

**MINUTES OF THE REGULAR MEETING OF THE  
AMES CONFERENCE BOARD AND  
REGULAR MEETING OF THE AMES CITY COUNCIL**

AMES, IOWA

JANUARY 24, 2017

**REGULAR MEETING OF THE AMES CONFERENCE BOARD**

The regular meeting of the Ames Conference Board was called to order by Chairman Ann Campbell at 5:30 p.m. on January 24, 2017. Present from the Ames City Council were Bronwyn Beatty-Hansen, Gloria Betcher, Amber Corrieri, Tim Gartin, Chris Nelson, and Peter Orazem. Story County Board of Supervisors present were Martin Chitty, Lauris Olson, and Rick Sanders. Representing the Ames Community School Board were Lewis Rosser and Bill Talbot. Gilbert Community School District and United Community School District were not represented.

**MINUTES OF FEBRUARY 23, 2016, MEETING OF THE CONFERENCE BOARD:** Moved by Nelson, seconded by Sanders, to approve the Minutes of the February 23, 2016, meeting of the Ames Conference Board.

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

**ASSESSOR'S BUDGET PROPOSALS:** Ames City Assessor Greg Lynch highlighted information from the City Assessor's 2017/18 Annual Report.

City Assessor Lynch thanked Tom Carey for his service on the Board of Review. His term expired on December 31, 2016, and he is not seeking reappointment.

Mr. Lynch stated that taxable values increased 3.7% and assessed values have increased 2.3%.

City Assessor Lynch noted that both of the appraiser positions will be filled beginning January 25. However, there is still an existing vacancy for the database manager position. Although they are working to achieve full staffing in the Assessor's Office, staff is having a difficult time keeping up with the workload. He is requesting the addition of one more administrative assistant.

Mr. Lynch noted that while the Assessor's Office cost of living and merit increases are similar to what City employees receive, these increases for his office have fallen behind in the last two years. He referenced the chart on Page 7 which indicates that his staff's increases are 1% lower than the cost of living increases received by City employees. Mr. Lynch said that based on this, he has budgeted a 3.75% cost of living increase and a 1% merit pool, for a total of 4.75%.

City Assessor Lynch reported that aerial photography has been performed since 2012; it is prudent that these aerials be done every two years. The cost of this photography service has doubled, and the City has graciously agreed to help bear half of the cost for this service. For an additional \$3,000 over the next six years, the office will get aerial photography services every two years.

Board of Supervisors Member Sanders stated he is concerned that a 38% increase is being proposed over two years. Last year, the Board saw a major increase because, on the salary side, there were 27 pay periods instead of 26. What is being proposed, compared to FY 2016, is about 42% on the payroll side. Part of that is the addition of another employee. Mr. Sanders noted that in getting down to the bottom line, we are going from \$825,181 in FY 2016 to proposing \$1,146,000. He felt that what is being presented to the Board is not anywhere close to being sustainable.

Mr. Lynch noted that this would depend upon taxable value increases. Mr. Sanders stated that as has been discussed in past years, anything more than 3 to 3-1/2% projected out far enough is not sustainable.

Discussion was held regarding the salary increases proposed for FY 2017/18 and staffing levels and what was budgeted in the 2016/17 projected expenses. The Conference Board further discussed the past and current vacant positions existing in the City Assessor's Office.

Administrative Assistant Dawn Tank explained results and how these were arrived at in terms of the FY 2015/16 Actual Expenses. She further explained how she arrived at the figures pertaining to current staff versus current staff with the additional clerk and the percentage of changes.

Mr. Sanders advised that he wanted the Board members just to be aware that the City will not have a 32-cent levy next year, and that it will be seeing about a 42-cent levy instead.

In reference to questions posed by Council Member Tim Gartin regarding taxable values, Mr. Lynch reported that, from an assessment perspective, they will see an increase next year—primarily in residential and multi-residential values.

Board of Supervisors Member Lauris Olson stated the Mini Board discussed the back log of work in the Assessor's Office, as well as the hiring of a part-time person in lieu of interns.

Ms. Tank explained that the back log exists due to being short-staffed, and the office can not keep up with getting all records entered into their system. The part-time assistant will be tasked with getting the work caught up.

Moved by Sanders, seconded by Betcher, to approve the recommendations of the Assessor's Report.  
Roll Call Vote: 3-0. Motion declared carried unanimously.

