

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

AMES, IOWA

SEPTEMBER 22, 2015

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 22nd day of September, 2015, in the City Council Chambers in City Hall, 515 Clark Avenue, pursuant to law. In addition to Mayor Campbell, the following voting members were 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; Peter Orazem, City of Ames. Jonathan Popp, City of Gilbert; Chet Hollingshead, Boone County; and Hamad Abbas, Transit representative, were absent.

HEARING ON FY 2016-19 TRANSPORTATION IMPROVEMENT PROGRAM (TIP):
Ames Public Works Director John Joiner explained the two amendments that are needed to be made to the FY 2016-19 TIP. The two amendments included:

1. Add Project #14980: Construction of a portion of the Skunk River Trail from Bloomington Road to Ada Hayden Park.

According to Mr. Joiner, the project was listed in the FY 2015 TIP; however, due to project delays, the bid letting date has moved to March 2016; and therefore, needs to be included in the FY 2016 TIP.

2. Modify Project #32738: Pavement rehabilitation project on 13th Street in Ames.

Mr. Joiner advised that a new project description had been provided, i.e., from Furman Aquatic Center east 0.29 miles to the Union Pacific Railroad. This is being done so that staff may evaluate the potential of extending sidewalk along the north side of 13th Street to the Furman Aquatic Center.

Moved by Clinton, seconded by Betcher, to approve the Amendments to FY 2016-19 TIP to include Project #14980 and modify Project #32738.

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

IOWA CLEAN AIR ATTAINMENT PROGRAM GRANT FOR AMES TRAFFIC NETWORK MASTER PLAN: City Traffic Engineer Damion Pregitzer advised that the City is seeking to apply for State of Iowa Clean Air Attainment Program (ICAAP) funds to conduct a systems engineering evaluation of the communication network. This will include a needs assessment for multiple City departments, such as, but not limited to, Public Works, Police Fire, and Information Technologies. As part of an engineering systems evaluation, standards and specifications for bidding and for cost estimation are created. This will provide a master plan for the City to modernize its technologies for Intelligent Transportation Systems (ITS), Large Special Event, and Emergency Event management. The project is expected to cost \$100,000 and requires a local match of 20% (\$20,000). The local match will be budgeted in FY 2016/17 from Road Use Tax funds under the Traffic Engineering Studies program. It is anticipated that the project will not begin until the ICAAP funds are received (after July 1, 2016).

According to Mr. Pregitzer, one of the Grant requirements is for the AAMPO to declare by resolution that the sponsor's proposed project or program conforms to the AAMPO's regional transportation planning process. For Metropolitan Planning Organizations (MPOs), the project or program must be identified in the fiscally constrained transportation plan. This study is part of the MPOs efforts to install traffic adaptive signal systems for traffic congestion management. Traffic adaptive signal systems are included in the 2040 Long-Range Transportation Plan as short-term, high-priority projects under the Roadway portion of the Plan. The work accomplished under this Grant could lead to future ICAAP funding that will free up local funds to be reprioritized for other local and regional project.

Moved by Corrieri, seconded by Nelson, to adopt RESOLUTION NO. 15-570 certifying that the project shown in the Iowa Clean Air Attainment Program Grant Application conforms to the MPO's regional transportation planning process.

Roll Call Vote: 8-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

AMES MOBILITY 2040 LONG-RANGE TRANSPORTATION PLAN: Jason Harvey from HDR presented a summary of the AAMPO 2015-2040 Long-Range Transportation Plan (LRTP) [also referred to as Ames Mobility 2040]. He began with the Study Overview, which included Phase 1: Vision/Data collection; Phase 2: Multimodal System Performance; Phase 3: Alternative Assessment; and Phase 4: Development of the Plan. The public engagement approach was then explained, which included public workshops and meetings, the Website, a community survey, Grass Roots event, social media and online forums, and a newsletter.

The vision and goals of the Plan were reviewed by Mr. Harvey. He also explained the fiscal constraints that needed to be adhered to and how those impacted the Plan.

According to Mr. Harvey, seven public comments were received. He highlighted those and also reviewed the changes that had been made to the Plan since the draft was first presented in August.

Supervisor Clinton asked if there had been any discussion about having officers from the Ames Police Department on bicycle patrol on shared use paths. He feels that would be another presence for the safety of bicyclists and pedestrians using the paths. Mr. Pregitzer answered that enforcement is definitely part of the network.

Council Member Goodman asked if there were any time lines for some of the lower-cost issues that could be included in the City's CIP or budgeting process to get those accomplished sooner. Mr. Pregitzer stated that the high-priority lower-cost projects would be discussed during the City's budgeting process. Those would be the projects where the federal aid funding had already been expended.

