

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

AMES, IOWA

OCTOBER 27, 2015

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

The Ames Area Metropolitan Planning Organization (AAMPO) Transportation Policy Committee meeting was called to order by Ames Mayor Ann Campbell at 6:00 p.m. on the 27th day of October 27, 2015, in the City Council Chambers in City Hall, 515 Clark Avenue, pursuant to law. In addition to Ames Mayor Campbell, other voting members present were: Gloria Betcher, City of Ames; 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. Hamad Abbas, Transit representative; Wayne Clinton, Story County; Jonathan Popp, City of Gilbert; and Chet Hollingshead, Boone County, were absent.

AAMPO TITLE VI PROGRAM: Public Works Director John Joiner explained that, as a recipient of federal funding, the AAMPO is required to operate its programs and activities in accordance with the Civil Rights Act of 1964 and its amendments collectively known as Title VI, which prohibits discrimination on the basis of race, color, or national origin.

Moved by Nelson, seconded by Betcher, to approve the Title VI Program.
Vote on Motion: 7-0. Motion declared carried unanimously.

ADJOURNMENT: Moved by Goodman, seconded by Corrieri, to adjourn the AAMPO Policy Committee meeting at 6:04 p.m.
Vote on Motion: 7-0. 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 6:07 p.m. on October 27, 2015, in the City Council Chambers in City Hall, 515 Clark Avenue. Council Members present 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 Corrieri, seconded by Gartin, to approve the following items on the Consent Agenda:

1. Motion approving payment of claims
2. Motion approving Minutes of Regular Meeting of October 13, 2015, and Special Meeting of October 21, 2015
3. Motion approving certification of civil service applicants
4. Motion approving Report of Contract Change Orders for October 1-15, 2015
5. Motion approving 5-day (November 14-18) Special Class C Liquor License for Olde Main Brewing Company at ISU Alumni Center, 420 Beach Avenue
6. Motion approving renewal of the following Beer Permits, Wine Permits, and Liquor Licenses:
 - a. Class C Liquor – Score!, 124 Welch Avenue
7. Requests from Main Street Cultural District for Snow Magic:
 - a. Motion approving Blanket Temporary Obstruction Permit in Central Business District for November 14 to December 19
 - b. Motion approving Blanket Vending Permit in Central Business District for November 13
 - i. RESOLUTION NO. 15-640 approving waiver of permit fee

- c. RESOLUTION NO. 15-641 approving waiver of fees for electricity for holiday activities/lighting from November 14 through January 4
- d. RESOLUTION NO. 15-642 approving closure of eight parking spaces in Central Business District on Friday, November 13 from 5 to 8 p.m., as well as waiver of fees
- e. RESOLUTION NO. 15-643 approving closure of Kellogg Avenue from Main Street to 5th Street from 9 a.m. to 1 p.m. on Saturday, December 12
- f. RESOLUTION NO. 15-644 approving suspension of parking regulations and enforcement for Central Business District for every Saturday from November 14 to December 19, as well as waiver of fees
- 8. Electric Revenue Bonds, Series 2015B in an amount not to exceed \$10,360,000:
 - a. RESOLUTION NO. 15-645 approving Federal Reimbursement Regulation Resolution and setting date of public hearing for November 10, 2015, on Electric Revenue Loan Agreement in an amount not to exceed \$10,950,000
- 9. RESOLUTION NO. 15-646 approving Annual Affirmative Action Report
- 10. 1109 Roosevelt Avenue:
 - a. RESOLUTION NO. 15-647 approving third extension of Purchase Agreement with Habitat for Humanity of Central Iowa, to November 13, 2015
 - b. RESOLUTION NO. 15-648 setting November 10, 2015, as date of public hearing on sale of property to Habitat for Humanity of Central Iowa
- 11. RESOLUTION NO. 15-649 approving Transitional Reinsurance Program payment under Patient Protection and Affordable Care Act in the amount of \$66,748
- 12. RESOLUTION NO. 15-650 awarding contract to LawnPro, LLC, of Colo, Iowa, for 2015/16 Winter & Summer Tree Trimming for Public Works in the amount of \$75,000
- 13. Custodial Services at Public Library:
 - a. RESOLUTION NO. 15-651 terminating contract with PCI of Lansing, Kansas
 - b. RESOLUTION NO. 15-652 awarding contract to Nationwide Office Care of Clive, Iowa, for Custodial Services at Public Library in the amount of \$44,774.10
- 14. RESOLUTION NO. 15-653 approving Agreement with Iowa Department of Transportation for relocation of sanitary sewer line south of Skunk River on Interstate 35
- 15. RESOLUTION NO. 15-654 approving Engineering Services Agreement with WHKS & Co., of Ames, Iowa, for Flood Mitigation - River Flooding, in an amount not to exceed \$138,000
- 16. RESOLUTION NO. 15-655 waiving Purchasing Policies and approving single-source purchase of Uninterruptible Power Supplies (UPS) for various traffic signal locations (2015/16 Traffic Signal Program - Maintenance Upgrades)
- 17. Boiler Tube Spray Coating and Related Services and Supplies for Power Plant:
 - a. RESOLUTION NO. 15-656 approving renewal of contract with Integrated Global Services, Inc., of Richmond, Virginia, in an amount not to exceed \$100,000
 - b. RESOLUTION NO. 15-657 approving contract and bond
- 18. RESOLUTION NO. 15-658 approving contract and bond for Scaffolding and Related Services and Supply Contract for Power Plant
- 19. RESOLUTION NO. 15-659 approving Change Order No. 3 with EvapTech, Inc., of Lenexa, Kansas, for Cooling Tower Replacement
- 20. RESOLUTION NO. 15-660 accepting completion of 2014/15 Concrete Pavement Improvements, Contract #1 (Hayward Avenue)
- 21. RESOLUTION NO. 15-661 accepting completion of 2014/15 Arterial Street Pavement Improvements (Lincoln Way)
- 22. RESOLUTION NO. 15-662 accepting completion of 2012/13 Storm Sewer Outlet Erosion Control (Pinehurst Drive)