Moved by Sanders, seconded by Betcher, to receive the proposed budget (adoption of the budget will occur after the hearing is held).  
Roll Call Vote: 3-0. Motion declared carried unanimously.

Moved by Sanders, seconded by Betcher, to set 5:30 p.m. on February 28, 2017, as the date of public hearing on the proposed FY 2017/18 City Assessor's budget.  
Roll Call Vote: 3-0. Motion declared carried unanimously.

**ADJOURNMENT:** Moved by Gartin to adjourn the Ames Conference Board at 6:00 p.m.  
Vote on Motion: 3-0. Motion declared carried unanimously.

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

The Regular Meeting of the Ames City Council was called to order by Mayor Ann Campbell at 6:05 p.m. on the 24<sup>th</sup> day of January, 2017, in the City Council Chambers in City Hall, 515 Clark Avenue. Council Members Bronwyn Beatty-Hansen, Gloria Betcher, Amber Corrieri, Tim Gartin, Chris Nelson, and Peter Orazem were present. *Ex officio* Member Sam Schulte was absent.

**CONSENT AGENDA:** Mayor Campbell announced that staff has pulled Item No. 22 from the agenda. Moved by Orazem, 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 January 10, 2017, and Special Meetings of January 14, 2017, and January 17, 2017
3. Motion approving Report of Contract Change Orders January 1 - 15, 2017
4. Motion approving renewal of the following Beer Permits, Wine Permits, and Liquor Licenses:
  - a. Class C Liquor - HyVee Market Café, 3800 Lincoln Way
  - b. Class C Liquor & Outdoor Service - West Towne Pub, 4518 Mortensen Road, Ste. 101
  - c. Class C Liquor & Outdoor Service - Dublin Bay, 320 S. 16<sup>th</sup> Street
  - d. Special Class C Liquor - Shogun of Ames, 3704 Lincoln Way
5. Motion approving 5-day (January 27 - January 31) Class C Liquor License for McFly's at the Hansen Ag Student Learning Center, 2508 Mortensen Road
6. Motion approving 5-day (February 4 - February 8) Class C Liquor License for Dublin Bay at Ames Ford Lincoln, 123 Airport Road
7. Motion approving ownership change for Class C Beer Permit and Class B Native Wine Permit for Casey's General Store #2905, 3612 Stange Road
8. Motion approving ownership change for Class E Liquor License, C Beer, & B Native Wine Permit for Casey's General Store #2560, 3020 S. Duff Avenue
9. Motion approving ownership change for Class E Liquor License, Class C Beer, & Class B Wine for Wal-Mart Store #749, 3015 Grand Avenue
10. Motion approving ownership change for Class E Liquor License, Class C Beer, & Class B Wine for Wal-Mart Supercenter #4256, 534 S. Duff Avenue
11. Motion approving ownership change for Class E Liquor License, Class C Beer, & Class B Wine for Sam's Club, 305 Airport Road
12. RESOLUTION NO. 17-019 approving Quarterly Investment Report for quarter ending December 31, 2016
13. Correcting Resolutions for Sale of Alley between North Dakota Avenue and Delaware Street:
  - a. RESOLUTION NO. 17-020 rescinding Resolution No. 16-388 regarding sale to Cheryl Kruger
  - b. RESOLUTION NO. 17-021 rescinding Resolution No. 16-389 regarding sale to John Fisher and Kasandra Somers
  - c. RESOLUTION NO. 17-022 authorizing sale of alley to Lile Parker Fox
  - d. RESOLUTION NO. 17-023 authorizing sale of alley to Le and Joan Lubka
14. RESOLUTION NO. 17-024 approving preliminary plans and specifications for the 2016/17 CyRide Route Pavement Improvements (S. 3rd/4th Street); setting February 21, 2017, as bid due date and February 28, 2017, as date of public hearing
15. RESOLUTION NO. 17-025 approving single-source procurement of Website Subscription Service Upgrade with Vision Internet of El Segundo, California, in the amount of \$72,976
16. Contracts for Emerald Ash Borer Response Plan Years 3 and 4:
  - a. RESOLUTION NO. 17-026 awarding contract for Ash Tree Removals to LawnPro of Ames, Iowa, in the amount of \$8,156
  - b. RESOLUTION NO. 17-027 awarding contract for Ash Tree Stump Grinding to Finco Tree/Wood Service of Kelley, Iowa, in the amount of \$13,600
  - c. RESOLUTION NO. 17-028 awarding contract for Ash Tree Treatment to Robert Kinnucan Tree Experts of Lake Bluff, Illinois, in the amount of \$70,125
  - d. RESOLUTION NO. 17-029 awarding contract for Ash Tree Replacement to Country Landscapes of Ames, Iowa, in the amount of \$100,136.85
17. RESOLUTION NO. 17-030 awarding contract to Kriz Davis of Ames, Iowa, for purchase of LED Luminaries for Electric Services Department in the amount of \$128,796 (inclusive of Iowa sales tax)
18. RESOLUTION NO. 17-031 awarding contract to Ziegler Caterpillar of Altoona, Iowa, for purchase of Tractor Backhoe-Loader for Public Works Department in the amount of \$123,872
19. RESOLUTION NO. 17-032 awarding contract to Fischer Brothers Enterprises of Eau Claire, Wisconsin, for Furman Aquatic Center Waterslide Restoration Project in the amount of \$97,000