Trevin Ward, 2610 Northridge #201, Ames, representing the Ames Bicycle Coalition (ABC), noted that a lot of the ABC's feedback had already been incorporated into the Plan. The Coalition believes that this Plan includes continued development of Ames bicycle infrastructure. Mr. Ward advised that he was also the incoming President of the Campustown Action Association (CAA). He reported that the CAA appreciated the attention given to Campustown, as getting better multi-modal transportation has been a primary focus for the members.

Elizabeth Wentzel, 1125 Marston Avenue, Ames, identified herself as a member of the ABC. She raised the issue of Safe Routes to Schools and stated that she feels there is a lack of bike paths/trails. Ms. Wentzel advised that the Safe Routes to School program is federally funded, but it had lost some of its funding over the years. She believes that this has fallen off the radar in Ames.

Council Member Goodman shared that he would be initiating a discussion of some of the isolated bicycle path opportunities during the Budget Guidelines session to be held at the November 24 City Council meeting.

Moved by Goodman, seconded by Betcher, to adopt the AAMPO 2015-2040 Long-Range Transportation Plan.

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

ADJOURNMENT: Moved by Clinton, seconded by Goodman, to adjourn the AAMPO Policy Committee meeting at 6:28 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 6:35 p.m. on September 22, 2015, in the City Council Chambers in City Hall, 515 Clark Avenue. Present were Council Members Gloria Betcher, Amber Corrieri, Tim Gartin, Matthew Goodman, Chris Nelson, and Peter Orazem. *Ex officio* Member Sam Schulte was also present.

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

1. Motion approving payment of claims
2. Motion approving minutes of Special Meetings of September 10, 2015, September 11, 2015, and September 15, 2015; and Regular Meeting of September 8, 2015
3. Motion approving Report of Contract Change Orders for September 1-15, 2015
4. Motion to set the following City Council meeting dates:
 - a. January 19, 2016, at 5:15 p.m. for CIP Workshop
 - b. January 29, 2016, at 2:00 p.m. for Budget Overview
 - c. February 2, 3, 4, and 9, 2016, at 5:15 p.m. for Budget Hearings/Wrap-Up
 - d. March 1, 2016, at 6:00 p.m. for Regular Meeting and Final Budget Hearing
5. Motion approving Class B Wine, Class C Beer, Class E Liquor and Sunday Sales Liquor Licenses for Kwik Stop Liquor & Groceries, 125 6th Street
6. Motion approving Class C Liquor License and Outdoor Service Privilege for Tip Top Lounge, 201 E. Lincoln Way:
 - a. October 3-4
 - b. October 31-November 1
7. Motion approving 5-day Class C Liquor License for Olde Main at Heartland Hall in the Jacobson Building, 1800 South 4th Street (October 9-13)
8. Motion approving 5-day Class C Liquor License for Olde Main at the ISU Alumni Center, 420 Beach Avenue (October 10-14)
9. Motion approving 5-day Special Class C Liquor Licenses for Olde Main at the ISU Alumni Center, 420 Beach Avenue:
 - a. October 3-7
 - b. October 16-20