23. RESOLUTION NO. 15-663 approving Plat of Survey for 115-9th Street, 913 Duff Avenue, and 915 Duff Avenue
24. RESOLUTION NO. 15-664 approving Final Major Plat for Quarry Estates
- 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: Erik Charter, 708 Crestwood, Huxley, Iowa, advised that he had grown up in Ames in a neighborhood primarily consisting of multi-family rental housing. He expressed concerns over the tone of recent conversations occurring at City Council meetings regarding zoning and approval or disapproval of housing projects in Ames. Mr. Charter believes those conversations have shifted to an unhealthy and immoral degree, focusing more on who will be occupying the housing rather than whether the physical attributes of the housing project make sense given the surrounding neighborhood, demands of the marketplace, and whether the available infrastructure can support the project. Mr. Charter stated that the company he works for has, for decades, successfully integrated undergraduate students, graduate students, white collar professionals, and blue collar workers into multi-family housing projects. These people come from all over the world with the vast majority having no problem obeying the law. He emphatically believes that Ames is privileged to have University students living in Ames; they contribute to the economic vitality of the Ames community more than any other demographic group. Mr. Charter asked that the students be judged, not based on their age or the fact that they are students, but on the content of their character. He asked the City Council members not to listen to those who say that students should be viewed with suspicion, as potential litterbugs, vandals, and disturbers of the peace. Mr. Charter believes that the No. 1 way the City can make housing more affordable is by facilitating an increase in the supply of housing. An increase supply of multi-family housing ripples into the single-family market.

Water and Pollution Control Department Director John Dunn walked through the events that had occurred at approximately 3:30 p.m. on October 26 when a contractor who was working on the new Water Plant (at the current Water Plant site) hit an 18" diameter pipe. The volume of water at 110 psi sprayed from the pipe immediately coming out of the pump station, and portions of the east side of Ames quickly lost water pressure. The process to shut down the pipe took approximately one hour. A video of the water main break recorded on security cameras on site was shown. Mr. Dunn stated that protecting the public health was staff's only priority at that time. After assessing the situation and getting reports of the water pressure, a panel of those most knowledgeable of the rules and regulations ultimately made the decision to issue a Boil Water Advisory for affected residents. Mr. Dunn explained the resident notification process undertaken by City staff, which was a multi-departmental effort. In addition, the Story County, Iowa, Notification System was used, so whoever had signed up to receive alerts through that System received either a voice message, text message, and/or an email, depending on what they had requested. Public Works staff finished flushing the mains, and lab personnel ran tests. Those tests were all negative, and the Boil Water Advisory was lifted. Mr. Dunn issued a call to customers to sign up for the Story County alerts. He instructed customers to go to the City's Web page and click on the Emergency Alert System; that will get the customer signed up to receive notifications through the Story County Alert System.

