

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

AMES, IOWA

MAY 26, 2015

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

The Ames Area Metropolitan Planning Organization (AAMPO) Transportation Policy Committee meeting was called to order by Ames Mayor Ann Campbell at 6:00 p.m. on the 26th day of May, 2015, in the City Council Chambers in City Hall, 515 Clark Avenue, pursuant to law with the following additional voting members present: Gloria Betcher, City of Ames; Wayne Clinton, Story County; Amber Corrieri, City of Ames; Tim Gartin, City of Ames; Matthew Goodman, City of Ames; Chris Nelson, City of Ames; and Peter Orazem, City of Ames. Jonathan Popp, City of Gilbert; Chet Hollingshead, Boone County; and Hamad Abbas, Transit representative, were absent.

**DRAFT FY 2016-2019 TRANSPORTATION IMPROVEMENT PROGRAM (TIP):** Transportation Planner Tony Filippini advised that the Draft TIP provides for projects consisting of street improvements, CyRide improvements, and trail projects that have been included in the City of Ames 2015-2020 Capital Improvements Plan (CIP). The only new project added for Fiscal Year 2019 is programming Service Transportation Program (federal) funds for the next Long-Range Transportation Plan. According to Mr. Filippini, a public input session was held on April 30, 2015, to provide an opportunity for the public to discuss the FY 2016-2019 TIP with staff and provide comments. No revisions were requested by the public. The Draft TIP must be submitted to the Iowa Department of Transportation by June 15, 2015. It is available on line on the City's Web site.

Moved by Clinton, seconded by Betcher, approving the Draft FY 2016-2019 Transportation Improvement Program and setting July 14, 2015, as the date of public hearing.

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

**PROGRESS UPDATE ON 2040 LONG-RANGE TRANSPORTATION PLAN DEVELOPMENT (LRTP):** Public Works Traffic Engineer Damion Pregitzer introduced Jason Harvey, Project Manager from HDR, the firm hired to update the existing 2035 LRTP.

Mr. Harvey provided a progress report on the development of the 2040 Long-Range Transportation Plan. To date, the project team has completed several major project milestones: the Visioning and Issues Identification Process and the Alternatives Development Process. The Plan goals were reviewed by Mr. Harvey. Each goal has a set of performance objectives tied to it. Each of the objectives has project performance criteria. Once the Policy Committee approves the final list of performance measures and the list of candidate projects that will be evaluated by using them, HDR will go through each project and generate an aggregate system performance score (how much benefit the project will provide to the transportation system or how well the project promotes the goals of the Plan). The Project Performance Scoring matrix was shown to the Policy Committee. The third major milestone is currently in progress, which is the Alternatives Assessment/Public Review Period. In order to tie the national requirements together with the vision and goals of the Plan, HDR has developed specific performance measures that will be used to score and rank the candidate projects. That evaluation process will produce a prioritized list of projects that can then

be constrained by the available federal and local funding over the next 25 years. It also helps provide realistic expectations of how many improvements can be accomplished and when the community can expect those improvements to be built. Typically, the prioritized projects are grouped into short-term and long-term projects. Those that are not anticipated to meet funding constraints, but still have benefit to the transportation system, are called “illustrative” projects; those are the ones that could be built at a future date if additional funds are made available.

At the inquiry of Council Member Gartin, Mr. Harvey answered that staff anticipates to present a the Draft Final Plan for review and comment by the AAMPO in August 2015. Mr. Pregitzer added that staff is doing the best it can to capture comments from Iowa State University students. He noted that there will be a new on-line tool that will provide another opportunity for public comment.

The System Strategy Toolbox, including system expansion, system management, and demand management, was explained by Mr. Harvey. He also described some roadway candidate project types. According to Mr. Harvey, due to staff review and comments, one project has been added (the potential of turn lanes) and one has been retained (Project No. 6 - extension of University up to Stange).

Mr. Harvey said that the next steps would be to screen/prioritize alternatives, finalize the funding analysis, and develop the Draft Plan.

Story County Supervisor Clinton said it was important to bring up a couple of items, basically for clarification. He explained one of his concerns: Under Project 39A, it is stated as “committed.” He wanted it known that funding currently is the main issue; it is in the Story County’s five-year Plan. However, Gilbert has now been added to the AAMPO, so funding that would normally come through CIRTPA would not be available to be applied to the Grant Avenue project. Mr. Clinton believes that the AAMPO would have more options, e.g., to reclassify the road. He wants to ensure that the County engages in conversation with the City of Ames and the City of Gilbert in terms of the funding constraints that will be occurring and alternative funding sources. There are some real barriers in terms of using local dollars for this project. Mr. Clinton noted that the vision and goals are outstanding, and Story County is excited about the process. He pointed out that as the City of Ames improves, so does Story County. At the inquiry of Council Member Goodman, Supervisor Clinton explained where funds from the County’s TIF District had been used. It is not anticipated that TIF funds would be used for the Grant Avenue project.