20. RESOLUTION NO. 17-033 approving contract and bond for City Hall Gymnasium HVAC Renovations
  21. RESOLUTION NO. 17-034 approving Change Order No. 2 with Wulfekuhle Injection and Pumping for Water Treatment Plant Lime Sludge Disposal Operations
  - ~~22. Resolution accepting completion of Power Plant Fuel Conversion – Mechanical Installation General Work Contract~~
  23. Grant Avenue (Hyde Avenue) Pavement Improvements:
    - a. RESOLUTION NO. 17-036 approving Change Order No. 3
    - b. RESOLUTION NO. 17-037 accepting completion
  24. ISU Research Park Phase III - Roadway Paving
    - a. RESOLUTION NO. 17-038 approving Change Order No. 5
    - b. RESOLUTION NO. 17-039 accepting completion
  25. RESOLUTION NO. 17-040 accepting completion of City Hall Roof Project
- Roll Call Vote: 6-0. Resolutions/Motions declared adopted/approved unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

**PUBLIC FORUM:** Mayor Campbell opened Public Forum.

Sharon Guber, 2931 Northwestern Avenue, Ames, wished to address the topic of owner-occupancy at the 321 State Avenue development, which is owned by the City. Ms. Guber reminded the Council that the City acquired the Middle Parcel from Breckenridge for owner-occupied housing. She also noted that the parcel was acquired with Community Development Block Grant funds with the intent of creating affordable home ownership opportunities. She wished to clarify issues regarding student housing and low- and moderate-income (lmi) housing. She pointed out that a household can have unrelated individuals living in lmi housing. She gave several scenarios indicating how part-time, full-time, and/or graduate students can all be classified as “families” in housing. Ms. Guber said that the point was made that the Middle Parcel would be family housing and that the only students residing there would be students with their families – this statement is inaccurate. She noted that the density of the neighborhood is in the City’s hands, and there is a great need for single-family housing in the City.

Ms. Guber stated that there is much uncertainty of how this property will be developed, and it has caused sales in the neighborhood to exceed what normally occurs in city neighborhoods. She reported that there have been 67 sales between January 2013 and December 2016; out of 31 owner-occupied sales, 17 homes became rental. And, out of 34 rental homes that sold, only 7 became owner-occupied. Ms. Guber presented an overhead of a map as the neighborhood currently looks. She questioned if the Council is now going to change the zoning to something other than its current Residential Low Density zoning.

Ms. Guber also provided the results of a survey that had been conducted to learn what amount of rental housing is acceptable. The interest of the people who responded (41% response rate) to the survey was clearly not to have any rental. Another question asked what housing style was preferable, which came back strongly for single-family detached. Ms. Guber came before Council tonight because she wanted to point out what is happening, and that some substance matter has been incorrectly stated by the City.

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

**2017-2022 CAPITAL IMPROVEMENTS PLAN (CIP):** Mayor Campbell invited members of the public to provide input on the 2017-2022 CIP. She noted that the vote on the CIP would be taken at Budget Wrap-Up on February 14, 2017.

