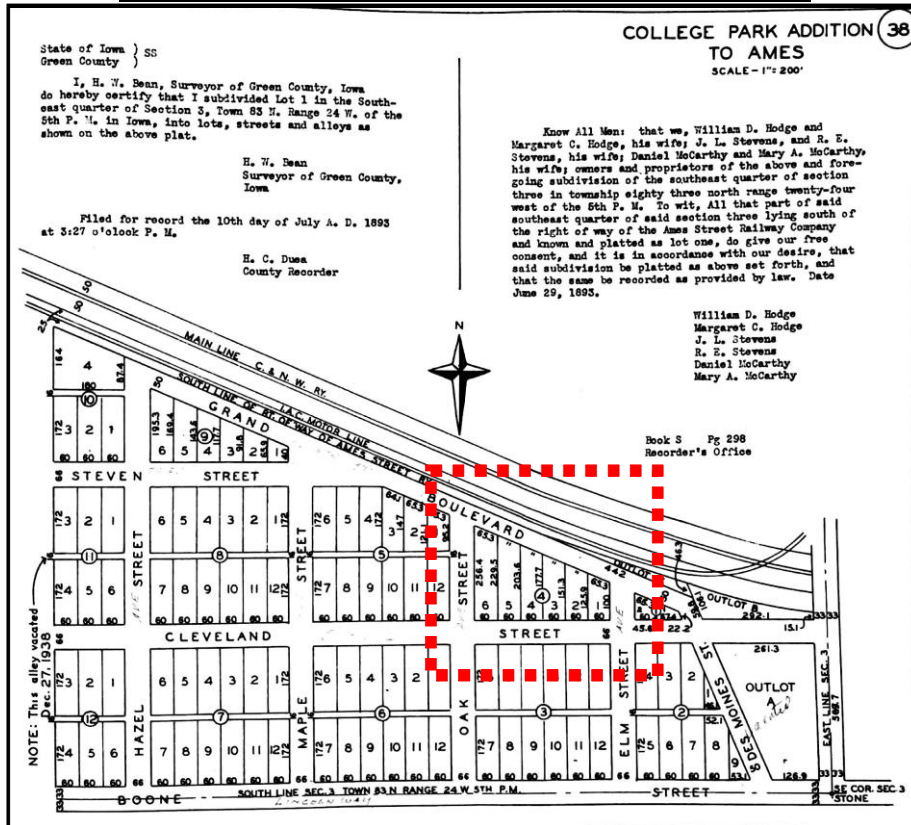
1. Direct the City Attorney to draft an ordinance to remove the 90-minute parking prohibition on North 2nd Street.
2. Direct staff to keep the existing conditions.

MANAGER'S RECOMMENDED ACTION:

Changing the ordinance to allow parking on the north side of North 2nd Street will better match the existing conditions. Due to the fact that no other business is affected by this parking regulation other than Wandling Engineering, it seems appropriate to remove the 90-minute parking restriction as requested.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby directing the City Attorney to draft an ordinance removing the 90-minute parking prohibition on North 2nd Street.

Attachment: Map of College Park Subdivision



Staff Report

2013 CARBON FOOTPRINT UPDATE

September 9, 2014

BACKGROUND:

The City Council has adopted a goal of reducing CO2 from City operations by 15% from their average 2001-2006 levels by the year 2014. City staff measures electrical and natural gas consumption in City facilities (excluding utilities), parks, streetlights, traffic signals, and other miscellaneous sites, and gasoline and diesel consumption versus miles in the CyRide Fleet and the non-CyRide Fleet of vehicles.

BUILDING SECTOR:

The City has achieved its carbon reduction goal in the Building Sector in 2013. Due to its renovation, the Library has been removed from the analysis and the baseline. The remaining facilities are evaluated on electrical and natural gas consumption. The analysis controls for square footage changes and degree days. The goal is that as facilities expand, their carbon intensity on a square footage basis is reduced. The degree day adjustment eliminates energy changes due to seasonal weather changes.

Natural Gas Used - Therms, Adjusted for Degree Days and Bldg. Size						
Building or Department	BASELINE	2009	2010	2011	2012	2013
Airport						
Animal Shelter	3,737	2,812	2,715	2,502	2,073	2,036
Cemetery	1,810	1,615	1,417	1,639	1,319	1,616
City Hall	2,708	1,843	1,694	1,704	3,058	3,133
Cy-Ride	28,617	19,548	17,268	19,459	13,600	16,865
Electric Administration						
Electric Distribution						
Fire Station 1	7,783	6,239	5,746	5,346	4,193	5,053
Fire Station 2	2,688	2,552	2,318	2,188	1,890	2,427
Fire Station 3	6,496	6,367	6,518	5,437	5,120	4,453
Golf Course	1,375	1,741	1,352	1,465	1,332	1,187
Ice Arena	25,749	25,912	23,021	24,232	23,591	20,578
Information Services	674	198	674	579	438	475
Maintenance Facility	19,017	14,064	13,748	13,789	9,633	12,066
Parks Maintenance	1,577	1,762	1,726	1,729	1,187	1,494
Parks Office	2,868	2,940	2,905	3,039	2,100	3,035
TOTAL BLDG. SECTOR	105,100	87,594	81,103	83,108	69,534	74,419

(Note: Buildings/years shaded green have greater than a 15% decrease from baseline level. Buildings/years shaded red have greater than a 15% increase from baseline level)

Adjusted natural gas consumption is down 29.2% in 2013 (74,419 therms in 2013 vs. 105,100 therms baseline). This is a substantial reduction in percentage. However, because natural gas is much less carbon-intensive than electricity, this decrease equates to only a small reduction in the City's overall carbon footprint.