**HEARING ON FY 2016 TRANSPORTATION PLANNING WORK PROGRAM (TPWP):**

Mr. Filippini explained the major elements of the 2016 Fiscal Work Program. It includes the general work of administering the MPO transportation activities, as well as public involvement, transit planning, committee support, and developing and maintaining the Transportation Improvement Program. The major element included the conclusion of the Long-Range Transportation Plan and the Orange Route Alternatives analysis.

According to Mr. Filippini, a public input session was held on April 30, 2015, and no revisions were requested. The Final TPWP must be submitted to the Iowa Department of Transportation by June 1, 2015.

Ms. Campbell opened the public hearing. No one came forward to speak, and the Mayor closed the hearing.

Moved by Gartin, seconded by Nelson, approving the Final FY 2016 TPWP.  
Vote on Motion: 8-0. Motion declared carried unanimously.

**HEARING ON AMENDMENT TO FY 2015-2019 FINAL PASSENGER TRANSPORTATION PLAN (PTP):** Transit Director Sheri Kyras stated that the Passenger Transportation Plan provides needs-based justification for identifying passenger transportation priorities and/or strategies. CyRide provides the staff on the AAMPO's behalf to work with the Story County Human Services Council and the Transportation Collaborative groups. Ms. Kyras explained the PTP Amendment. Local transportation providers, CyRide, and HIRTA have identified two additional projects to be funded with Enhanced Mobility for Seniors and Individuals with Disabilities (5310) funding. The bus project had been previously identified in the PTP to be funded through another source, but that has not materialized. The two additional projects are: Light-Duty Buses Replacement/Expansion and Van Expansion/Replacement. Both of the projects have been previously reviewed by the Story County Human Service Council as well as the Transportation Collaborative and were recommended to the AAMPO to be amended into the PTP.

The hearing was opened by Ms. Campbell. There was no one wishing to speak, and the hearing was closed.

Moved by Clinton, seconded by Betcher, to approve the amendment to the 2015 PTP.  
Vote on Motion: 8-0. Motion declared carried unanimously.

**ADJOURNMENT:** Moved by Goodman, seconded by Clinton, to adjourn the AAMPO Policy Committee meeting at 6:40 p.m.  
Vote on Motion: 8-0. Motion declared carried unanimously.

### **REGULAR MEETING OF THE AMES CITY COUNCIL**

The Regular Meeting of the Ames City Council was called to order by Mayor Campbell at 6:46 p.m. on May 26, 2015, in the City Council Chambers in City Hall, 515 Clark Avenue. Present from the Ames City Council were Gloria Betcher, Amber Corrieri, Tim Gartin, Matthew Goodman, Chris Nelson, and Peter Orazem. *Ex officio* Member Sam Schulte was absent.

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

1. Motion approving payment of claims
2. Motion approving minutes of Regular Meeting of May 12, 2015, and Special Meeting of May 22, 2015
3. Motion approving Report of Contract Change Orders for May 1-15, 2015
4. Motion naming Council Member Peter Orazem as Acting Mayor for meeting to be held on June 9, 2015
5. Motion approving renewal of the following Beer Permits, Wine Permits, and Liquor Licenses:
  - a. Class B Liquor w/ Outdoor Service – Gateway Hotel & Conference, 2100 Green Hills Drive
  - b. Class C Liquor – Old Chicago, 1610 South Kellogg Avenue
  - c. Class C Liquor – Della Viti, 323 Main Street, #102