No one else came forward to speak, and the Mayor closed Public Forum.

DEMAND RESPONSE BUS SERVICE (HIRTA) IMPLEMENTATION REPORT: Management Analyst Brian Phillips explained that in 2014, staff members from the City, Story County, and United Way worked through a series of facilitated discussions with HIRTA, the demand

response transportation service provider in Story County. These discussions were held to understand HIRTA's service delivery and the needs of riders and community partners, and ultimately identify actions to improve service. The process resulted in the development of a 23-point action plan for improving service. At its April 14, 2015, meeting, the City Council authorized City staff to again work through a facilitated process with the stakeholders to create a plan to implement the priority action steps identified in the original report. Mr. Phillips listed the four priority action steps to be followed. He said that, through a series of discussions, plans have been developed to address the four key areas.

A summary of the Final Report was given by Mr. Phillips. He advised that City staff will work closely with HIRTA and other partners through the ASSET process to monitor progress made towards accomplishing the activities outlined in the plan.

Mr. Phillips also noted that funding up to \$1,500 from the Local Option Sales Tax Fund was authorized by the City Council to cover one-half of the facilitator's expenses. The remainder was to come from the Story County Board of Supervisors. An invoice for \$1,250 (one-half of the actual facilitation expenses) has been delivered to the City.

Council Member Gartin suggested that there be some sort of mechanism to report back to the Council a year from now as to further progress towards facilitation of the 23-point action plan. Council Member Goodman asked that the actual users be asked for feedback as to how things are working. Ms. Corrieri advised that HIRTA users will be invited to the Transportation Collaboration meeting and provided with quarterly updates. Council Member Orazem requested that the City get data from HIRTA's reporting mechanism. Mr. Phillips stated that would be done.

Moved by Goodman, seconded by Corrieri, to direct staff to get back to the Council information regarding the progress towards completion of the action plan.

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

Moved by Gartin, seconded by Corrieri, to accept the Report.

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

Moved by Gartin, seconded by Corrieri, to adopt RESOLUTION NO. 15-665 authorizing payment to the facilitator in the amount of \$1,250.

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

REQUEST FOR UNMANNED AIRCRAFT SYSTEMS (UAS) USAGE ON PUBLIC PROPERTY: Public Relations Officer Susan Gwiasda explained the request of Hunziker and Companies for permission to use its UAS (drone) over public property. She advised that Hunziker and Associates is seeking to create a new video showcasing the Ames community's vibrancy and beauty as part of its marketing efforts promoting Ames as a great place to live, and it would like to use an UAS to capture the video. The videos would be taken during low-usage time periods from October 28, 2015, through November 22, 2015, in three parks (Ada Hayden, Brookside, and Moore Memorial) and in four commercial business districts (Somerset, Main Street, South Duff, and Campustown).

Traffic Engineer Damion Pregitzer noted that the City is in the process of gathering data for development of an UAS policy to apply to commercial users. It is anticipated that other commercial operators will be requesting permission to fly over public property and a uniform policy will provide direction to staff for approving or denying future requests. Through this “test case” request, Hunziker and Companies has agreed to delete portions of any video content that causes concern. Additionally, Hunziker and Companies has offered to share the video with the City of Ames to use in its own educational and promotional pieces. Mr. Pregitzer stated that staff is surveying other communities to see what they are doing regarding UAS. He said that it is staff’s intention to determine what the technicalities are of UAS operations.

Council Member Betcher asked if the City had any concerns about drones being operated on Duff Avenue or in Campustown due to the possibility of being a distraction to drivers. Mr. Pregitzer stated that there is always an element of concern about safety. He noted the options available to the Council.

At the inquiry of Mayor Campbell, Mr. Pregitzer stated that Hunziker and companies has acquired liability insurance required by the City’s Risk Manager.

Council Member Gartin asked if there had been any rule changes since the Council’s last discussion on drones, which occurred in June 2015. Mr. Pregitzer said that the FAA changes the rules every time an incident happens.

Council Member Orazem noted that it is one thing to regulate, but yet another to enforce. He would like to know what the City can enforce at a relatively low cost.