- c. October 30-November 3
- 10. Motion approving renewal of the following Beer Permits, Wine Permits, and Liquor Licenses:
 - a. Class C Liquor – La Fuente Mexican Restaurant, 217 South Duff Avenue
 - b. Class C Beer & B Wine – Hy-Vee Gas #5018, 636 Lincoln Way
 - c. Class C Beer – Doc’s Stop No. 5, 2720 East 13th Street
 - d. Class C Liquor & B Native Wine – AJ’s Ultra Lounge, 2401 Chamberlain Street
 - e. Class E Liquor, C Beer, & B Wine – Hy-Vee Food Store #1, 3800 W. Lincoln Way
 - f. Class E Liquor, C Beer, & B Wine – Hy-Vee Food & Drugstore #2, 640 Lincoln Way
 - g. Class C Liquor – Hy-Vee #1 Clubroom, 3800 W. Lincoln Way
 - h. Class C Liquor & Outdoor Service – Blue Owl Bar, 223 Welch Avenue
- 11. RESOLUTION NO. 15-571 approving 2015 Street Finance Report
- 12. RESOLUTION NO. 15-572 approving Intergovernmental Agreement for Tobacco, Alternative Nicotine, and Vapor Product Enforcement between Police Department and Iowa Alcoholic Beverages Division
- 13. RESOLUTION NO. 15-573 accepting 2015 U. S. Department of Justice Edward Byrne Memorial Justice Assistance Grant and authorizing Police Department to participate in the Program
- 14. RESOLUTION NO. 15-574 approving Change Order No. 1 for engineering services from Lutz, Daily, and Brain to develop a Bottom Ash Collection System to comply with EPA’s Coal Combustion Residuals Standard
- 15. RESOLUTION NO. 15-575 approving contract with CIT Charters, Inc., for service as directed by CyRide for the 2015-16 school year
- 16. RESOLUTION NO. 15-576 approving contract with NEXTBus, Inc., for the operation of vehicle tracking system from July 1, 2015, through June 30, 2016, in the amount of \$96,170
- 17. RESOLUTION NO. 15-577 approving request of Main Street Cultural District to close five parking spaces in the 300 Block of Main Street on October 9 and 10, 2015
- 18. Requests from Creative Counseling Services and Love Your Melon organization for “Love Yourself Block Party” on Friday, October 2:
 - a. RESOLUTION NO. 15-601 approving closure of 5th Street from Douglas Avenue to Ames Public Library book drop driveway from 4 p.m. to 9 p.m. and Blanket Temporary Obstruction Permit
 - b. RESOLUTION NO. 15-578 approving closure of 18 metered parking spaces and suspension of parking enforcement on Douglas Avenue from 2 p.m. to 9 p.m.
- 19. RESOLUTION NO. 15-579 approving preliminary plans and specifications for 2015/16 Resource Recovery System Improvements (HVAC); setting October 20, 2015, as bid due date and October 27, 2015, as date of public hearing
- 20. RESOLUTION NO. 15-580 approving change in bid due date to October 14, 2015, and date of public hearing to October 27, 2015, for High Service Pump Number 3 Replacement project for Water and Pollution Control
- 21. RESOLUTION NO. 15-581 waiving City’s Purchasing Policy requirement for competitive bidding for Damper Drives for Power Plant and awarding contract to Power Specialties, Inc., of Raytown, Missouri, in the amount of \$62,583.45 (inclusive of Iowa sales tax)
- 22. RESOLUTION NO. 15-582 awarding contract for Aluminum Cable for Electric Services Department to Wesco Distribution of Des Moines, Iowa, in the amount of \$70,299 (inclusive of Iowa sales tax), subject to metals adjustment at time of order
- 23. RESOLUTION NO. 15-583 awarding contract to Associated Fire Protection of Omaha, Nebraska, in the amount of \$145,200 for GT1 Combustion Turbine - Generator Preaction Sprinkler System, Carbon Dioxide System, and Fire Alarm Upgrade

24. RESOLUTION NO. 15-584 awarding contract to TEI Construction Services, Inc., of Duncan, South Carolina, in the amount of \$1,572,019 for Mechanical Installation General Work Contract for Power Plant
 25. RESOLUTION NO. 15-585 approving contract and bond for Valve Maintenance and Related Services and Supplies for Power Plant
 26. RESOLUTION NO. 15-586 approving contract and bond for Gas Turbine 1 Return to Service - Bid No. 1, Engine
 27. RESOLUTION NO. 15-587 approving contract and bond for Gas Turbine 1 Return to Service - Bid No. 2, Inlet Air System
 28. RESOLUTION NO. 15-588 approving contract and bond for Gas Turbine 1 Return to Service - Bid No. 3, Exhaust System
 29. RESOLUTION NO. 15-589 approving contract and bond for Ames Terminal Site Improvements
 30. RESOLUTION NO. 15-590 approving Change Order No. 1 in the amount of \$244,731 for Bid No. 1 Turbine Control System
 31. RESOLUTION NO. 15-591 accepting final completion of North Dakota Elevated Tank Demolition project and authorizing release of retainage to Iseler Demolition, Inc.
 32. RESOLUTION NO. 15-592 accepting final completion of River Valley Park Irrigation Project Improvements
 33. RESOLUTION NO. 15-593 approving Plat of Survey for 3505 and 3515 Lincoln Way
- 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.

AGREEMENT BETWEEN CITY AND XENIA RURAL WATER DISTRICT PERTAINING TO 3535 S. 530TH (FORMERLY KNOWN AS THE REYES PROPERTY): Assistant City Manager Bob Kindred explained that the property covered by this Agreement is addressed as 3535 S. 530th Avenue and is owned by Hunziker Development Company LLC. The City Council approved annexation of 20.26 gross acres of land on July 14, 2015, with the property owner agreeing to cover any cost of a rural water service buyout, if necessary. The developer subsequently negotiated a separate buyout agreement with Xenia Rural Water District.