Electricity Used - kWh, Adjusted for Degree Days and Bldg. Size						
Building or Department	BASELINE	2009	2010	2011	2012	2013
Airport	24,675	15,794	12,055	14,177	17,566	14,135
Animal Shelter	33,917	25,973	26,424	24,654	28,819	22,064
Cemetery	11,116	11,776	12,706	11,410	11,464	8,864
City Hall	2,110,237	2,049,903	1,914,982	1,834,057	1,544,035	1,525,725
Cy-Ride	367,352	430,803	459,434	458,197	465,788	363,639
Electric Administration	66,226	72,038	69,529	66,615	67,060	60,311
Electric Distribution	342,743	330,585	330,245	386,941	342,714	339,004
Fire Station 1	182,448	116,919	109,302	105,197	123,275	95,701
Fire Station 2	57,932	51,788	52,388	46,075	56,427	48,880
Fire Station 3	86,149	84,080	83,152	79,431	87,297	71,161
Golf Course	21,516	21,010	20,888	22,580	24,540	19,714
Ice Arena	1,116,920	1,062,293	949,514	1,033,111	1,203,354	926,117
Information Services	29,670	23,946	19,143	18,977	21,312	16,906
Maintenance Facility	177,556	190,787	175,299	153,000	175,494	148,063
Parks Maintenance	14,972	20,019	17,785	21,591	25,262	23,055
Parks Office	59,279	43,402	38,274	35,607	39,726	29,145
TOTAL BLDG. SECTOR	4,702,707	4,551,116	4,291,120	4,311,621	4,234,132	3,712,486

(Note: Buildings/years shaded **green** have greater than a 15% decrease from baseline level. Buildings/years shaded **red** have greater than a 15% increase from baseline level)

Adjusted electrical consumption is down 21.9% in 2013 (3,712,486 kWh in 2013 vs. 4,702,707 kWh baseline).

Because electrical consumption is much more carbon intensive than natural gas consumption, the changes in CO2 output closely mirror the electrical consumption in each building. **Combined and converted to tons of CO2, the Building Sector CO2 is down 21.9% in 2013 (3,504 tons in 2013 vs. 4,488 tons baseline).** This is the first year that the Building Sector has achieved a carbon reduction greater than 15%.

CO2 Emissions - Tons, Adjusted for Degree Days and Bldg. Size						
Building or Department	BASELINE	2009	2010	2011	2012	2013
Airport	20	13	10	12	14	12
Animal Shelter	51	39	38	36	36	31
Cemetery	20	20	19	19	18	17
City Hall	1,747	1,692	1,581	1,514	1,285	1,270
Cy-Ride	466	474	483	496	466	402
Electric Administration	54	59	57	55	55	49
Electric Distribution	281	271	271	317	281	278
Fire Station 1	198	134	125	119	127	110
Fire Station 2	64	58	57	51	58	55
Fire Station 3	111	108	108	99	103	86
Golf Course	26	28	25	28	28	24
Ice Arena	1,073	1,031	921	997	1,133	887
Information Services	24	21	20	19	20	17
Maintenance Facility	263	243	229	211	203	196
Parks Maintenance	22	27	25	28	28	28
Parks Office	66	54	49	48	46	43
TOTAL BLDG. SECTOR	4,488	4,273	4,020	4,049	3,902	3,504

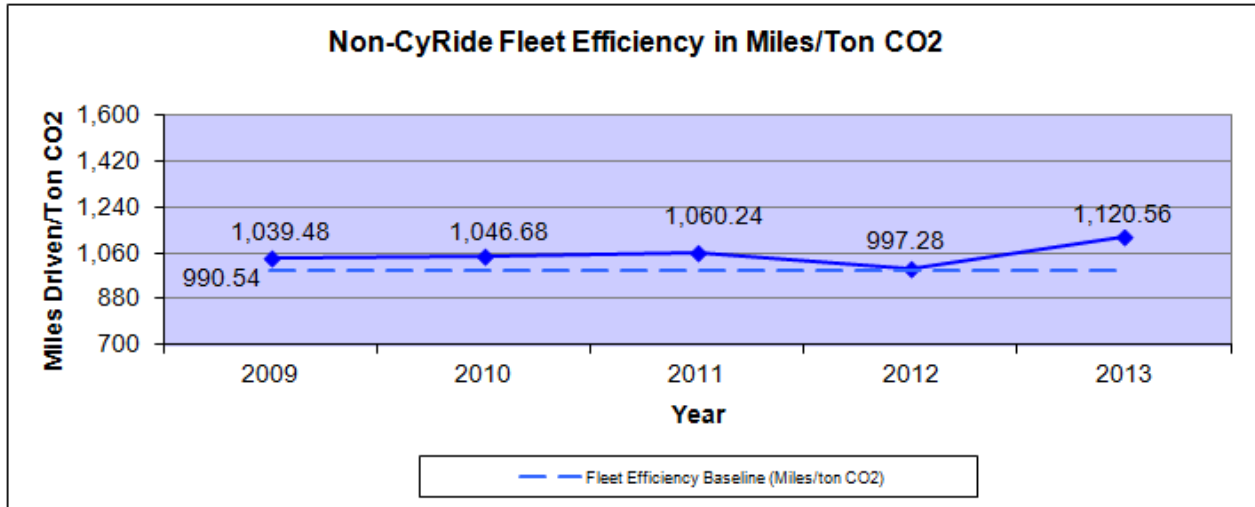
(Note: Buildings/years shaded green have greater than a 15% decrease from baseline level. Buildings/years shaded red have greater than a 15% increase from baseline level)

FLEET SECTOR:

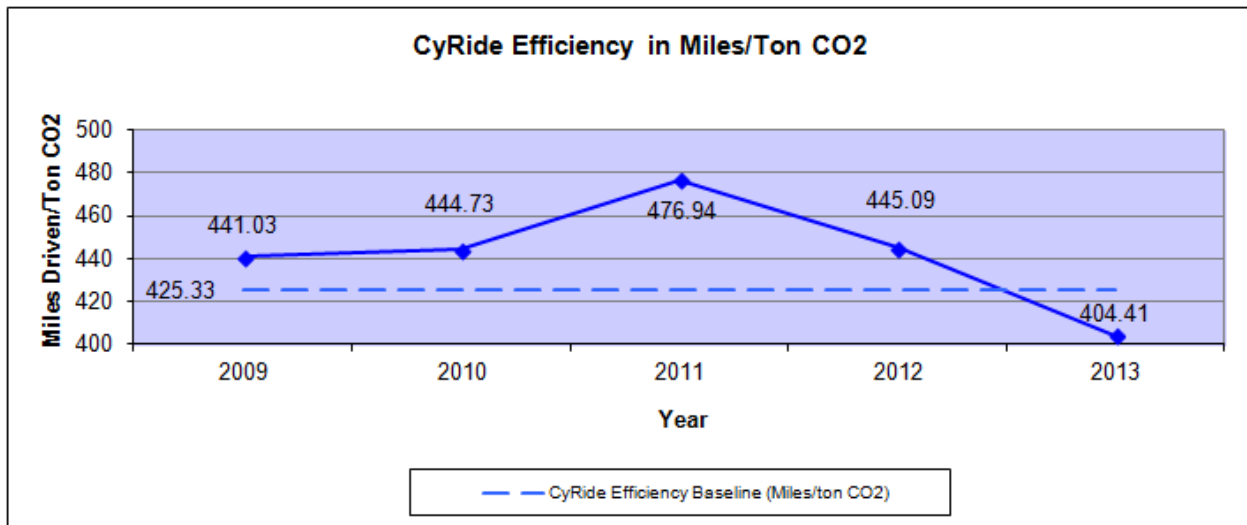
The Fleet Sector continues to see increased demand as the City grows. This sector is measured by totaling the CO2 from gasoline and diesel fuels (According to the U.S. Energy Information Administration, pure ethanol is considered by international convention to emit zero carbon dioxide at the tailpipe and thus does not count towards emissions. Therefore, ten gallons of E10 is measured as nine gallons of pure gasoline and one gallon of carbon-free fuel). The total CO2 is compared to the miles driven to determine a miles per ton of CO2 efficiency ratio. Instead of measuring the overall CO2 output in the Fleet Sector, the changes in efficiency are measured from year to year.

Total non-CyRide Fleet emissions are down 11.7% this year to 1,481 tons of CO2 (compared to a baseline of 1,675 tons). Based on the number of miles driven, the non-CyRide Fleet is 13.1% more efficient than its baseline.

It should be noted that discrepancies were found in the initial non-CyRide Fleet data this year, due to the mid-year transitioning of some vehicles from tracking by miles to tracking by hours. After thorough investigation, staff feels that the figures presented in this report are as accurate as possible. However, staff will look to the data from 2014 to confirm this trend of improved efficiency.



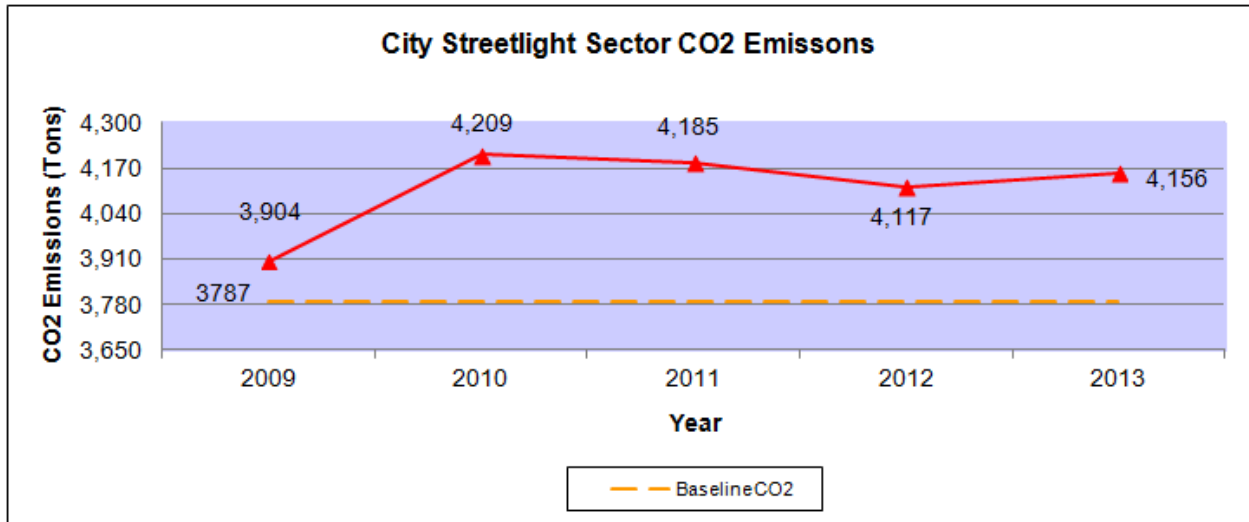
CyRide’s fuel consumption includes the use of gasoline for smaller buses and cars and diesel for full-size buses. Although diesel miles remain stable, diesel consumption increased by about 30,000 gallons, leading to a poorer diesel MPG this year. **Total CyRide emissions are up 25.8% this year to 3,502 tons of CO2 (compared to a baseline of 2,783).** This drops CyRide’s efficiency to 4.9% worse than its baseline. However, it should be noted that CyRide’s ridership was 6,261,819 in 2013, or 50% greater than its baseline average.



STREETLIGHT SECTOR:

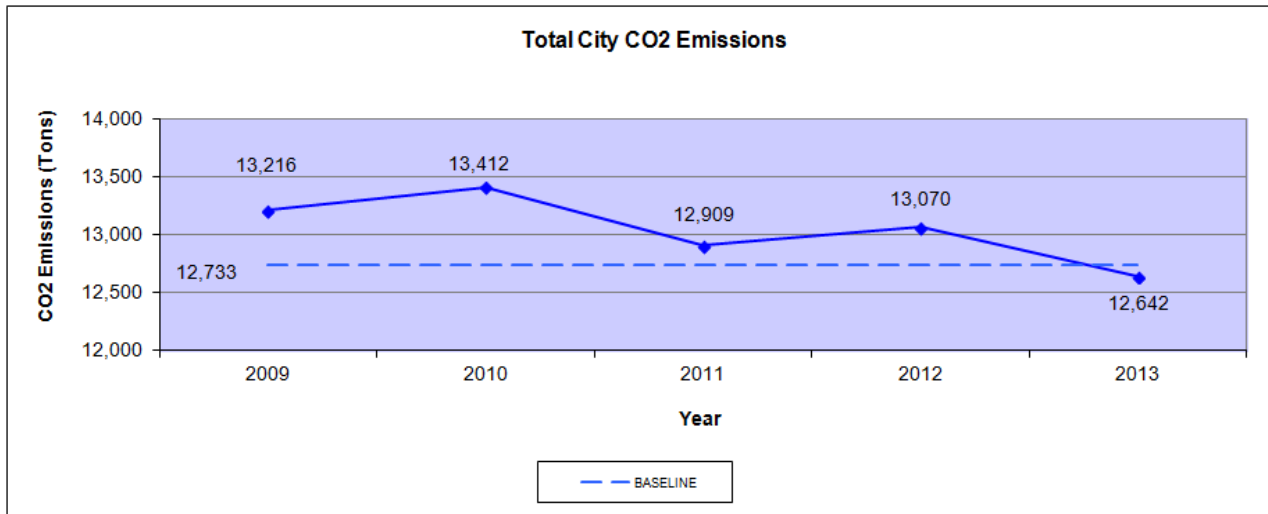
This sector contains the City’s miscellaneous energy consumers: sirens, bookmobile sites, parks, traffic signals, streetlights, and the aquatic center. As the City grows, this sector continues to contribute a greater amount to our carbon footprint. This sector experienced a bump up in CO2 emissions in 2010, attributable to the opening of the aquatic center. However, that increase has leveled off as the City’s street lighting and

traffic signals have become more efficient. **The Streetlight Sector is up 369 tons of CO2, or 9.7% compared to the baseline.**



TOTAL CITY EMISSIONS:

In total, the CO2 emissions attributed to City operations has declined 0.7% due to substantial reductions in the building sector and emissions remaining relatively flat in the fleet and streetlight sectors.



NOTABLE PROJECTS IN 2013:

The City continues to improve its energy efficiency on a variety of fronts. In 2013, the Cemetery Garage received a new heating system after the older system failed, and two mini tank water heaters were installed. The Maintenance Facility, which used window air conditioning units and baseboard heaters in the office spaces, was replaced with a

ducted central air system. This project also has the benefit of greatly improving air quality in the offices.

For the past several years, City use of E85 fuel has declined significantly because the last generation of Crown Victoria Police vehicles was not able to accept that fuel and perform as needed. As the Police Department transitions to the newer Ford Police Interceptors, more E85 consumption is expected to occur, which will offset the use of higher-carbon fuel. These vehicles also have improved driving and idling fuel economy compared to the Crown Victorias.

The Electric Department has been working to identify standard LED street lighting fixtures that will be used in new installations. These fixtures have a longer life and are more energy efficient than mercury vapor and high-pressure sodium lamps. LED lighting is becoming more cost-effective for streetlight installations.

The Resource Recovery System, although not tracked in this analysis, has replaced its original 100 hp primary shredder with a 428 total hp hydraulic shear shredder. This new shredder is capable of shredding more diverse types of materials while using less than half the energy of the original shredder.

City staff has worked with a contractor to develop an energy management plan. This plan identifies steps that City employees and facility users can take to use existing building equipment in the most energy-efficient manner possible. The report was completed in 2014, and City staff hopes to begin implementation of the plan later this year.

NEXT STEPS:

The current year (2014) is the last opportunity to meet the goal of reducing the City's carbon footprint by 15%. **As the final report out of the progress towards this goal draws near, the City Council may wish to consider whether a new goal should be set, or if no further reporting should be provided.**

The implementation of an energy management plan may help improve energy efficiency in city facilities. Additionally, the Energy Office of the Iowa Economic Development Authority is promoting a building benchmarking program for public facilities. This program would allow City facilities to be compared not only to their own progress over time, but also to other similar facilities throughout the state. This program is linked to the U.S. Department of Energy's Energy Star Program, which evaluates the energy efficiency of thousands of public facilities to identify those that are doing exceptionally well in their use of energy. Participating in a program such as this may be a valuable next step to assess the City's progress.

COUNCIL ACTION FORM

**SUBJECT: BANNER POLICY CHANGES ALLOWING BANNERS ON
DOWNTOWN BOLLARDS**

BACKGROUND:

The City's Banner Policy assists with regulating banner installation and removal in the Main Street Cultural District (MSCD), Campustown, along South Duff Avenue, and on University Boulevard. The Octagon Center for the Arts has made a request to use the bollards along Main Street for installation of banners to advertise the Octagon Arts Festival.

Recently, the Main Street Cultural District (MSCD) has been using these bollards to advertise district events, even though they currently are not allowed by the Banner Policy. City engineering staff has reviewed the proposed changes and provided restrictions to allow for proper visibility for both pedestrians and drivers if the bollards are to be used for placement of banners. Engineering staff recommended restricting the height to no more than 36 inches off the ground to keep the visibility triangle clear at the intersections. Staff discussed the proposed Banner Policy revisions with MSCD and incorporated their feedback into the policy revisions as presented. **Specifically, MSCD requested that bollard use be restricted to MSCD activities only and that they would have approval of the banners prior to the City issuing a permit.**

The attached policy has been shaded where changes were made to the document to incorporate the use of bollards in the MSCD.

If the City Council does not want to see the bollards restricted to activities occurring in the district, then Council can direct that the bollard language be created that is similar to the overhead banner restrictions, which is written broader to allow for advertising or announcing particular civic, political, religious, fraternal or other non-profit activities, and is not limited to the district.

ALTERNATIVES:

1. Approve the Banner Policy with changes to allow for the use of bollards to hang 3'x5' banners on Main Street at the intersections of Clark, Burnett, Kellogg and Douglas Avenues, as well as to limit the use of the bollard banners to advertise or announce activities occurring within the Main Street Cultural District.

This alternative will limit the use of bollard banners on Main Street. It should be supported if the City Council believes that additional promotional signage

is needed in the area, but would prefer to limit the usage of the bollards for this purpose.