Moved by Goodman, seconded by Corrieri, to provide express permission from the City of Ames to Hunziker and Companies to operate its UAS over public property for three parks and four commercial business districts as listed above and as required by the FAA for commercial UAS operators, limiting the time period from October 28, 2015, until November 22, 2015.

Council Member Betcher noted her concerns about whether there would be any low-volume times on Duff Avenue. She acknowledged that she would be supporting the motion, but wants the City to be careful to ensure that the drone operates only during low-volume times on busy streets.

Justin Dodge, 105 S. 16th Street, Ames, advised that every time Hunziker flies its UAS, it submits a request to the City’s Traffic Engineer stating the date, time, location, and altitude.

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

AFFORDABLE HOUSING CONFERENCE: City Manager Steve Schainker recalled that, at the September 22, 2015, meeting, the City Council referred correspondence from Council Member Corrieri that requested the City Council give consideration to co-hosting, with Iowa State University (the University), an Affordable Housing Conference for the Story County Area. It was also requested that staff be assigned to participate on the committee that would be planning the Conference and that the City match the University’s financial support for the Conference in an amount up to \$5,000. According to City Manager Schainker, a group of community volunteers from AMOS and other non-profit agencies had been working to plan for a day-long conference that would be targeted to the housing industry, community leaders, and non-profit agencies that provide housing.

Mr. Schainker stated that City staff is supportive of the request. He recommended that, if the City Council agrees to co-sponsor the Conference, the Council approve the proposed conference program in advance to ensure that the topics to be covered are consistent with the City Council's goals and objectives. It was noted that the intent of the Conference is to focus on programs, solutions, and strategies that will promote housing opportunities for low- and moderate-income citizens in Ames and Story County.

Council Member Orazem did not feel strongly that the City Council needed to approve the agenda items. Ms. Corrieri said she wants to ensure that real-world solutions are provided that avail the attendees with tools that they can use in Ames.

City Manager Schainker reminded the Council that \$20,000 had been appropriated in the FY 2014/15 Budget to hold two special workshops (Youth Master Planning and Entrepreneurship). Approximately \$17,000 of the \$20,000 remains unspent after hosting one workshop and booking the reservations for the second. The left-over funds were not carried over to the Council's Budget for FY 2015/16, but rather were returned to the General Fund. The Council could direct that a portion of that savings be re-appropriated from the General Fund available balance to pay for the City's match for this Affordable Housing Conference.

Moved by Orazem, seconded by Gartin, to agree that the City co-sponsor the proposed Affordable Housing Conference with the University; authorize the City Manager to devote staff time to participate on the planning committee for the proposed Conference, and adopt RESOLUTION NO. 15-666 to approve matching the University's contribution up to \$5,000 from the General Fund to help cover expenses from the proposed Conference.

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

Cynthia Martin, 1315 Clark Avenue, Ames, said that she was a member of the AMOS committee working on this issue. She read a few of the titles of the areas that the committee was looking at possibly including at the Conference.

REQUEST TO WAIVE PARKING ENFORCEMENT AND METER FEES AT POLLING LOCATIONS WITH METERED PARKING: Moved by Goodman, seconded by Corrieri, to adopt RESOLUTION NO. 15-667 approving Election Day-related parking of up to 20 meter spaces near the Ames Public Library, up to nine spaces at Collegiate United Methodist Church, and up to three spaces at Collegiate Presbyterian Church; and authorize the Traffic Engineer to determine the final number of parking spaces allocated to these three election polling locations along with the City Council approval of the waiver of meter fees for the spaces.

Council Member Betcher asked how the City was going to enforce this. Mr. Pregitzer acknowledged that enforcement would be a challenge; the City would probably not be able to catch everyone who parks in a space for a reason other than to go in and vote. According to Mr. Pregitzer, some type of notification would be placed over the meter to indicate that the parking space is reserved for voters' usage.

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

RESIDENT SATISFACTION SURVEY: Public Relations Officer Susan Gwiasda gave the results of the 2015 Survey. She noted that surveys were sent to 1,350 utility bill customers and 1,250 surveys were emailed to ISU students. There were 517 surveys returned (approximately 20% response), which broke down to 60% non-students and 40% students. Ms. Gwiasda noted that 97% of the respondents ranked the City as Good or Very Good.