Moved by Gartin, seconded by Betcher, to adopt RESOLUTION NO. 15-603 approving the Agreement with Xenia Rural Water District, confirming that the City of Ames will provide water service to the recently annexed properties west of University Boulevard in South Ames.
Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

AMENDMENT TO LAND USE POLICY PLAN (LUPP) FUTURE LAND USE MAP FOR 101, 105, 107, AND 205 S. WILMOTH AND 3316 LINCOLN WAY: Planning and Housing Director Kelly Diekmann recalled that the City Council had initiated a Minor Land Use Policy Plan Amendment on August 11, 2015, for the subject properties and referred the item to the Planning and Zoning Commission for a recommendation. The Amendment is intended to create an opportunity for mixed-use commercial buildings along Lincoln Way and to allow for apartment development in the remainder of the area. The proposed Amendment shows general boundaries of land use designation for those two uses, but is not meant to be a precise delineation for future development. According to Mr. Diekmann, the proposed LUPP amendment is consistent with the Council-approved

Settlement Agreement from July 28, 2015, between the City of Ames and Breckenridge Group that would allow for future development of a residential use of up to 422 beds and the development of between 15,000 and 40,000 square feet of commercial development as mixed use. Mr. Diekmann stated that the property owner has also agreed to a three-story height limit for development of the site.

According to Director Diekmann, the 8.3-acre North Parcel (205 Wilmoth) is currently designated as Low-Density Residential on the LUPP map and is zoned Residential Low Density (RL). Staff estimates that between two and four acres of land would need to be commercial to fit the required 15,000 to 40,000 square feet of commercial on the site. The boundary for Highway Commercial designation also extends to the four additional lots east of the North Parcel (3316 Lincoln Way; 101, 105, and 107 S. Wilmoth). Mr. Diekmann stated that individual site layout and design issues will have to be considered in more depth when the site plan is available.

Sharon Guber, 2931 Northwestern Avenue, Ames, Iowa, gave a brief overview of the Breckenridge request for a LUPP amendment to RM for the North Parcel, which began almost two years ago. Regarding the LUPP, Ms. Guber pointed out that just last Tuesday [September 15, 2015], a two-phase plan for LUPP review was recommended and adopted. She noted that No. 1 in Phase 1 of updating the LUPP is Residential High Density policies. It was pointed out by Ms. Guber that a checklist for measuring the viability of RH zoning was developed, but there is no such checklist for viability of RL zoning. If there were, Council could compare the evaluation by the two checklists and see what zoning is more appropriate for a given property. In Ms. Guber's opinion, the RH Checklist evaluation is quite subjective. According to Ms. Guber, low-density residential surrounds almost two-thirds of the area in question, yet staff views the North Parcel location as being commercial/high-density-compatible with surroundings.

The issue of accessibility to CyRide was also raised by Ms. Guber. She advised that last year, it took 87 additional trips per work week to handle the overflow capacity - that is over 40 additional trips per day. Ms. Guber said that it had been acknowledged that up to four full buses may go by before a rider can board. She pointed out that that was last year before any of this development has even occurred.

Moved by Gartin, seconded by Orazem, to adopt RESOLUTION NO. 15-594 approving an amendment to the LUPP Future Land Use map to designate the area along Lincoln Way for the properties located at 101, 105, 107, and 205 S. Wilmoth Avenue and 3316 Lincoln Way as Highway Oriented Commercial and the remaining area of the site designated as High-Density Residential.

Council Member Goodman shared that this was not what he had wanted either, but it came down to a matter of realistic expectations; saying yes expresses a lot of the values that the Council has about mixed-use and the Lincoln Way Corridor, and saying no leads to an unpredictable future. He noted what the initial proposal was, i.e., 900 bedrooms.

Council Member Betcher thanked the members of the community who had been involved and encouraged them to stay involved. Mayor Campbell shared that the Council members all regret being put in the situation of having to deal with the development of the former property owned by the Ames School District.

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

MINOR FINAL PLAT FOR 3915 MORTENSEN ROAD (AMES MIDDLE SCHOOL):

Director Diekmann advised that the Ames Community School District is requesting approval of a Final Plat for a Minor Subdivision for property located at 3915 Mortensen Road. This approval would allow for creation of two new lots west of the new Dotson Drive extension. It is the intent of the School District to sell the two new lots for future residential development. The proposed Final Plat divides Lot 1 of Ames Middle School 2003, Plat 2, into three lots in the Special Government/Airport (S-GA) zoning district. Lot 1 will include 81.52 acres and include the existing Ames Middle School. Lot 2 and Lot 3 (4.13 and 2.20 acres, respectively) will be vacant lots for future residential development west of the new Dotson Drive extension. Frontage improvements exist along Mortensen Road for Lot 1 and along Dotson Drive for new Lots 2 and 3. Also as part of the Plat, Lot A, Dotson Drive, once approved by City Council will be dedicated to the City for public right-of-way.

Public Works Director John Joiner stated that the Dotson Drive improvements are related to the original Development Agreement obligation to extend Dotson Drive, as well as to the new request of platting Lots 2 and 3 and the Minor Subdivision improvement criteria of the Chapter 23 Subdivision Code.