6. Motion approving 5-day (June 6-June 10) Special Class C Liquor License for Olde Main Brewing Company at ISU Alumni Center, 420 Beach Avenue
7. Motion approving 5-day (July 11-15) Class B Beer Permit and Outdoor Service Area in City Hall Parking Lot N for Midnight Madness
8. Motion approving Ownership Change of Class B Liquor License for Gateway Hotel and Conference Center, LLC, 2100 Green Hills Drive
9. Motion approving Encroachment Permit for brick to repair the exterior wall at 2402-2408 Lincoln Way, Gibbs Harris Partnership
10. Motion approving Encroachment Permit for a sign at 2810-2812 West Street, West Street Deli, Inc.
11. RESOLUTION NO. 15-316 approving 2015/16 Pay Plan
12. RESOLUTION NO. 15-317 approving 2015/16 Human Services (ASSET) annual contracts
13. RESOLUTION NO. 15-318 approving 2015/16 Outside Funding Request contracts
14. RESOLUTION NO. 15-319 approving 2015 updates to ASSET Policies and Procedures Manual
15. RESOLUTION NO. 15-320 approving renewal Agreement for 2015/16 safety training with Iowa Association of Municipal Utilities (IAMU) in an amount not to exceed \$127,600
16. RESOLUTION NO. 15-321 approving renewal of membership in Iowa Communities Assurance Pool (ICAP) in net cost of \$474,552
17. RESOLUTION NO. 15-322 approving temporary closure of 24<sup>th</sup> Street for 2014/15 CyRide Route Pavement Improvements Program
18. RESOLUTION NO. 15-323 approving preliminary plans and specifications for Airport Terminal Area Site Work; setting June 17, 2015, as bid due date and June 23, 2015, as date of public hearing
19. RESOLUTION NO. 15-324 approving sole-source purchase of Automated Traffic Data Collection software from Miovision Technologies, Inc., of Kitchener, Ontario, Canada
20. Squaw Creek Water Main Protection Project (Hazard Mitigation Grant Program - Flood Mitigation:
  - a. RESOLUTION NO. 15-325 approving Grant Agreement for Phase 1
  - b. RESOLUTION NO. 15-326 approving a Professional Services Agreement with Snyder & Associates, Inc., of Ankeny, Iowa, in an amount not to exceed \$99,500
21. RESOLUTION NO. 15-327 awarding contract to Fletcher-Reinhardt Co., of Cedar Rapids, Iowa, for Electric Meters, as needed, in accordance with unit prices
22. RESOLUTION NO. 15-328 awarding contract to ChemTreat, Inc., of Glen Allen, Virginia, for Chemical Treatment Program for the Power Plant in an amount not to exceed \$125,000
23. RESOLUTION NO. 15-329 awarding contract to DPC Industries, Inc., of Omaha, Nebraska, for purchase of Liquid Sodium Hypochlorite for Water Plant and Power Plant in the amount of \$0.735/gallon
24. RESOLUTION NO. 15-330 awarding contract to Graymont Western Lime, Inc., of West Bend, Wisconsin, for purchase of Pebble Lime for Water Plant in the amount of \$148/ton
25. Non-Asbestos Insulation and Related Services and Supplies for Power Plant:
  - a. RESOLUTION NO. 15-331 awarding contract renewal to Total Insulation Mechanical, Inc., of Story City, Iowa, for in an amount not-to-exceed \$125,000
  - b. RESOLUTION NO. 15-332 approving contract and bond
26. Asbestos Maintenance Services for Power Plant for FY 2015/16:
  - a. RESOLUTION NO. 15-333 renewing contract with ESA, Inc., of North Sioux City, South Dakota, in an amount not to exceed \$150,000
  - b. RESOLUTION NO. 15-334 approving contract and bond
27. RESOLUTION NO. 15-335 awarding contract to Manatt's, Inc., of Ames, Iowa, for Ada Hayden Heritage Park Asphalt Path Overlay in the amount of \$55,660

28. RESOLUTION NO. 15-336 approving contract and bond for ISU Research Park Phase III - Roadway Paving
29. Substation Electrical Materials:
  - a. RESOLUTION NO. 15-337 accepting completion of 69-kV Switches (Bid No. 1), Instrument Transformers (Bid No. 2), and Steel Structures (Bid No. 4)
30. RESOLUTION NO. 15-338 accepting partial completion of public improvements and reducing the security for South Fork, 6<sup>th</sup> Addition

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

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

**HEARING ON ANNEXATION OF 3535 SOUTH 530<sup>th</sup> AVENUE:** Planning and Housing Director Kelly Diekmann advised that there was a change to the recommendation because staff does not yet have a signed Covenant. He said staff recommended that the hearing be held; however, the City Council would not take action on the annexation request. Mr. Diekmann advised that, as currently proposed, 97.88% of the total territory is consenting and 2.12% is non-consenting. The consenting property owner has not yet signed the Covenant and Agreement Pertaining to Water Service. The non-consenting property owner (Holly Plagmann) is under no obligation to provide the same Agreement.

Mr. Diekmann commented that the *Iowa Code* allows for up to 20% of the property within a requested voluntary annexation to be non-consenting for the purpose of creating logical and efficient boundaries (to eliminate islands). Also under *Iowa Code*, upon City Council approval of an “80/20 Annexation, the City Development Board also conducts a hearing on the annexation and takes action to approve the annexation before it can be finalized and recorded with the County.

According to Director Diekmann, staff had contacted Holly Plagmann, the non-consenting owner, as part of the public hearing notice for the Planning and Zoning meeting. The applicant had informed staff that he had offered to purchase the non-consenting parcel; however, Ms. Plagmann has no interest in selling at this time.

Mayor Campbell opened the public hearing. No one came forward to speak, and the hearing was closed.