ASSET MANAGEMENT AGREEMENT (AMA) PIPELINE SERVICES FOR POWER PLANT: Donald Kom, Electric Services Director, introduced Jeff McKinney, consultant who has assisted the City on the Power Plant's coal-fired generators to use natural gas. Mr. Kom highlighted the Council's actions that had transpired to date regarding the conversion of the Power Plant from coal to natural gas.

Director Kom summarized each of the three contracts that the City Council was requested to approve. The first contract is to hire a firm to provide asset management services that will be responsible to manage the city's natural gas purchases and gas pipeline transportation contracts. That company will serve as a "bridge" between the natural gas commodity already under contract and the delivery services already under contract. The second contract outlines the terms and conditions when the actual amount of natural gas burned in a day is less than 14,000 dekatherms. The third contract outlines the terms and conditions when the actual amount of natural gas burned in a day is greater than 14,000 dekatherms.

Moved by Nelson, seconded by Orazem, to adopt RESOLUTION NO. 15-668 awarding contract to BP Canada Energy Marketing Corp. of Omaha, Nebraska, for AMA Addendum (for basic services) in the amount of \$30,000.

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

Moved by Nelson, seconded by Orazem, to adopt RESOLUTION NO. 15-669 awarding a contract to BP Canada Energy Marketing Corp. of Omaha, Nebraska, for AMA Transaction Confirmation (outlines terms and conditions when the actual amount of natural gas burned in a day is less than 14,000 dekatherms).*

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

Moved by Nelson, seconded by Orazem, to adopt RESOLUTION NO. 15-670 awarding a contract to BP Canada Energy Marketing Corp. of Omaha, Nebraska, for a Transaction Confirmation (outlines terms and conditions when the actual amount of natural gas burned in a day is greater than 14,000 dekatherms).*

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

*in an amount not to exceed \$3,000,000 for the combined total for Items 30b. and 30c.

REQUEST FROM AMES COMMUNITY SOLAR INITIATIVE: Electric Services Director Kom recalled that a letter from Bob Haug, on behalf of the Ames Community Solar Initiative, had been forwarded to staff by the Council on September 8. The letter requested that the City: (1) submit a no-obligation application to the Iowa Utilities Board that would put the City in the queue for possible use of a limited block of state tax credits that have been set aside for community solar

projects sponsored by municipal utilities and (2) affirm support for the concept of a community solar project and for a timely initial investigation and recommendation regarding feasibility.

Mr. Kom advised that the Electric Utility Operations Review and Advisory Board (EUORAB) is also interested in this and other options for renewable energy. He noted that it is sponsoring a workshop on renewable energy, which will occur on November 16, 2015, at 6 PM.

Mr. Schainker advised that staff fully supports the solar initiative. However, if the Council directs staff to move forward with this, staff asks that it wait until the Power Plant Conversion Project is complete before it engages in another initiative.

Council Member Nelson noted that the Ames Community Solar Initiative had submitted a second letter to the Council with additional information. Some of the items in that letter appear not to require too much staff time.

Moved by Goodman, seconded by Nelson, to support Alternative No. 1, which is to direct the staff to immediately submit an application to the Iowa Utilities Board that will put the City in the queue for possible use of state tax credits that have been set aside for community solar projects and ask staff to initiate conversation with Ames Community Solar as to what they are looking for in an analysis regarding options for accomplishing a community solar project.

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

URBAN REVITALIZATION AREA (URA) FOR 3505 AND 3515 LINCOLN WAY: Planning and Housing Director Kelly Diekmann provided the history of the site. It formerly had been a mobile home park, which the property owner removed with the intent of developing a small subdivision to the north and commercial development on the subject area. The property owner had requested determination by the City Council in June 2008 that the site was underutilized, as described in the City's former policy for commercial tax abatement for HOC-zoned property. At that time, the Council adopted a resolution recognizing redevelopment of the subject site with the commercial area as meeting the underutilized threshold of the 2008 Commercial Policy. However, no formal designation of the site as an URA occurred or was directed by the Council, at that time.

Director Diekmann explained the changes in policy that had occurred since 2008. He noted that, if Council has an interest in proceeding with the process of establishing the site as an URA to provide tax abatement, it could find the request consistent with its commercial property policy or proceed with establishing the site as a site-specific URA independent of the City's commercial policy. According to Mr. Diekmann, due to the site being vacant for seven years, the site can be found to be consistent with the mandatory criteria of the policy.