Director Diekmann advised that a Minor Subdivision allows for the filing of a Final Plat without the need for a Preliminary Plat. This is permitted when the subdivision does not require installation of public infrastructure, with exceptions of sidewalks which may be deferred, and when there are fewer than three lots created by the Plat. In this case, a Preliminary Plat was approved on February 10, 2004, which already included the extension of Dotson Drive and the public improvements that would be capable of serving Lots 2 and 3 satisfying standards for a Minor Subdivision. In the original 2004 Plat, the area west of Dotson Drive was shown as an Outlot with a slightly different configuration of the Dotson Drive extension. A Development Agreement also had been approved for the timing of the Dotson Extension and other property and development-related issues.

Director Joiner advised that the School District has not constructed an eight-foot path, but instead built a 6-foot sidewalk along the east side of Dotson Drive. The School District then constructed Dotson Drive this past summer. Upon inspection for acceptance of the improvements, Public Works noted that a six-foot sidewalk had been constructed, rather than an eight-foot shared use path. Staff then contacted the School District to discuss how to complete a shared use path. The School District has reviewed options on the east and west sides of the street, but does not believe it is a requirement that must be done for approval of the Minor Subdivision request. The School District requests that the City Council accept the six-foot sidewalk as built.

Council Member Orazem asked if the six-foot sidewalk could be expanded and still be safe. Mr. Joiner explained that City staff had met with Gerry Peters, Facilities Manager for the Ames School District. There is some sloping, but it could be done and would still be safe.

After an inquiry by Mayor Campbell, Director Joiner replied that the School District and engineering consultant met with City staff in August of 2013 and October of 2014 to receive direction on the Final Plat process and completion of Dotson Drive. During both meetings, City staff advised the School District that an extension of the existing shared use path on Dotson to the College Creek/Cochrane Parkway trail was necessary with the platting of the property to connect the existing shared use path and trail. The key issue before the City Council, at this time, is whether or not an eight-foot shared use path will be required along the Dotson Drive extension.

Mr. Joiner shared that five feet is the minimum for sidewalks, and six feet does not provide for bicyclists or joggers; that is why eight to ten feet is being recommended.

Mr. Orazem shared that he would be satisfied with widening the sidewalk.

Assistant City Manager Kindred advised that City Manager Steve Schainker had heard from the Ames School Board President late this afternoon, who expressed a willingness , on behalf of the School Board, to widen the sidewalk.

Council Member Betcher asked if there were advantages to widening the east side more so than the west side. Director Joiner advised that the east side provides more safety benefits than the west side.

Mr. Kindred recommended that the Council direct staff to prepare a Memorandum of Understanding between the City and the School District to confirm the cost-sharing, the size of the path, and other items. City Attorney Judy Parks advised that the City had not received concurrence from the Ames School Board, but had just heard from its President. It is Ms. Parks' understanding that the Board will meet next Monday, and action could be taken by the Board at that time.

Trevin Ward, 2610 Northridge Parkway, #201, speaking as a member of the ABC, said that it appeared to him, from the discussion that had occurred at this meeting, that the recommendation was going in the direction that would be desired by the ABC. According to Mr. Ward, Dotson Drive represents the only north/south connection. Currently, the sidewalk does not serve the residents. It is important, for safety reasons and connectivity, that the path be built.

Chuck Winkleblack, 105 S. 16th Street, Ames, asked if the path would be part of the Shared Use Path System of the City and be maintained by the City if it were put on the west side. He noted that Hunziker Land Development is developing land around Dotson, and it is important for them to know that. Mr. Kindred said that would have to be reviewed and determined if it was determined that the path would be built on the west.

Ms. Guber pointed out that two of the School Board members who had run in the most-recent Election had voiced their desires to work cooperatively with the City in the future.

City Attorney Judy Parks recommended that the Council move to table the Minor Final Plat to September 29 and include with that motion the direction for staff to get an agreement worked out with the School Board on the cost-sharing for the additional path width.

Moved by Goodman, seconded by Corrieri, to table the Minor Final Plat for 3915 Mortensen Road until September 29, 2015.

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

Moved by Goodman, seconded by Nelson, to ask staff to reach out to the Ames Community School District to gauge interest in developing a Memorandum of Understanding, the basis of which would be for the City of Ames and the School District to split the cost 50/50 of a bike path on the east side as prescribed by staff to best serve the shared use treatment for that distance.

Council Member Gartin wanted it noted that the School Board does not take a blind eye to the safety of Ames children. He believes the bike path in question was an oversight; it was just one bump in the road, but the School Board is not ambivalent to students' safety.

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

Moved by Goodman, seconded by Corrieri, to ask in that conversation involving the MOU that the exploration of the same cost-sharing occur at achieving the same level of facility from the shared-use path to Cochrane Drive at the northern edge of the Parcel.