Trevin Ward, 1012 Grand Avenue, Ames, said that he was representing the Ames Bicycle Coalition (ABC). Last year, the ABC asked that the City increase funding levels for bicycling and multi-modal infrastructure, which the Council did adopt. This year's CIP represents those funding levels. Mr. Ward indicated that, overall, the ABC is happy to see the impact that will occur within the bicycling and pedestrian network over the next five years. He said that there are some areas in the community, specifically the older neighborhoods in the downtown area surrounding both sides of Grand Avenue, that can be rectified relatively easy in a fashion that is budget-neutral. Mr. Ward commented that the ABC has made recommendations to fund several projects that it recommended last year (e.g., endorsement of bike boulevards and safe crossings).

Mr. Ward said that the ABC does have a couple of recommendations that focus on non-arterial streets. Way-finding systems can aid in individuals' use of facilities, such as shared-use paths and trails. The ABC has been in discussions with groups involved with a bike-share project that is being considered by Iowa State University. He stated that the ABC is not making any funding recommendations for the project, however, it fits within the City's long-range transportation goals. The ABC requests that the City work with ISU administration and the Student Government groups to ensure that if a bike-share system were to come to Ames, that it be integrated within the City's system.

Drew Kamp, 304 Main Street, Ames, representing the Ames Chamber of Commerce, reported that the Chamber shares quality of life issues regarding some trail enhancements. The CIP indicates that in 2019/20, the vet med trail will be paved from South 16<sup>th</sup> Street to the ISU Research Park. The Chamber saw value in this since a major workforce hub will be connected to a main thoroughfare (Grand Avenue extension). Mr. Kamp indicated that another area in need of trail enhancements is on Dayton Avenue from 13<sup>th</sup> Street north to the USDA and BASF facilities. Currently, there is heavy truck traffic, and there are cases where bicyclists are not able to share the roads with these large trucks. The Chamber felt that this area, too, is an economic hub, and there would be value in the installation of some trail enhancements in this area.

**2016/17 U.S. HIGHWAY 69 IMPROVEMENTS PROGRAM (SOUTH DUFF AVENUE TRAFFIC SIGNAL):** Public Works Director John Joiner updated the Council on the status of this project. He indicated that staff had been in contact with Walmart and expected to see signed documents this week. However, comments for suggested changes were received from Walmart; therefore, staff needs to work through these issues.

Mr. Joiner reported that the contractor, Con-Struct, Inc., had confirmed that it will extend its bid until the Council makes its decision to proceed. It is staff's recommendation to postpone this item until the issues are worked out with Walmart.

Moved by Betcher, seconded by Gartin, to postpone approval of the Cost-Share Agreement, Cross-Access Easement Agreement, and contract award for the 2016/17 U.S. Highway 69 Improvements Program (South Duff Avenue Traffic Signal).

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

**DISCUSSION OF CAMPUS COMMUNITY COMMISSION:** Assistant City Manager Brian Phillips stated that the Council had previously received a report regarding the concept of a Campus Community Commission (CCC). Feedback from both the Council and Iowa State University has been received. He indicated that to go forward with its creation, the Council will need to: 1) give direction regarding the desired charge and membership of this new body; and, 2) decide whether the Commission should be created by ordinance or resolution. Once these are determined, direction can be given to the City Attorney to create the appropriate documents establishing the Commission.

Council Member Gartin stated that he favored the use of a task force. He questioned how the Council is to know if this Commission “works.” He indicated there is no meaningful way to see if it addresses the goals and has a net positive impact.

Mayor Campbell stated that, in reference to the Student Affairs Commission, the members just stopped showing up at meetings, and it died on its own terms.

Council Member Betcher stated that, as with the Human Relations Commission, the CCC should provide an annual report to the Council indicating what has been accomplished over the course of a year.

Council Member Orazem referred to Attachment 10, Item 4c) of the report, which addresses final reports from each appointed task force after completion of its charge. These would be submitted to the Campus Community Commission, which then would be presented to the Council.

Mayor Campbell stated that the Student Government had made its recommendation, in terms of appointing two members. Also, a letter had been received from ISU’s president indicating that he will appoint one administrator to represent the university, in lieu of two as initially proposed.

Council Member Betcher commented that, after receiving input from ex officio Sam Schulte, she would be interested in seeing that the Commission be composed of membership that is broader than Campustown. She agreed that more coverage of the entire city was needed, and felt that a member from the Main Street Cultural District should be appointed. Council Member Beatty-Hansen also agreed and said that it would broaden the scope of the charge of the CCC.