Chuck Winkleblack, 105 S. 17th Street, Ames, commented that he and City staff members have spent a lot of time reviewing this site. He requested that the Council approve Option 2. Mr. Winkleblack raised an issue about the exterior material on one of the buildings, which he had intended to be brick. Planning staff had recommended a different material, which is approximately two times more costly. He noted that if the building's exterior were to remain brick, the project would meet the criteria for the URA. Mr. Winkleblack added that he certainly welcomes staff's recommendations for enhancements to the project design, but doesn't want to invest a lot of money in the design and materials and then have to change it.

Council Member Orazem asked if staff felt that the proposed project would integrate well with the Lincoln Way Corridor. Director Diekmann noted that it was hard to tell at this point because the Lincoln Way Corridor Study has not been completed.

Mr. Winkleblack advised that Chief Cychosz had attended the Development Review Committee meeting when this project was discussed. After Council Member Betcher raised the possibility, Mr. Winkleblack said he is willing for this project to participate in the Police Department's Crime-Free Housing Initiative. Director Diekmann was asked what criteria could be required before tax abatement would be issued. He answered that the criteria needed to be measurable. Mr. Diekmann explained four options for qualifying project criteria: (1) that it establish specific eligibility criteria; (2) that it adopt the Major Site Development Plan as the eligibility criteria, (3) that it establish specific eligibility criteria based on use, or (4) that it establish the URA with no eligibility criteria.

Moved by Betcher, seconded by Corrieri, to move Option 2: to adopt the Major Site Development Plan as the eligibility criteria, with the addition of the No. 9 criterion: that the project receive and maintain certification for the Iowa Crime Free Multi-Housing Program administered by the Ames Police Department.

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

The meeting recessed at 8:06 p.m. and reconvened at 8:13 p.m.

LINCOLN WAY CORRIDOR PLAN: Director Diekmann noted that the City Council had prioritized, in the Planning Division Work Plan, a study of Lincoln Way to consider its potential for enhancement and reinvestment. The objectives for the Corridor Plan are to create, identify, be supportive of multi-modal transportation, and revitalize properties with land uses that support the Corridor's use and identity. Mr. Diekmann stated that the Study will focus primarily on areas within one block (300 to 400 feet) on both sides of Lincoln Way and on potential opportunities within 1/8th of a mile from the Corridor. The Council will then be asked to give direction regarding which of the consultant's recommended focus areas and proposed options are worthy of further examination by the consultant. According to Mr. Diekmann, it is hoped that, after the consultant is selected, the process will take approximately nine months; so in September/October 2016, final options and recommendations from the consultant could be ready for Council approval. The end result of the Study will be to identify feasible options to reach the objectives of the Corridor Plan and allow the City to adopt a Plan for reinvestment along Lincoln Way.

Council Member Betcher commented on the Draft Scope of Services. In particular, she referenced Paragraph 2 where it was stated that it will "look at options for commercial/residential mixed-use options in the HOC zones along the Corridor." Ms. Betcher would like it to expand it beyond just HOC zones.

Moved by Betcher, seconded by Goodman, to adopt Alternative No. 1: to direct staff to finalize and issue a Request for Proposals for consulting services for a Lincoln Way Corridor Study with the change to the Scope of Services indicating that it will also look at options for commercial/residential mixed-use uses and live/work options beyond the HOC zones along the Corridor.

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

AIRPORT TERMINAL BUILDING AND HANGAR PROJECT UPDATE: Public Works Director John Joiner indicated that there are three actions being requested of the City Council

pertaining to the Airport Terminal Building and Hangar Project. The first would be to approve the conceptual design for the hangar, the second is to grant a waiver of building permit fees for the hangar, and the third is to grant the AEDC authority to offer naming rights to donors for the Training/Training/Multi-Purpose Rooms within the Terminal Building.

Traffic Engineer Pregitzer offered a rendering of what the hangar would look like. He noted that the ultimate colors that will be chosen will be consistent with the Terminal Building.

Council Member Nelson indicated that he would be recusing himself from voting on the hangar due to a possible conflict of interest.

Moved by Gartin, seconded by Betcher, to approve the conceptual design of the hangar as proposed. Vote on Motion: 4-1-1. Voting aye: Betcher, Corrieri, Gartin, Orazem. Voting nay: Goodman. Abstaining due to a possible conflict of interest: Nelson. Motion declared carried.