No action was taken by the City Council. According to Director Diekmann, once the Covenant and Agreement Pertaining to Water Service has been signed and returned to staff, staff will then place the item back on a Council Agenda for approval of the annexation request.

**HEARING ON ZONING TEXT AMENDMENT TO EXCLUDE PARKING STRUCTURES FROM THE DEFINITION OF FLOOR AREA RATIO:** Director Diekmann pointed out that the City Council had reviewed options for considering changes to the Floor Area Ratio (FAR) standards on April 14, 2015, and directed staff to draft a text amendment to exclude parking structures from the definition of FAR.

It was noted by Director Diekmann that, with the exception to FAR, a parking structure will still be treated as a building and required to conform to other building standards of a zoning district. Setbacks, building coverage, height, and open space will apply to a parking structure.

The public hearing was opened by Mayor Campbell. She closed same after no one requested to speak.

Scott Renaud, FOX Engineering, told the Council that parking would be constructed at grade without fill for a proposed project; the building would be on top.

Moved by Corrieri, seconded by Orazem, to pass on first reading an ordinance a Zoning Text Amendment to exclude parking structures from the definition of Floor Area Ratio (FAR).

Council Member Goodman advised that he would not be supporting the motion. He acknowledged that it would result in a more efficient use of land; however, depending on the parking structure, it could mean a larger impediment to water flow during a flood event.

Roll Call Vote: 4-1-1. Voting aye: Betcher, Corrieri, Nelson, Orazem. Voting nay: Goodman. Abstaining due to a conflict of interest: Gartin. Motion declared carried.

**HEARING ON ZONING TEXT AMENDMENT TO ALLOW FOR A LINCOLN WAY MIXED-USE OVERLAY ZONE:** Director Diekmann said that no project was being recommended; this was only to create the option for a Mixed-Use Overlay Zone. He provided the history behind the proposed text amendment. In February 2015, Hunziker Development Company had requested that the City Council initiate a text amendment to allow for the construction of a mixed-use development project along West Lincoln Way on property in the Highway-Oriented Commercial (HOC) zoning district. Council had previously directed, as part of the Planning and Housing Work Plan, to begin a review of the Land Use Policy Plan (LUPP), and specifically, to do a comprehensive Lincoln Way Corridor Study. When responding to the Hunziker request, the Council had directed that a Lincoln Way Mixed-Use Overlay Zone text amendment precede the Corridor Study as a tool that could be refined once the Study is completed in Spring 2016. The proposed text amendment is to create a new zoning overlay district in Chapter 29 of the *Municipal Code* (Zoning Code). The intent is to allow for a case-by-case review of a Major Site Development Plan with the rezoning to add mixed use to a site. Upon adoption of the ordinance, individual property owners would need to request a rezoning of property to add the mixed-use overlay to the underlying base HOC zoning.

According to Mr. Diekmann, it would be a commercial-first zone - that will be the base of the project. He said that staff believes continuing to emphasize commercial use as a priority in the Overlay is important along Lincoln Way. Director Diekmann advised the Council that this approach is preferred for pilot projects and initiating efforts for mixed use, but cautioned that it will require negotiation of some design elements and to have high expectations of projects and details to ensure that the City approves a successful project.

Details of the discussion at the Planning and Zoning Commission meetings held on April 15 and May 6, 2015, were given by Mr. Diekmann. The Commission did vote 5-1 to recommend that the City Council adopt the proposed zoning text amendment to allow for the creation of a Lincoln Way Mixed-Use Overlay District with the exception that the minimum commercial FAR be moved from a standard to a design principle and that the language for minimum commercial frontage be revised to reference the front facade of the building(s) and that the commercial floor-to-ceiling height principle be clarified to allow for a tenant to drop the internal ceiling height for customization of the

tenant space. It was noted that staff had incorporated all of the Commission's changes into the recommended ordinance.

Mr. Diekmann noted the key features of the Overlay, which would be used as a commercial development tool. He noted that there is no change to the parking requirement; however, for commercial use, staff will be looking at the projects that come in for parking beyond the minimum expectation.

Council Member Nelson noted that the City had tried a similar concept; however, the buildings were later converted to all residential when it wasn't working to lease the first floor for commercial uses. He asked to know what sort of protections are going to be in place to ensure that doesn't continue to occur. Mr. Diekmann stated that the Major Site Development Plan would have to clearly show the parking and uses. If any of that was going to change, the Plan would have to come back to the Council for review.

Council Member Betcher asked about the meaning of Section 29.1113(5)(d), i.e., the mixed use building having to be oriented to Lincoln Way. Mr. Diekmann explained that the building has to be parallel to Lincoln Way; the commercial use has to be "front and center."

Council Member Nelson asked to know what the front setback is in the commercial zone. Mr. Diekmann answered that it is 20 feet.