City Manager Steve Schainker said that, regardless of the ultimate charge to the Commission, any work that is explored by it would require prior approval by the City Council. This is not only to control the Commission’s work, but to assure there will be no confusion as to which City commission has jurisdiction over a certain issue.

Moved by Beatty-Hansen, seconded by Corrieri, to establish the Campus Community Commission with eight voting members comprised as follows: Business Community Representative - 1; Neighborhood Association Representative - 1; City At-Large Representative - 1; Iowa State University Administration Appointee - 1; Campustown Action Association Appointee - 1; Main Street Cultural District Appointee - 1; and, Student Government Appointees - 2 with the following charge:

1. Provide a public forum to facilitate discussion of issues of common interest to the City of Ames, Iowa State University, and Iowa State University Student Government.
2. Offer an opinion/recommendation to the Council regarding issues brought forward to the Commission by the Council that are of common interest to the City of Ames, Iowa State University, and Iowa State University Student Government.
3. Subject to Council approval, investigate issues of common interest to the City of Ames, Iowa State University, and Iowa State University Student Government which are brought forward to the Commission and currently not being considered by the Council.
4. Subject to City Council approval, appoint and take input from appointed task forces on issues of common interest to the City of Ames, Iowa State University, and Iowa State University Student Government that are not being dealt with by City staff or another City Commission.

- a) Task forces shall be comprised of representatives from the Ames and Iowa State University communities appointed by the Campus Commission. Task force membership shall be as large as necessary to address the task force's charge. Each task force shall be chaired by a member selected by the Campus Community Commission. A member of City staff shall be assigned to each task force by the City Manager to provide advice and to ensure that task force activities comply with the charge given by the Commission and with Chapter 21 of the *Code of Iowa* (Iowa Open Meetings Law).
- b) Each task force may adopt such rules of procedure and conduct for its meetings and other activities as it shall deem useful and appropriate, within the limits of the charge from the Commission. Task force meetings shall be open to the public and shall conform to the requirements of Chapter 21 of the *Code of Iowa* (Iowa Open Meetings Law). Meetings of each task force shall typically be held at City Hall or on the Iowa State University campus, but meetings may be held in alternate locations to provide more convenient access for special public forums.
- c) Upon completion of its charge, each task force shall submit copies of its final report to the Campus Community Commission. The Commission will present the report results to the City Council and gain Council approval if further action is necessary. If either the City Council or the Commission decides that no further action is required, the task force shall dissolve.

It was noted that three of the representatives will be appointed by the Mayor with approval of the City Council.

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

Assistant City Manager Phillips pointed out that with the Council's intent to proceed with the creation of the Campus Community Commission, additional action would need to be taken to repeal the ordinance that created the Student Affairs Commission.

Moved by Nelson, seconded by Betcher, to direct the City Attorney to draft an ordinance abolishing the Student Affairs Commission.

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

Moved by Corrieri, seconded by Beatty-Hansen, to direct the City Attorney to prepare a resolution regarding the establishment of the Campus Community Commission.

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

Moved by Betcher, seconded by Nelson, to include within the charge of the Campus Community Commission that it submit an annual report to the City Council.

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

**ADOPTION OF REVISED CITY COUNCIL GOALS FOR 2017:** Moved by Beatty-Hansen, seconded by Corrieri, to adopt the City Council Goals, Objectives, and Tasks, as revised at the Council's Goal-Setting Session on January 14, 2017.

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

**STAFF REPORT ON REQUEST FOR TEXT AMENDMENT PERTAINING TO SOLAR:** Planning Director Kelly Diekmann reported that this is a request for an amendment to the Zoning

Ordinance to enlarge the height limit for ground-mounted solar panels. This request was made on behalf of Iowa State Ready-Mix (ISRM) at 1109 East Lincoln Way, which is located within General Industrial zoning.

Mr. Diekmann advised that this would be a small change, however, it could have ramifications if large installations go in. Staff would then look to see if any other controls are necessary. The panels proposed by ISRM would rise approximately 15.5 feet above ground to the top of the installation. Staff is looking to see if the Council will allow the initiation of this request and begin the public hearing process.

Discussion was held regarding the degree of effect that would take place in allowing these installations in General, Planned, and Research/Innovation Industrial zoning districts.