2. Approve the Banner Policy with changes to allow for the use of bollards to hang 3'x5' banners on Main Street at the intersections of Clark, Burnett, Kellogg and Douglas Avenues, and allow for advertising or announcement of particular civic, political, religious, fraternal or other non-profit activities.

This alternative would be similar to the overhead banner policy and would not limit the use bollards to promote only MSCD events. It should be supported if the City Council believes the bollards, which are public facilities, should be available to a wider clientele.

3. Do not approve changes to the Banner Policy.

This alternative would prohibit the use of the bollards to hang promotional signs. It should be supported if the Council believes that the placement of additional signs would add clutter or blight to the area and that the bollards were not designed for this purpose.

MANAGER'S RECOMMENDED ACTION:

The Octagon Center for the Arts has requested a change to the City's Banner Policy to allow for the use of bollards for banners along Main Street. Staff has developed language that includes parameters that would satisfy this request to use the bollards only for activities occurring in the district.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the attached Banner Policy with the recommended changes to allow for installations of banners on bollards on Main Street located at the intersections of Clark, Burnett, Kellogg and Douglas Avenues, and to limit their use only to advertise or announce activities occurring within the Main Street Cultural District.



City of Ames Street Banner Policy

The City of Ames Street Banner Policy is for regulating all banners to be placed on street light poles described below by area of the City, for the set location over the 300 block of Main Street and on bollards located along Main Street at the intersections of Douglas, Kellogg and Clark Avenues.

REQUESTS FOR DISPLAY

Applications for permits to display banners may be obtained from the City Clerk's Office or the City of Ames website (<http://www.cityofames.org>), and should be submitted to the City Clerk's Office. Reservations will be considered no earlier than one year prior to the first day of the month in which the display is desired (e.g. the earliest a request for June 10 display may be accepted is June 1 of the previous year).

Organizations interested in displaying banners should coordinate the timing of their request with a representative of the primary organization in the vicinity of the desired location. Primary organizations are Iowa State University for poles on University Boulevard and the Ames Chamber of Commerce (on behalf of the Campustown Action Association, the Main Street Cultural District, and the South Ames Business Neighborhood) for all other locations. Permits will be issued by the City Clerk's Office.

In the event that display date requests conflict and cannot be resolved through the primary organization, the City Manager's Designee will attempt to mediate an agreement. If necessary, a final appeal for resolution may be made to the City Council.

LENGTH OF DISPLAY

There is no time limit on pole banner displays.

Organizations may display a banner over Main Street or on the bollards on Main Street at the intersection of Douglas, Kellogg and Clark for up to thirty (30) days at a time from January through June, and for up to fourteen (14) days at a time from July through December. If no other requests have been received, the City Manager's Designee may grant extensions of up to 14 days in the week prior to the initial installation date and/or during the approved display period.

INSURANCE

Applicants and installers shall provide certificates of insurance evidencing general liability coverage in the amount of \$500,000 combined single limit and naming the City of Ames and its employees and assigns as additional insured (with endorsement naming political subdivision).

INSTALLATION & REMOVAL

Permit holders shall be responsible for coordinating installation and removal of banners by insured installers, with the following exception: Banners may be installed on poles and the bollards in the Main Street Cultural District by adult volunteers working on behalf of the District.

Methods of installation shall conform with instructions provided by the City of Ames. Traffic control measures shall be employed as needed. Permit holders shall be responsible for the cost of repairing any damage done to banner hardware, light poles, bollards, landscaping or grass in medians and parking areas.

Banners shall be removed on or before the permit expiration date.



City of Ames Street Banner Policy

MAINTENANCE OF HARDWARE

Routine maintenance of hardware on University Boulevard poles will be managed by Iowa State University. Problems should be reported to Iowa State's Facilities Planning and Management Service Desk at 515-294-5100.

Routine maintenance of bollards located on Main Street will be managed by the City's Public Works Department. Problems should be reported to 515-239-5160.

Routine maintenance of hardware in all other locations will be managed by the City's Electric Services Department. Problems should be reported to 515-239-5500.

MAINTENANCE OF BANNERS

Problems with banners on display will be reported to permit holders. Corrective action shall be made within 24 hours of notification. The City of Ames reserves the right to immediately remove banners and/or revoke permits if any hazard is deemed present. Costs that may be incurred for the removal of banners by City staff shall be charged to permit holders.

PRIORITIZATION

Banner permits will generally be issued on a first come, first served basis. See supplemental information pages for prioritization standards specific to poles on University Boulevard.

CONTENT & DESIGN

The overhead banner on Main Street shall be utilized only to advertise or announce particular civic, political, religious, fraternal or other non-profit activities.

The bollard banners on Main Street shall be utilized only to advertise or announce activities occurring within the Main Street Cultural District.

Pole banners are intended to celebrate and/or promote the Ames/ISU community or specific local events. Sponsorship recognition, if any, must be restricted to the lower 15% of banners designed for poles.

All banners shall be non-offensive.

DISCLAIMER

The City of Ames does not assume responsibility for damage to all types of banners.



City of Ames Street Banner Policy

CAMPUSTOWN POLE BANNERS

Requests for banner displays are coordinated with the Ames Chamber of Commerce representative of the Campustown Action Association (phone: 515-232-2310).

MAXIMUM NUMBER OF BANNERS: 41 (1 banner/pole: 29 on Welch, 12 on Lincoln Way)

MINIMUM NUMBER TO BE USED PER APPLICATION: 21

BANNER SIZE: 5' by 2.5' (60" x 30")

Note: Banner brackets should be double-checked and re-measured (preferably by the manufacturer) before orders are placed. These mounting brackets are moveable and also susceptible to rotation or wrenching by high winds.

BANNER CONSTRUCTION: Banners should have rod pockets or tabs that slide onto the banner arm. There is nothing that secures the banner to the arms or the pole. Applicants may consult with manufacturers about a means of securing banners more tightly to the fixtures.

METHOD OF INSTALLATION: Slide banner rod pockets onto bracket arms.