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

PRELIMINARY PLAT FOR 5400 GRAND AVENUE (HAYDEN'S CROSSING): Director Diekmann explained that Hunziker Land Development Company owns a 12-acre parcel at 5400 Grant Avenue between Ada Hayden Heritage Park on the east and Grant Avenue on the west. The site is just over a ¼ mile (1,500 feet) south of 190th Street. The owner proposes the development of a residential subdivision to be known as Hayden's Crossing and is requesting approval of a Preliminary Plat. Mr. Diekmann reported that the City annexed this land in December, 2013, and approved a rezoning request from Agriculture to Suburban Residential Low Density (FS-RL) with a Master Plan on August 25, 2015. According to Mr. Diekmann, the rezoning of the site in August, 2015, included a Master Plan and Zoning Agreement defining the general arrangement of uses and conditions for development of the site. The Master Plan allows for single family development and identifies conservation areas.

Director Diekmann advised that staff was recommending that prior to Final Plat, the developer agree to a pro rata share of any traffic improvement at the intersection and support the separate sidewalk along the shared driveway.

Justin Dodge, Hunziker & Associates, 105 S. 16th Street, Ames, advised that Phase I and Phase II are only 20 acres. He raised the issue of the access easement and noted that there will be a very limited amount of pedestrian traffic. According to Mr. Dodge, it is not about the cost of constructing the sidewalk; it is about constructing impervious surfaces that would not be used. Mr. Dodge asked the Council to approve the Preliminary Plat for Hayden's Crossing at 5400 Grant Avenue requiring the developer to only build the shared driveway and allow for pedestrian access without a separate sidewalk. According to Mr. Dodge, the developer agrees to fund the pro rata share of costs of future intersection improvements at Grant and Audubon Drive.

Moved by Goodman, seconded by Betcher, to adopt RESOLUTION NO. 15-596 approving the Preliminary Plat for Hayden's Crossing at 5400 Grant Avenue with the separate sidewalk along the shared driveway, with the following condition:

1. That the City Council approve a Developer's Agreement to fund the pro rata share of costs of future intersection improvements necessary at the intersection of Grant Avenue and Audubon Drive.

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

The meeting recessed at 8:02 p.m. and reconvened at 8:10 p.m.

PETITION FOR ANNEXATION OF 896 SOUTH 500TH AVENUE (CRANE PROPERTY):

Planning and Housing Director Diekmann advised that the City had received an annexation petition for the property at 896 S. 500th Avenue within the Southwest Allowable Growth Area. The petitioner is the property owner John R. Crane. The property is one parcel containing 52.36 acres on the north side of US 30, west of South Dakota Avenue at the west end of Mortensen Road. The property owner seeks annexation in order to sell the property to development interests. The applicant wishes to come in on his own and not wait to see if other property owners in the vicinity are interested in annexation.

Mr. Diekmann stated that the subject property is within the Southwest Allowable Growth Area, and City staff would like to meet with other property owners to gauge their interest in joining an annexation. Since the Southwest Growth Area has had a longstanding interest by the City for annexation for residential development, maximizing the opportunity would be prudent. According to Director Diekmann, staff believes awaiting the results of the McCay outreach is appropriate before initiating the Crane application as a separate voluntary application.

Keith Arneson, 4114 Cochrane Parkway, Ames, advised that he owns 40 acres of land south of the McCay parcel. Mr. Arneson expressed his opinion that the Crane property should be allowed to come in on its own. He noted that the land that is south of Highway 30 does not have infrastructure installed. Some of the McCay property is located in the United School District, not Ames. Xenia Rural Water serves that area. Mr. Arneson believes that the most important thing to recognize is that there has to be a willing developer, and decisions as to who will pay for what will have to be made. Also, annexation around the McCay property would not be 100% voluntary; it would be an 80/20, which take a lot more time than 100% voluntary. Mr. Arneson told the Council that he would “turn dirt” the day the Crane annexation was approved. It would be built-out in two to three years. During that time period, Mr. Arneson believes staff could be working on the McCay annexation. He asked the Council to accept the Petition for Annexation from John Crane as a 100% consenting annexation without waiting to ascertain whether other owners wish to annex.

Council Member Corrieri pointed out that the McCay piece is so large that she does not believe the Crane piece would make much difference.

Mr. Arneson noted that developers are paying retainers and booking subcontractors six to nine months in advance. He feels that if the Crane property has to wait to be annexed until it can be included with the McCay property, it could cause this proposed development to be put on hold for a year or more.

Council Member Orazem stated his opinion that it would not be fair to place the Crane property annexation on hold until staff can determine whether annexing the McCay and surrounding property is a possibility.