Moved by Beatty-Hansen, seconded by Nelson, to allow Iowa State Ready-Mix to initiate the text amendment process in allowing for a 20-foot height limit on ground-mounted solar systems in all industrial zoning districts.

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

**STAFF REPORT REGARDING PARKING REQUIREMENTS IN NEIGHBORHOOD COMMERCIAL ZONING DISTRICT:** Planning Director Diekmann said that the Council had received a request to consider initiating a zoning text amendment that makes changes to the parking requirements in the Neighborhood Commercial (NC) zoning district. The property owner seeks relief from off-street parking requirements as they apply to uses within the NC district for a project they would like to re-use at 4625 Reliable Street. These particular property owners have space to construct a parking lot, but believe that the intent of the zoning district and their own personal interest for use of the property would be better served if the City would allow for “credit” to use available on-street parking instead. In this case, the property has so much street frontage that this would work well for them. The property owner is interested in the Council amending the Zoning Ordinance in a manner that does not require on-site parking for commercial uses in the NC zoning district.

Mr. Diekmann stated that the property owners desire to reuse the property with a small café and art gallery, which triggers the need to construct approximately 20 parking spaces on the site to comply with the zoning standards for parking. Future interests to host events would also require additional parking. A 20-space parking lot would take up approximately 20% of the open space on the site.

Planning Director Diekmann reviewed the three identified options for Council’s consideration in response to the request to initiate a text amendment: 1) no referral for a text amendment which would require construction of approximately 20 parking spaces; 2) a text amendment utilizing on-street parking as required parking in Neighborhood Commercial zoning; or, 3) eliminate parking requirements for commercial uses in the NC district.

John Hall, 304 Main Street, Ames, stated that he was representing the Chamber of Commerce and the Ames Economic Development Commission. Mr. Hall said that he is speaking on behalf of Eliot Thompson, property owner. This request is working to solve an economic need that exists in our community, and he is in favor of the project. He indicated that Option 2 is a good solution, especially looking at the unique property set-ups that exist. There should be some kind of measure that provides an opportunity to offer input when considering development/redevelopment of properties in these districts.



Moved by Nelson, seconded by Beatty-Hansen, to adopt Option 2, thereby allowing a text amendment to utilize on-street parking as required parking in Neighborhood Commercial zoning districts.

Eliot Thompson, 3211 Lettie Street, Ames, reported that he and his wife own the property at 4625 Reliable Street. The intent is to develop the property which would house a coffee shop, art gallery, and community space. This would provide such amenities that don't exist in that area of town. He stated that in meeting with Planning staff, he discovered a roadblock with the parking requirements, as previously described by Planning Director Diekmann. Mr. Thompson said that there is ample parking on both sides of the street in front of his property. He wishes to preserve the property's existing green space for community projects and to create a "neighborhood place."

Sharon Stewart, 437 Hilltop Road, Ames, advised that her husband and she will be opening a coffee shop at this location. Ms. Stewart explained that this development is intended to be pedestrian-oriented and is compatible with the scale of the surrounding areas. From her perspective, she wanted to address the City-wide influence regarding the changing of this text. When first discussed with City staff, she began looking at the locations of the other parcels that are zoned Neighborhood Commercial. Ms. Stewart showed an overhead map which indicates these locations. The majority of the other parcels are either near the Downtown or Campustown areas or on West Street. The Ace Hardware location is also zoned Neighborhood Commercial, and there is another parcel located on South 16<sup>th</sup> Street. She went to the Code text in considering what is the most similar language to the areas being looked at for Neighborhood Commercial. In reference to this text, she found that the language that is most similar is in both the Downtown Service Center and Campustown Service Center. Ms. Stewart said that the text amendment for Neighborhood Commercial could easily be supported as to why it fits within what has already been written. She supported Option 2.

Austin Stewart, 437 Hilltop Road, Ames, stated that he is an assistant professor in the Art and Visual Culture Department and Masters of Sustainable Design Program at Iowa State University. He said that some ideas have been discussed regarding the use of the green space in lieu of paved parking. They have considered using it as a potential space for a weekly farmers market; both of the existing markets are on the east side of town. Another option would be to have a neighborhood yard sale a couple times of year. Mr. Stewart indicated that a community garden might work well in the green space. All of these potential uses would have much more value to the neighborhood and community than that of parking spaces.