Traffic control measures must be followed if banners are mounted from the traveled portion of the street. Guidance for traffic control for temporary work zones and short duration mobile operations can be found in the Manual on Uniform Traffic Control Devices (MUTCD) at the Federal Highway Administration's website (http://mutcd.fhwa.dot.gov/kno_2003.htm). Part 6, Temporary Traffic Control, should be reviewed and special attention should be given to Chapter 6G for mobile or short duration operations. Any additional questions about work zones may be directed to the City of Ames Traffic Engineer at 515-239-5275.

LENGTH OF SEASON: Year-round

LENGTH OF USE: Unlimited



City of Ames Street Banner Policy

DOWNTOWN POLES (MAIN ST., FIFTH ST., SIXTH ST., CLARK AVE.)

Requests for display are coordinated with the Main Street Cultural District (phone: 515-233-3472).

TOTAL NUMBER OF BANNERS: 159 (1 banner/pole)

Main Street – 62
Fifth Street – 42
Sixth Street – 54
Clark Avenue – 1

MINIMUM NUMBER TO BE USED PER APPLICATION:

Main Street – 20
Fifth Street – 14
Sixth Street – 18

(Main Street Cultural District banners, artistic banners, and seasonal banners are usually displayed on every third pole in the Central Business District. When requests to use the hardware for other displays are approved, seasonal banners are removed first and artistic banners second.)

BANNER SIZE: 4' high by 22" wide

SEWN BANNER SIZES: approximately 49.25" high and 22" wide with 3.25" rod pockets

Note: Mounting brackets can shift, and should be double-checked and re-measured (preferably by the manufacturer) before orders are placed!

METHOD OF INSTALLATION:

Unscrew set screw, remove ball from rod

Remove seasonal banner; slide new banner onto rod

Replace ball and secure screw tightly from above, using blue "Lock tite" (Note: set screws may wiggle loose and balls may drop onto passersby or vehicles if they are not set from the top with Lock tite.)

Traffic control measures must be followed if banners are mounted from the traveled portion of the street. Guidance for traffic control for temporary work zones and short duration mobile operations can be found in the Manual on Uniform Traffic Control Devices (MUTCD) at the Federal Highway Administration's website (http://mutcd.fhwa.dot.gov/kno_2003.htm). Part 6, Temporary Traffic Control, should be reviewed and special attention should be given to Chapter 6G for mobile or short duration operations. Questions about work zones may be directed to the City of Ames Traffic Engineer at 239-5275.

NOTE: The lower banner arm is 11 feet above the base of all utility poles, but some poles are mounted on top of two-foot brick pedestals.

LENGTH OF SEASON: Year-round

LENGTH OF USE: Unlimited



City of Ames Street Banner Policy

UNIVERSITY BOULEVARD

Iowa State University is the primary user of poles on University Boulevard, and requests for display are coordinated with the Director of University Marketing (515-294-3134).

NUMBER OF BANNERS: 74 (34 poles with double brackets; 6 poles with single brackets)

MINIMUM NUMBER TO BE USED PER APPLICATION: 70
(Two different designs may be used to provide a full compliment of banners.)

BANNER SIZE: 8' x 2.5'

SEWN BANNER SIZES: 8' x 2.5' (96" x 30") laid flat, with 3" rod pockets
Grommets should be installed on one side of the banner so it may be secured to the light pole.

METHOD OF INSTALLATION:

Traffic control measures must be followed. Guidance for traffic control for temporary work zones and short duration mobile operations can be found in the Manual on Uniform Traffic Control Devices (MUTCD) at the Federal Highway Administration's website (http://mutcd.fhwa.dot.gov/kno_2003.htm). Part 6, Temporary Traffic Control, should be reviewed and special attention should be given to Chapter 6G for mobile or short duration operations. Any additional questions about work zones may be directed to the City of Ames Traffic Engineer at 239-5275.

LENGTH OF SEASON: May 1 – October 31
(These light poles are not designed to withstand ice-loading. Waivers for displays during winter months may be granted on a case-by-case basis.)

LENGTH OF USE: Unlimited

PRIORITIZATION:

- 1) Major multi-day events with community-wide involvement (e.g. Iowa Games)
- 2) General community or ISU promotions and events (Ames High Homecoming)
- 3) Other major events and conferences (e.g. Order of the Arrow Conference)

NOTE: Iowa State University purchases the University Boulevard banner hardware and donates it to the City of Ames. Iowa State's Office of Facilities Planning and Management maintains, repairs and installs banner hardware when necessary. It also is responsible for installing and removing banners on this roadway . The Office of University Marketing is responsible for scheduling displays and arranging for the installation/removal of banners.



City of Ames Street Banner Policy

SOUTH DUFF AVENUE

Requests for display are coordinated with the Ames Chamber of Commerce representative for the South Ames Business Neighborhood (515-232-2310).

NUMBER OF BANNERS: 19 (1 banner/pole)

MINIMUM NUMBER TO BE USED PER APPLICATION: 19

BANNER SIZE: 8' high x 2.5' wide (96" x 30")

Note: These brackets are moveable and may be affected by high winds or ice loading. Banner brackets should be double-checked and re-measured (preferably by the manufacturer) before orders are placed.

BANNER CONSTRUCTION: Banners should have rod pockets or tabs that slide onto the banner arm. Manufacturers may suggest a means of securing banners to the hardware.

METHOD OF INSTALLATION: Slide banner rod pockets onto bracket arms.

Traffic control measures must be followed if banners are mounted from the traveled portion of the street. Guidance for traffic control for temporary work zones and short duration mobile operations can be found in the Manual on Uniform Traffic Control Devices (MUTCD) at the Federal Highway Administration's website (http://mutcd.fhwa.dot.gov/kno_2003.htm). Part 6, Temporary Traffic Control, should be reviewed and special attention should be given to Chapter 6G for mobile or short duration operations. Any additional questions about work zones should be directed to the City of Ames Traffic Engineer at 239-5275.