Council Member Orazem asked if this would be applicable to HOC-zoned areas on Lincoln Way from Duff Avenue to South Dakota Avenue. Director Diekmann advised that the Overlay has to be requested.

Council Member Goodman noted that complaints about noise are often received when you mix commercial with residential. He is concerned about the noise leaking into existing single-family neighborhoods. Mr. Diekmann noted that a buffer would be required as a result of the City's landscaping requirements. The buildings would be parallel to Lincoln Way and the parking would be in the back. There would not be any parking permitted between the buildings and the street. The City is attempting to support the Lincoln Way Corridor while being sensitive to surrounding neighborhoods.

Council Member Betcher suggested having the buildings parallel to the street be added as a design principle.

The Mayor opened the public hearing.

Chuck Winkleblack, Hunziker & Associates, 105 S. 16<sup>th</sup> Street, Ames, said that he believed having the mixed-use overlay is a great pilot project. He noted that the only disagreement that they had with staff pertaining to the FAR. He also noted that there will be a lot of odd-shaped parcels. It is difficult for developers to develop those and maintain a consistent appearance. A mixed-use building with parking in the back is much more conducive to residential use.

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

Moved by Gartin, seconded by Corrieri, to pass on first reading an Zoning Ordinance text amendment to allow for the creation of a Lincoln Way Mixed-Use Overlay Zone.

Council Member Goodman asked how Mr. Gartin would feel about amending the motion to add the requirement that the buildings be parallel to Lincoln Way as a design principle. Council Member Gartin noted that there had been quite a bit of discussion on this. He asked Director Diekmann how this would affect the proposed Ordinance. Council Member Goodman said that he would be happy with just adding that as a preference.

City Attorney Judy Parks said that staff could just add a subsection under the *Design Principles* section to basically state that preference would be given to projects where the commercial area would be located parallel to Lincoln Way.

Moved by Gartin, seconded by Corrieri, to amend the motion to add a subsection under the *Design Principles* section to state that preference would be given for commercial areas to be located parallel to Lincoln Way.

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

Roll Call Vote on Motion, as Amended: 6-0. Motion declared carried unanimously.

**HEARING ON REVISION TO MAJOR SITE DEVELOPMENT PLAN (MSDP) FOR 2710-2810 BOBCAT DRIVE IN RINGGENBERG PARK SUBDIVISION, 4<sup>TH</sup> ADDITION:** Director Diekmann advised that the revision to the MSDP is to change the entrance of Bobcat Drive from Oakwood Road. The applicant proposed a change for the driveway segment to consist of a 26-foot-wide pavement with no median, which is the same as the rest of Bobcat Drive to the south and east. The proposed change reflects how the driveway has already been constructed. According to the applicant, another reason for making the change is to improve fire access. Also, the Bobcat Drive entrance was changed to reduce the impact on a large 100+ year-old Bur Oak tree near the drive to the west. Additionally, the reduced pavement width also reduces storm water runoff and construction cost.

Mr. Diekmann noted that the divided entrance with two 16-foot-wide lanes was accepted by the Fire Department before it was presented to the Planning and Zoning Commission because Bobcat Drive also has access from Cedar Lane to the east that is 26 feet wide. He also advised that the Planning and Zoning Commission, at its meeting of May 6, 2015, had voted 5-0-1 to recommend approval of the proposed revision to the City Council.

Director Diekmann pointed out that the change affects the appearance from the north approach to the site. Throughout the various reviews of the Ringgenberg Park project, the neighborhood to the north has emphasized the importance of the appearance of the development along Oakwood Road.

The Council was told that staff had reviewed the standards necessary for approval of a MSDP, and the proposed plan revision does not affect compliance with those standards with the exception of determining consistency with Design Standard 7 (...design of outdoor parking areas...shall be adequately landscaped or screened to minimize potential nuisance and impairment to the use of adjoining property.) Generally, the City does not have enhanced driveway standards that are applied to project review; project entrances are considered a part of the overall landscape design and site layout.

Mayor Campbell opened the public hearing. After no one came forward to speak, the Mayor closed the hearing.



Moved by Nelson, seconded by Orazem, to adopt RESOLUTION NO. 15-340 approving the revision to the Major Site Development Plan for 2710-2810 Bobcat Drive in Ringgenberg Park Subdivision, 4<sup>th</sup> Addition. to change the entrance of Bobcat Drive from Oakwood Road.

Council Member Goodman noted that it is his preference to have the requirements followed that were committed to originally. He said he understands that there were good reasons to change this one, but again, the driveway had been constructed before the change to the Plan was approved by the Council. Council Member Betcher agreed and said that it did not make sense to approve the change retroactively. She wants applicants to have respect for the process; there are “no teeth” to the requirements that are in place. Ms. Betcher said that she had heard from the developer that outreach to the neighborhood had been done on this particular project.