Council Member Goodman stated that staff has not yet determined whether bringing in 250 acres of McCay land and surrounding properties would be of value to the City. He felt that it would best to wait until the October 13 meeting to decide on the Crane property Annexation Petition to allow staff the time to determine if there is value in including the ten acres of the Crane property with the 250 acres of the McCay property and surrounding land.

John R. Crane, 632 N. 500th Avenue, Ames, gave the history of his property, which was acquired by his family approximately 40 years ago. He stated that his property should not be tied to Doug McCay’s property. According to Mr. Crane, his property would be developable right away, and he

is willing to annex voluntarily now. He has had conversations with some of his neighbors, and they are not interested in being annexed. According to Mr. Crane, his property is located within the Ames School District. Mr. Crane said that he does not see any reason to delay his Annexation Petition.

Dan Wiedemeier, 780 S. 500th Avenue, Ames, advised that he does not want his property to be annexed at this time. He said that he sees no reason to delay Mr. Crane's property from being annexed.

Council Member Goodman asked how staff will be able to determine if it would be beneficial to include the Crane property with the McCay, et al, property. Director Diekmann advised that there will be an outreach meeting on September 24; after that, staff will be able to assess it better. Staff anticipates returning to the City Council on October 13, 2015, with more information regarding the outreach to property owners on the McCay Annexation. Staff will provide options to the Council on October 13 regarding enlarging the initial annexation request by including other owners who wish to be annexed or by including non-consenting owners that may be needed to avoid creating islands.

Moved by Goodman, seconded by Betcher, to accept the Petition for Annexation from John R. Crane and direct staff to seek other owners in the Southwest Allowable Growth Area who may wish to seek annexation and return with a report on October 13, 2015.

Council Member Orazem does not like the fact that the Crane property would be put on hold. He does not think that the small amount of land owned by Mr. Crane would make much of a difference in the McCay annexation. Ms. Betcher disagreed, saying that it did not appear that a three-week delay would cause a large problem for the developer. She would rather make an informed decision on October 13.

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

519-521 6th STREET PROPERTIES REQUEST FOR PROPOSALS: Planning and Housing Director Diekmann recalled that, at the August 11, 2015, City Council meeting, staff provided the results of the scoring of the proposal from Benjamin Design Collaborative/Story County Community Housing Corporation (BDC/SCCHC) for re-development of the City-owned properties at 519-521 6th Street. City Council requested that staff provide additional detail of the evaluation committee's scoring of the proposal. A summary of the criteria and RFP requirements approved by Council on May 12, 2015, had been provided to the Council as part of its meeting packet.

Council Member Gartin asked if staff had had conversations that would cause staff to believe that a revision of the RFP would bring in additional interest. Mr. Diekmann advised that it might be possible that another group in Story County would be interested in applying; however, staff does not believe that this project would attract a group familiar with CDBG funds because it is too small. According to Vanessa Baker-Latimer, it might be possible to package this property with other properties to make it more attractive to developers. According to Ms. Baker-Latimer, the other properties do not have to be contiguous to the 6th Street properties. Ms. Baker-Latimer said that she was working on acquiring two other properties that might be able to be packaged with the 6th Street properties to make this a more attractive project and allow for more opportunity to leverage the CDBG funding to maximize housing opportunities.

Council Member Orazem asked when staff would be looking to develop the Middle Parcel of the Breckenridge land. Mr. Diekmann advised that staff wanted it to be by the end of the year.

Dale VanderSchaaf, 2602 Tyler, Ames, identified himself as the President of Story County Community Housing (SCCHC). He acknowledged that Story County Community Housing is the group that had submitted the proposal for development of the 6th Street properties. Mr. VanderSchaaf feels that part of the problem is the City's lack of knowledge about SCCHC and what it has done. He advised that SCCHC is in the process of addressing the issues that were pointed out as shortcomings in its proposal. Mr. VanderSchaaf described some of the issues and how SCCHC is working on solutions. According to Mr. VanderSchaaf, SCCHC is very willing and able to do the project; however, they do not have the capacity to do a 20-unit project without partnering with another agency or agencies.

Council Member Betcher asked Mr. VanderSchaaf if he thought his organization would benefit from the sort of training that could be provided by Ms. Baker-Latimer. Mr. VanderSchaaf answered that, as the regulations change and are implemented, Iowa Finance Authority is very good at giving direction and supporting the non-profit organizations. He also stated that he has just received a new detailed manual.

Moved by Nelson, seconded by Gartin, to direct staff to report back with an inventory of existing non-CDBG potential properties to be included in a proposal for redevelopment.
Vote on Motion: 6-0. Motion declared carried unanimously.

HEARING ON DEEDING OF INGRESS/EGRESS RIGHTS TO WOODBRIDGE SUBDIVISION: Mayor Campbell opened the public hearing. There being no one wishing to speak, the hearing was closed.