LENGTH OF SEASON: Year round

LENGTH OF USE: Unlimited

Main Street Overhead Banner

NUMBER OF BANNERS: 1

BANNER SIZE: Vertical height – 3 feet (33-34 inches when hemmed)
Horizontal length – 30 feet

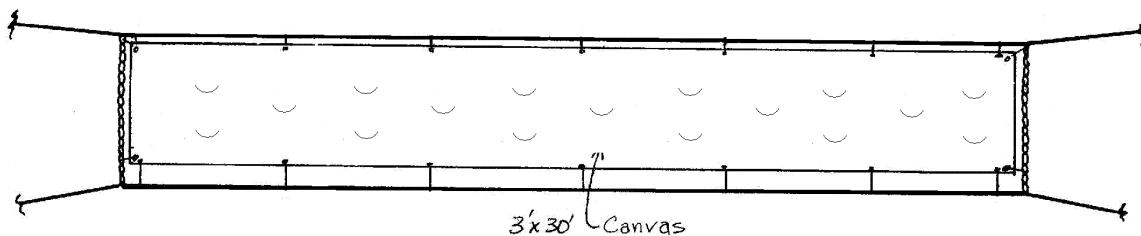
BANNER CONSTRUCTION: Banners shall be constructed of heavy-duty canvas or plastic tarpaulin material or netting. Metal grommets shall be imbedded near each of the four corners and along the top and bottom edges. The upper and lower edges should each have at least six grommets. Wind-relief flaps approximately 6" by 6" in area shall be evenly distributed throughout the banner. A minimum of one wind-relief flap per five square feet of banner area is required.

METHOD OF INSTALLATION: Banners shall be attached to the permanent cables and chains with metal chains, threaded links and snap links. Corner connections must be capable of carrying a 1000 lb. load; all others must carry a 500 lb. load. (Wire may not be used.) Banners shall be secured via metal grommets as described above.

LENGTH OF SEASON: Year round

LENGTH OF USE: 30 days from January through June; 14 days from July through December. Extensions of up to 14 days may be requested through the City Clerk's Office. Requests for extensions may be made within the week prior to an approved display period and anytime during the approved display period.

Sample Banner Configuration





City of Ames Street Banner Policy

Main Street Bollard Banner

Requests for display are coordinated with the Main Street Cultural District (phone: 515-233-3472).

NUMBER OF BANNERS: 8 --2 at Douglas and Main, 2 at Clark and Main, 2 at Burnett and Main, and 2 at Main and Kellogg

BANNER SIZE: Vertical height – no more than 3 feet (36 inches when hemmed)
Horizontal length – 5 feet.

BANNER CONSTRUCTION: Banners shall be constructed of heavy-duty canvas or plastic tarpaulin material or netting. Metal grommets shall be imbedded near each of the four corners.

METHOD OF INSTALLATION: Banners shall be attached to the bollards with bungee cords to the metal grommets on the four corners of the banners as described above.

LENGTH OF SEASON: Year round

LENGTH OF USE: 30 days from January through June; 14 days from July through December. Extensions of up to 14 days may be requested through the City Clerk's Office. Requests for extensions may be made within the week prior to an approved display period and anytime during the approved display period.

Staff Report

**PROCESSES TO NOTIFY PARTIES AFFECTED BY
SPECIAL EVENT STREET CLOSURES**

September 9, 2014

BACKGROUND:

At the August 12, 2014, City Council meeting, the Council requested options to modify the process for street closures during special events to ensure that affected property owners and business owners are notified of the closure.

In 2013, the City received 29 applications for events involving the closure of streets or City parking lots. **Applicants are often informally asked by the staff Special Events Review Committee about their plans to notify the affected neighbors prior to events. The special events application form does not request information about the notification process proposed by the applicant.** However, the City has a notification signature form if event organizers request it. Most special events are annual occurrences where other affected parties expect the event to take place, or are events undertaken by experienced organizers familiar with processes to notify neighbors.

Complaints to the City regarding special events are rare. When received, City staff forwards the complaint to the organizers and keeps the complaint on file for planning future iterations of that event. In 2013, no complaints were recorded. For 2014, two complaints were recorded for Hope Run, two complaints were recorded for MSCD Country Night, and one complaint was received for the Ames 150 Celebration.

NOTIFICATION EXAMPLES:Main Street Cultural District

The Main Street Cultural District (MSCD) prepares a letter for door-to-door distribution by interns to everyone in the district. The letter includes details of the event and contact information, and is distributed about three weeks before the event.

Campustown Action Association

The Campustown Action Association (CAA) posts information about its events in its regular newsletter, goes door-to-door with information to everyone impacted in the district, and provides letters to participating businesses, which are usually the businesses affected by the closure.

Both MSCD and CAA use email to communicate information about events with their members and many non-members, because those organizations have well-established email lists.

City Staff

For events that affect reserved parking space renters in City lots, City staff generally emails the renters to notify them of events. For road races, postcards might be mailed to residents along the route.

Several weeks in advance of large road races such as Hope Run, City staff may place electronic message boards at various locations throughout the route, which display the closure date and time. These message boards provide warning not only to residents, but also to motorists who live outside the race route and expect to be able to travel through the area.

METHODS TO CONFIRM NOTIFICATION:

Historically, the burden has been on event coordinators to appropriately notify affected parties. To ensure notification, the City Council might consider requiring the following methods to be implemented:

1. **Written notification plan submitted to the City prior to event approval** – This kind of plan could be incorporated into the special events application. The burden would be on the applicant to propose the appropriate method(s) to notify the affected parties of the closure.

Pros - City staff could review the plan and determine if more aggressive notification measures need to take place. A plan provides flexibility to determine the most appropriate outreach methods for the event. For example, new events might require more aggressive outreach than events that are held annually along the same route.

Cons - Requiring a plan alone does not guarantee that the plan is followed.

2. **Gather signatures from affected parties** – Organizers would go door-to-door to the affected residents and business owners and obtain a sign-off confirming that they have been informed. If desired by the City Council, this sign-off requirement could include an indication of their support or opposition to the proposed event.

Pros - Prior to event approval, City staff would be able to confirm that the outreach actually took place.