Traffic Engineer Pregitzer showed the conceptual design for the Terminal Building. He noted that changes that had been made since the first conceptual design. Mr. Pregitzer showed examples of different interior and external finishes. He commented that what was being shown was within the budget.

Moved by Nelson, seconded by Orazem, to approve the conceptual design for the Terminal Building as proposed.

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

City Manager Schainker noted that the hangar would be completely built with private funds and turned over to the City.

Moved by Orazem, seconded by Gartin, to adopt RESOLUTION NO. 15-671 granting a waiver of Building Permit fees for the hangar.

Roll Call Vote: 4-1-1. Voting aye: Betcher, Corrieri, Gartin, Orazem. Voting nay: Goodman. Abstaining due to a possible conflict of interest: Nelson. Resolution declared adopted, signed by the Mayor, and hereby made a portion of these Minutes.

Moved by Orazem, seconded by Betcher, to grant the Ames Economic Development Commission authority to offer naming rights to donors for the Training and Training/Multi-Purpose Rooms within the Terminal Building.

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

HEARING ON REZONING WITH MASTER PLAN OF PROPERTY AT601 AND 705 DOTSON DRIVE: Mayor Campbell opened the public hearing. The Mayor closed the hearing after no one else came forward to speak.

Moved by Orazem, seconded by Goodman, to pass on first reading an ordinance rezoning, with Master Plan, the property located at 601 and 705 Dotson Drive from Government-Airport (S-GA) to Floating Suburban Residential Low Density (FS-RL).

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

Moved by Orazem, seconded by Goodman, to adopt RESOLUTION NO. 15-672 approving the Zoning Agreement.

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

HEARING ON WATER POLLUTION CONTROL LIFT STATION IMPROVEMENT PROJECT: The public hearing was opened by the Mayor. She closed same after no one requested to speak.

Moved by Orazem, seconded by Goodman, to adopt RESOLUTION NO. 15-673 approving final plans and specifications and awarding a contract to C.L. Carroll Company, Inc., of Des Moines, Iowa, in the amount of \$440,000.

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

HEARING ON WATER TREATMENT PLANT HIGH SERVICE PUMP #3 REPLACEMENT PROJECT: Mayor Campbell opened the public hearing. No one came forward to speak, and the Mayor closed the hearing.

Moved by Goodman, seconded by Corrieri, to adopt RESOLUTION NO. 15-674 approving final plans and specifications and awarding a contract to Northway Well and Pump Company of Marion, Iowa, in the amount of \$69,500.

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 RESOURCE RECOVERY SYSTEM IMPROVEMENTS (HVAC IMPROVEMENTS): The hearing was opened by the Mayor and closed after there was no one wishing to speak.

Moved by Goodman, seconded by Betcher, to adopt RESOLUTION NO. 15-675 approving final plans and specifications and awarding a contract to Pritchard Brothers, Inc., of Boone, Iowa, in the amount of \$179,525.

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

REZONING OF 125 AND 130 WILDER AVENUE: Moved by Goodman, seconded by Corrieri, to pass on second passage an ordinance rezoning property at 125 and 130 Wilder Avenue from Convenience Commercial Node (CVCN) to Planned Residential District (F-PRD).

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

COUNCIL COMMENTS: Moved by Nelson, seconded by Goodman, to refer to staff the letter dated October 19, 2015, from Bob Haug, on behalf of the Ames Community Solar Initiative.

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

Moved by Orazem, seconded by Gartin, to refer to staff for a memo the letter dated October 23, 2015, from Chuck Winkleblack requesting a Minor LUPP Amendment for properties located at 2728 Lincoln Way, 112 S. Hyland, and 115 S. Sheldon and that those three properties be added to the

same Urban Revitalization Area as 2700, 2702 and 2718 Lincoln Way.

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

Moved by Gartin, seconded by Corrieri, to appoint Council Member Betcher to represent the City on the Selection Committee for the 2016 Main Street Cultural District Board of Directors.

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

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

Moved by Goodman, seconded by Gartin, to hold a Closed Session as provided by the Code of Iowa, to discuss collective bargaining strategy.

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

The meeting reconvened in Regular Session at 9:28 p.m.

ADJOURNMENT: Moved by Goodman, seconded by Corrieri, to adjourn the meeting at 9:30 p.m.

Diane R. Voss, City Clerk

Ann H. Campbell, Mayor