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

**HEARING ON GRANT AVENUE (HYDE AVENUE) PAVEMENT IMPROVEMENTS (Continued from May 12, 2015):** Municipal Engineer Tracy Warner provided the background of this project. The City has been working with developers, land owners, and current residents within the Northern Growth Area to plan for the installation of public infrastructure since 2009. The City will up-front the costs to design and install each of the improvements. Utility connection districts were established to recover the utility costs as developments are platted and as existing homesteads connect to the mains. The major work items for the water main and sanitary sewer were substantially completed during the Fall/Winter of 2014. Street construction costs will be shared and recovered through a special assessment district, as confirmed by Annexation Agreements previously signed between the City and three developers (Rose Prairie, Quarry Estates, and Hunziker). Auxiliary turning lanes adjacent to specific developments will be the responsibility of the developer and have not been included in the assessment project. Ms. Warner noted that the project also has an alternate bid item for the installation of a new 23-stall parking lot on the northwest corner of Ada Hayden Heritage Park with access from Grant Avenue. Those costs are independent of the roadway project and will be funded through the Park Development Reserve designated in the 2014/15 CIP and savings from completed projects.

Ms. Warner advised that staff had reviewed the bids for the project that were received on May 6, 2015. Since the low bid for the paving of Grant Avenue was substantially greater than the amount originally estimated and budgeted, the City Council had been asked to continue the hearing and delay award until staff could obtain feedback from the other funding parties. After reviewing the information with the parties, the developers agreed that delaying the project further provided no guarantee that the costs would be reduced and all recommended moving forward with the project in order to keep the schedule for construction completion this fall.

City Manager Schainker noted that this was unusual in that staff is recommending that the Council approve the project before funding had been identified.

Mayor Campbell announced that the public hearing had been continued to this date from May 12, 2015. She asked if there was anyone wishing to speak on this issue. The Mayor closed the public hearing when there was no one wishing to speak.

Moved by Betcher, seconded by Orazem, to adopt RESOLUTION NO. 15-341 awarding a contract to Manatt's, Inc., of Brooklyn, Iowa, in the amount of \$2,867,082.90.

It was clarified that this would approve the roadway construction project as well as the alternate for the paving of a small parking lot in the Ada Hayden Heritage Park adjacent to Grant Avenue.

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

**HEARING ON SPECIALIZED HEAVY-DUTY CLEANING SERVICES FOR POWER PLANT BOILERS:** The Mayor opened the public hearing and closed same after no one came forward to speak.

Moved by Goodman, seconded by Corrieri, to accept the report of bids and delay award of the contract.

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

**HEARING ON WATER POLLUTION CONTROL FACILITY RAW WATER PUMP STATION ELBOW REPLACEMENT:** The public hearing was opened by Mayor Campbell. She closed the hearing as no one asked to speak.

Moved by Goodman, seconded by Corrieri, to adopt RESOLUTION NO. 15-342 approving final plans and specifications and awarding a contract to Eriksen Construction Company of Blair, Nebraska, in the amount of \$35,000.

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

**HEARING ON 2014/15 DOWNTOWN PAVEMENT IMPROVEMENTS (5<sup>TH</sup> STREET - BURNETT AVENUE TO GRAND AVENUE) [Continued from May 12, 2015]:** Municipal Engineer Warner said that staff wanted the hearing continued to allow time to see if there were opportunities to pull back on this project, possibly redesign the project, and explore options.

Mayor Campbell noted that the hearing had been continued from May 12, 2015, and asked if there was anyone wishing to speak. No one came forward, and the Mayor closed the public hearing.

Moved by Corrieri, seconded by Betcher, to reject all bids.

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

**HEARING ON FINAL AMENDMENTS TO FISCAL YEAR 2014/15 BUDGET:** Finance Director Duane Pitcher stated that this is the Final Amendment for the 2014/15 Budget. It is done to adjust for any significant changes that have occurred since the March amendment.

The Mayor opened the public hearing. There being no one requesting to speak, the Mayor closed the hearing.

Moved by Betcher, seconded by Corrieri, to adopt RESOLUTION NO. 15-343 amending the current budget for Fiscal Year ending June 30, 2015.

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

**LAND USE POLICY PLAN MINOR MAP AMENDMENT FOR ROSE PRAIRIE:** Planning and Housing Director Kelly Diekmann showed the Council the proposed Land Use Policy Plan (LUPP) Map for 5571 Grant Avenue. He noted that the subject property was annexed in 2011. It has no current land use designation as it was annexed before the current policy that designates Urban Residential Fringe Plan lands as Village/Suburban Residential upon their annexation. A Development Agreement applies to the property. Mr. Diekmann reported that the developers of Rose Prairie have requested a LUPP Map Amendment for the property at 5571 Grant Avenue for a Village/Suburban Residential land use designation and an eight-acre commercial node for the 170-acre property located west of Grant Avenue and south of 190<sup>th</sup> Street. Currently, the area is an undeveloped parcel west of Grant Avenue and Ada Hayden.