Cons - This requirement could take substantial time for organizers to complete. For example, the Hope Run 5k route takes place on streets fronted by 560 housing units, including apartments. The route is a circle, which means that approximately 1,100 residences are either on or within the route. Additional City staff time would be required to review and verify the signatures. City staff would likely need to increase the recommended application submittal timeframe to accommodate the extra processing time involved in larger events (currently 30 days prior to the event). It is possible that a signature could be obtained from a

business employee, but that the information still might not be forwarded to the business manager or owner.

3. **Mail notification to affected parties** – Organizers would obtain a mailing list of addresses affected by the closures and would mail a postcard or letter describing the event.

Pros – Requires fewer volunteers than door-to-door canvassing. Provides a document that affected parties can keep for reference until the event concludes. City staff has the ability to quickly generate mailing lists for specific areas using existing GIS resources.

Cons – Does not provide confirmation that the notice was received. Mailing lists may not be complete. Would increase the postage and printing costs for event organizers.

4. **Post temporary signage throughout the affected area** – Sandwich boards, signs staked in the right of way, or electronic sign boards would be placed throughout the affected area prior to the event, similar to the signage used for pending zoning actions.

Pros – Signage could be distributed quickly for events confined to a single area. Costs for organizers would be kept low. Organizers could receive some advertising benefits from signage placed in the area.

Cons – No guarantee that all affected parties will see the signs. Signs may be misplaced or stolen. Additional time demand on City resources if City sign boards are used.

NOTIFICATION REQUIREMENTS IN OTHER COMMUNITIES:

A sampling of notification requirements in other communities is listed below. Signature gathering is the predominant method of notification.

City	Notification Requirements
Ankeny	Closure of streets requires approval signatures of all property owners within the closed portion of the street. The City Clerk’s Office verifies the signatures.
Cedar Rapids	No written standards. Written notification (email or letter) is requested for larger events for all affected property owners adjoining the street closure.
Council Bluffs	Block party on residential streets requires signatures indicating 100% approval. Other street closures require majority approval via signatures.
Des Moines	Signatures required if a non-residential street is closed longer than one hour. Must indicate approval/disapproval, and if more than 50%

	disapproval is received, event is forwarded to City Council for approval or denial. Apartment complexes are to be represented by the property manager. If event is on a residential street, the applicant must describe its methods for flyer or other notification.
Dubuque	The City <u>may</u> contact or require the applicant to contact affected parties for feedback on the impact of the event. The applicant <u>may</u> be responsible for notifying the affected neighbors. Event organizers <u>may</u> be required to obtain signatures of approval from 75% of adjacent business and property owners.
West Des Moines	60% of residents in a residential area must sign off and approve the event in a residential area. Events in Valley Junction must receive 75% approval from businesses.

FURTHER CITY COUNCIL DIRECTION REQUIRED:

Given the fact that there have been relatively few complaints regarding our current notification process, the Council must first decide if a new process is needed. If the City Council is interested in pursuing more stringent notification requirements, City staff will need to know the following:

1. What notification method is preferred (e.g., creation of a notification plan, signatures, written notification, signage)?
2. If signatures are to be required, should the City require that a minimum proportion of signatures indicate approval (e.g., 50%, 75%, 100%), or should the signatures merely be confirmation that notification has taken place?
3. Should the notification requirements be the same for all types of events, or should there be different requirements for events in the business district versus in a neighborhood, and events confined to one area versus a road race?

NEXT STEPS:

If the City Council desires to expand present notification processes, answers should be provided to the questions listed above. Staff would then draft a policy that will be brought back to Council for approval.



To: Mayor and City Council
From: Brian Phillips, Management Analyst
Date: September 5, 2014
Subject: Youth Master Plan

At the City Council goal-setting session in January, the City Council tasked staff with providing an overview summarizing what a youth master plan is. The City Council received a memo regarding this topic dated August 15, 2014 and, subsequently, requested on August 26th that this memo be placed on a future agenda for discussion. The text of that original memo follows below:

According to the National League of Cities, over 30 communities in the U.S. have created youth master plans (YMPs). These plans recognize that many stakeholders are involved in the development and well-being of young people. Youth are influenced by the public services and opportunities provided through parks and recreation, police, fire, transit, and public health agencies, school districts, non-profits, the business community, and faith organizations. A YMP is intended to bridge those groups to determine (1) a vision for successful youth, (2) identification of services and opportunities needed to achieve that vision, (3) an evaluation of the existing services and opportunities, and (4) a blueprint for addressing gaps between the existing and ideal services and opportunities.

A core component of youth master planning is the involvement of youth in the decision-making process. This helps planners learn directly about the challenges, desires, and needs of the youth. Youth are often involved not only as planning team members, but also through surveys, focus groups, and other feedback mechanisms. Parent involvement typically is also a component of youth master planning. Partnership with local school district officials is also a key early step in forming the planning committee membership.

YMPs have been completed by cities of sizes ranging from 10,800 to 960,000 residents, and across a variety of regions. In Iowa, Dubuque County appears to be the only jurisdiction with an adopted plan. The National League of Cities webpage links to a variety of examples here: <http://www.nlc.org/find-city-solutions/institute-for-youth-education-and-families/capacity-building-structures/youth-master-planning/city-examples-of-youth-master-plans>

In some communities, the need is not necessarily to develop a comprehensive youth master plan, but rather to address individual issues that affect youth. For example, the City of Memphis has a plan designed to specifically address youth violence. The City of Austin,

Texas has developed a Child and Youth Mental Health Planning Partnership, which specifically addresses youth mental health supports.

The National League of Cities has published a guide for creating a YMP. This guide, which provides greater detail regarding the components and use of YMPs, can be retrieved here: <http://www.nlc.org/Documents/Find%20City%20Solutions/IYEF/Capacity%20Building%20Structures/youth-master-plan-action-kit-sept08.pdf>

According to the City Council Goals, Objectives, and Tasks, this memo completes the only task related to youth master plans. **Should the City Council be interested in further action regarding youth master plans, additional direction to staff will be required.**