Mr. Stewart advised that there is a project currently underway. The development of clay sculptures has been implemented through a course at the College of Design, and participants wanted to do a project with that space. He indicated that the project could potentially provide public art pieces that could be used in the green space and used as playground equipment for kids. An outreach grant was obtained through the College to fund the development of these pieces, which are currently being designed and will be fabricated. Mr. Stewart stressed that they want to make this space usable for the community.

April Katz, 4626 Reliable Street, Ames, stated that she resides in the building that would be most impacted by this development. She is also a full professor at ISU in the College of Design, and she is an artist. Ms. Katz was thrilled that they are going to have this cultural center across the street from her and the coffee shop is appealing as well. Ms. Katz indicated that she is strongly in favor of Option 2. A parking lot is not appealing, and there is ample parking on the street at this location.

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

**HEARING ON 2016/17 WATER SYSTEM IMPROVEMENTS PROGRAM #1 - WATER SERVICE TRANSFER:** Mayor Campbell declared the hearing open. She closed the hearing after no one came forward to speak.

Moved by Orazem, seconded by Corrieri, to adopt RESOLUTION NO. 17-041 approving final plans and specifications and awarding contract to Ames Trenching & Excavating, Inc., of Ames, Iowa, in the amount of \$422,737.00.

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

**HEARING ON SOUTH SKUNK RIVER BASIN WATERSHED IMPROVEMENTS (CITY HALL PARKING LOT):** Mayor Campbell opened the public hearing. No one came forward to speak, and the hearing was closed.

Moved by Gartin, seconded by Corrieri, to adopt RESOLUTION NO. 17-042 approving final plans and specifications and awarding contract to Manatt's, Inc., of Brooklyn, Iowa, in the amount of \$948,116.35.

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

Moved by Betcher, seconded by Gartin, to adopt RESOLUTION NO. 17-043 approving the reallocation of \$161,400 to this project from savings from the City Hall Roof Improvement Project.

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 FACILITY ELECTRICAL SWITCHGEAR REHABILITATION PROJECT:** The Mayor declared the hearing open. There being no one wishing to speak, the hearing was closed.

Moved by Gartin, seconded by Betcher, to adopt RESOLUTION NO. 17-044 approving final plans and specifications and awarding contract to Tri-City Electric Company of Iowa of Davenport, Iowa, in the amount of \$30,376.

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

**HEARING ON 2016/17 CDBG PUBLIC FACILITIES IMPROVEMENT PROGRAM (MAINSTREAM LIVING PARKING LOT):** The public hearing was opened by Mayor Campbell. No one came forward to speak, and the hearing was closed.

Moved by Gartin, seconded by Betcher, to adopt RESOLUTION NO. 17-045 approving final plans and specifications and awarding contract to Con-Struct, Inc., of Ames, Iowa, in the amount of \$84,763.90.

Roll Call Vote: 5-0-1. Voting aye: Beatty-Hansen, Betcher, Gartin, Nelson, Orazem. Voting nay: None. Abstaining: Corrieri. Resolution declared adopted, signed by the Mayor, and hereby made a portion of these Minutes.

**HEARING ON CYRIDE 2016 SECURITY ENTRY SYSTEM, PHASE 1:** Mayor Campbell opened the hearing. There being no one wishing to speak, the hearing was closed.

Moved by Gartin, seconded by Corrieri, to adopt RESOLUTION NO. 17-035 approving final plans and specifications and awarding contract to Electronic Engineering Company of Des Moines, Iowa, in the amount of \$58,300.

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 Gartin, seconded by Betcher, to request that staff provide a memo to Council regarding U-Haul's request for a text amendment.

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

In reference to a letter received from Luke Jensen regarding downtown redevelopment, Council Member Corrieri stated that there are issues the Council should be considering prior to addressing the vision of redevelopment.

Moved by Corrieri, seconded by Orazem, to receive recommendations and points to consider (e.g., parking ratios, stormwater management) from City staff related to the redevelopment of downtown Ames.

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

Moved by Betcher, seconded by Beatty-Hansen, to request that the City Manager provide a memo to Council listing projects that will be recommended in the 2016/17 Adjusted Budget being paid from the General Fund's available balance.

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

**ADJOURNMENT:** Moved by Betcher to adjourn the meeting at 7:21 p.m.

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Diane R. Voss, City Clerk

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Ann H. Campbell, Mayor

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Jill L. Ripperger Recording Secretary