Director Diekmann advised that the requested designation for Village/Suburban Residential is consistent with the LUPP for newly developing areas of the City, and staff is in agreement that the area should be designed as Village/Suburban Residential. He reported that staff; however, does not agree that a commercial node should be added. According to Mr. Diekmann, the Commercial Node request is a process required by the LUPP to consider adding neighborhood commercial development to new residential areas. Commercial Nodes are assigned to a general area and are to range in size from two to five acres; the Node size is proportionate to population. The City has included a limited number of Nodes for growth areas on the Future Land Use Map and provides criteria for considering additional Nodes. The LUPP describes siting of a Node based upon its proximity to other commercial areas and for it to be located in concentrated population areas. The applicant's proposed location is situated on the north boundary of the City along 190<sup>th</sup> Street and the intersection with Grant Avenue. Mr. Diekmann pointed out that the City has no plans to expand across 190<sup>th</sup> Street. The north Growth Area at its southern limits is approximately one mile from the Fareway/Casey's commercial area and about 1.75 miles from the north boundary. Director Diekmann expressed the concerns of staff regarding the location of the commercial component of the proposed development. The principal concerns are related to locating commercial services on the edge of the City where no additional expansion of residential development is anticipated within the LUPP. The area north of the subject site is not part of the North Growth Area, and the Ames Urban Fringe Plan identifies the area between Ames and Gilbert as agriculture/special study area making it unlikely to become an area of expansion.

Bill Ludwig, architect and urban planner, 14440 NW 144<sup>th</sup> Court, Des Moines, Iowa, spoke on how the City's LUPP had pointed them in the direction that he had requested. The developer believes that the population will be approximately 2,300 people in the North Growth Area. Mr. Ludwig believes that the residential development of Rose Prairie and surrounding neighborhoods can justify a Convenience Commercial Node at the intersection of 190<sup>th</sup> Street and Grant Avenue due to that projected population.

Chuck Winkleblack, 105 S. 16<sup>th</sup> Street, Ames, speaking as a property owner and developer, said that supportive of the concept being proposed by Mr. Ludwig.

Moved by Goodman, seconded by Orazem, to adopt RESOLUTION NO. 15-344 approving an amendment to the LUPP Future Land Use Map to designate the property located at 5571 Grant

Avenue as Village-Suburban Residential with a Convenience Commercial Node located at the northeast corner of the site at Grant Avenue and 190<sup>th</sup> Street.

Council Member Gartin commented that he is the Council representative for the area in question and many of his constituents have talked to him about the lack of commercial uses in North Ames.

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

**MINOR SUBDIVISION FINAL PLAT FOR WOODBRIDGE SUBDIVISION, PLAT 3 (2013 OAKWOOD ROAD):** Moved by Goodman, seconded by Nelson, to adopt RESOLUTION NO. 15-339 approving the Minor Subdivision Final Plat for Woodbridge Subdivision, Plat 3 (2013 Oakwood Road).

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

**GRANT AGREEMENT WITH IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR) FOR LOW-HEAD DAM SAFETY COST-SHARE PROGRAM:** Christina Murphy, Assistant Director of Water and Pollution Control, gave a project update on the Low-Head Dam Modifications in North River Valley Park. The presentation included information on the function and history of the Dam. She noted the dangers presented by low-head dams.

Ms. Murphy gave the chronological progress on the proposed modifications from 2009 to the present. Conceptual additional recreational features that could be considered were shown.

Current funding sources for the project were noted. Ms. Murphy stated that the grant funding is not yet secured.

The project's time line was explained by Ms. Murphy. It is hoped that the bidding and construction could occur at the end of FY 2015/16.

Moved by Nelson, seconded by Orazem, to adopt RESOLUTION NO. 15-345 approving the Grant Agreement with Iowa Department of Natural Resources for Low-Head Dam Safety Cost-Share Program for Water and Pollution Control.

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

**YOUTH COLLABORATIVE PROGRAMMING WORKSHOP:** Management Analyst Brian Phillips gave a brief report on a Youth Collaborative Programming Workshop. He explained that during its 2015 Goal-Setting Session, the City Council had directed that staff plan a workshop regarding evidence-based youth collaborative planning. The Council had allocated \$20,000 in the FY 2015/16 Budget to host that workshop and another workshop regarding entrepreneurship. City staff then developed a framework for how the youth collaborative planning workshop might take place. The Council had requested that the workshop include a consultant with experience in this field and representatives of another community that has gone through a similar process.