Moved by Goodman, seconded by Corrieri, to adopt RESOLUTION NO. 15-602 accepting the Deed from Burgason-Culver, LLC to the City.
Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

Moved by Goodman, seconded by Corrieri, to adopt RESOLUTION NO. 15-597 approving the Deed from the City to Woodbridge Subdivision.
Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

HEARING ON POWER PLANT FUEL CONVERSION - ELECTRICAL INSTALLATION GENERAL WORK: The Mayor opened the public hearing. No one came forward to speak, and the hearing was closed.

Moved by Betcher, seconded by Nelson, to adopt RESOLUTION NO. 15-598 approving final plans and specifications and awarding a contract to FPD Power Development, LLC, of Minneapolis, Minnesota, in the amount of \$3,145,149.
Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

HEARING ON POWER PLANT FUEL CONVERSION - CONTROL ROOM INSTALLATION GENERAL WORK: The public hearing was opened by Mayor Campbell. She closed same after no one requested to speak.

Moved by Nelson, seconded by Betcher, to adopt RESOLUTION NO. 15-599 approving final plans and specifications and awarding a contract to Henkel Construction Company of Mason City, Iowa, in the amount of \$898,800.

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

HEARING ON 2015/16 BRIDGE REHABILITATION PROGRAM (6TH STREET): Mayor Campbell declared the hearing open. No one asked to speak, and the hearing was closed.

Moved by Goodman, seconded by Corrieri, to adopt RESOLUTION NO. 15-600 approving final plans and specifications and awarding a contract to Peterson Contractors, Inc., of Reinbeck, Iowa, in the amount of \$2,529,652.18, contingent upon IDOT concurrence.

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

ORDINANCE REZONING, WITH A MASTER PLAN, PROPERTIES IN IOWA STATE UNIVERSITY RESEARCH PARK, PHASE III: Moved by Corrieri, seconded by Goodman, to pass on second reading an ordinance rezoning, with a Master Plan, properties in Iowa State University Research Park, Phase III, from Planned Industrial (PI) to Research Park Innovation District (RI).

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

ORDINANCE REZONING 2400 NORTH LOOP DRIVE: Moved by Goodman, seconded by Betcher, to pass on second reading an ordinance rezoning 2400 North Loop Drive from Planned Industrial (PI) to Highway-Oriented Commercial (HOC).

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

ORDINANCE REZONING PROPERTIES AT 3505 AND 3515 LINCOLN WAY: Moved by Betcher, seconded by Goodman, to pass on second reading an ordinance rezoning properties at 3505 and 3515 Lincoln Way from Highway-Oriented Commercial (HOC) and Residential Low Density (RL) to Highway-Oriented Commercial (HOC) with Lincoln Way Mixed-Use Overlay (O-LMU) Zone.

It was noted that the developer had withdrawn his request for second and third readings and adoption at this meeting.

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

ORDINANCE REMOVING 90-MINUTE PARKING PROHIBITION ON NORTH 2ND STREET: Moved by Goodman, seconded by Corrieri, to pass on third reading and adopt ORDINANCE NO. 4228 removing the 90-minute parking prohibition on North 2nd Street.

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

COUNCIL COMMENTS: *Ex officio* Member Schulte confirmed that the Joint Meeting of the City Council and the Government of the Student Body will occur on October 21, 2015.

Moved by Gartin, seconded by Goodman, to refer to staff the letter from Brian Torresi, DavisBrown Law Firm, dated August 25, 2015, pertaining to Ordinance No. 4214 (secondhand goods ordinance).
Vote on Motion: 6-0. Motion declared carried unanimously.

Moved by Corrieri, seconded by Gartin, to refer to staff the request for the City to provide a monetary sponsorship and a staff personal in support of an Affordable Housing Conference to be held in Ames in Spring 2016.
Vote on Motion: 6-0. Motion declared carried unanimously.

Moved by Goodman, seconded by Betcher, to request that staff place the following four items for conversation, especially in the context of timelines, during Budget Guidelines on November 24, 2015:

1. Ontario improvements
2. Three intersection improvement categories
3. Two single-block categories
4. Worrel Creek Trail project

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

Moved by Goodman to direct that, at some point in the near future, the City Council and Ames School District meet to discuss the benefits of and possibly both endorse the Complete Streets initiative.

Management Analyst Brian Phillips advised that the Complete Streets workshop will occur on October 20, 2015.

Motion withdrawn.

Moved by Orazem, seconded by Goodman, to refer to staff the letter from Mary Greeley Medical Center dated September 16, 2015, requesting a zoning text amendment pertaining to setback distance for interior lot lines in the Hospital-Medical District.

ADJOURNMENT: Moved by Corrieri to adjourn the meeting at 9:34 p.m.

Diane R. Voss, City Clerk

Ann H. Campbell, Mayor