It was reported by Mr. Phillips that, after conducting research into this topic, City staff has approached an organization that specializes in this type of work called the Forum for Youth

Investment (FYI). FYI has facilitated planning processes in a variety of communities across the country to achieve different youth development goals. FYI staff has proposed two options to share its expertise with the City Council: (1) in-person session - at a cost of approximately \$6,000 plus travel expenses, but not including the cost of representatives from another community; or (2) a webinar or video conference call with the City Council - at a cost of approximately \$750, including arranging for the participation of outside community representatives.

At the inquiry of Council Member Corrieri, Mr. Phillips advised that there is a city who is currently in the implementation phase, i.e., Alexandria, Virginia. Ms. Corrieri said that she would prefer to work with multiple communities that are similar to Ames, e.g., population, University community, demographics.

Moved by Goodman, seconded by Betcher, to request staff to work with the organization called FYI to search out communities with similar population, University community, and demographics, and include at least one community that is well into the process.

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

Council Member Gartin asked to know the potential timeframe for this workshop. Mr. Phillips said that staff was hoping for July or August.

Mr. Gartin would like the City to reach out to potential stakeholders. The initial idea is to ask certain organizations to participate. Discussion ensued as to which stakeholders would be asked to participate and which would be asked to only observe. Council Member Goodman believed that Ames Community School District and ASSET funders should be asked to participate. Council Member Orazem said that he did not see any reason to limit participation.

Moved by Goodman, seconded by Orazem, to direct that all school districts in the city limits of Ames, ASSET funders, human service agencies that are funded by ASSET funders, and representatives from Mary Greeley Medical Center be invited to participate.

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

**PROCESS FOR OUTSIDE FUNDING REQUESTS:** Mayor Campbell announced that this item was going to be delayed until a future meeting.

**ORDINANCE REVISING CHAPTER 23 OF THE AMES MUNICIPAL CODE PERTAINING TO SUBDIVISIONS:** Moved by Betcher, seconded by Goodman, to pass on second reading an ordinance revising Chapter 23 of the *Municipal Code* pertaining to subdivisions.

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

**ORDINANCE PERTAINING TO CHILD RESTRAINT SYSTEMS:** Moved by Goodman, seconded by Corrieri, to pass on second reading an ordinance pertaining to child restraint systems.

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

**ORDINANCE REZONING PROPERTIES AT 130 SOUTH SHELDON AVENUE, 119 HAYWARD AVENUE, AND 2622 LINCOLN WAY:** Moved by Nelson, seconded by Goodman, to pass on third reading and adopt ORDINANCE NO. 4217 rezoning properties at 130 South Sheldon Avenue, 119 Hayward Avenue, and 2622 Lincoln Way from Government-Airport (S-GA) to Campustown Service Center (CSC).

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 Corrieri, seconded by Goodman, to refer to staff the letter from the Ames Bicycle Coalition dated May 14, 2015, requesting assistance by City staff for application to the league of American Bicyclists for consideration as a Bicycle Friendly Community. Vote on Motion: 6-0. Motion declared carried unanimously.

Moved by Betcher, seconded by Goodman, in reference to the request from Main Street Cultural District Director Cindy Hicks pertaining to new Downtown lighting, requested staff to provide a memo to Council outlining the history of the lights. Vote on Motion: 6-0. Motion declared carried unanimously.

Moved by Goodman, seconded by Corrieri, to refer the staff's memo and information from the Story County Policy Council for placement on a future agenda a discussion of regulating e-cigarettes.

Council Member Gartin advised that Iowa State University was already moving ahead with this.

Council Member Orazem stated his opinion that such regulation was not under the City's purview.

Vote on Motion: 5-1. Voting aye: Betcher, Corrieri, Gartin, Goodman, Nelson. Voting nay: Orazem. Motion declared carried.

**CLOSED SESSION:** Council Member Gartin asked City Attorney Parks if there was a legal reason to go into Closed Session. Ms. Parks replied in the affirmative.

Moved by Gartin, seconded by Goodman, to hold a Closed Session, as provided by Section 21.5(1)(c), *Code of Iowa*, to discuss matters presently in litigation. Roll Call Vote: 6-0. Motion declared carried unanimously.

The meeting resumed in Open Session at 10:42 p.m.

Moved by Gartin, seconded by Orazem, to direct staff to draft an agreement that is consistent with the Council's discussions in Closed Session. Vote on Motion: 6-0. Motion declared carried unanimously.

**ADJOURNMENT:** Moved by Gartin, seconded by Goodman, to adjourn the meeting at 10:45 p.m.

---

Diane R. Voss, City Clerk

---

Ann H. Campbell, Mayor