

MINUTES OF THE REGULAR MEETING OF THE AMES CITY COUNCIL

AMES, IOWA

APRIL 11, 2017

The Regular Meeting of the Ames City Council was called to order by Mayor Ann Campbell at 6:00 p.m. on the 11th day of April, 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 also present.

PROCLAMATION FOR “MAKING DEMOCRACY WORK DAY AND JUDIE HOFFMAN HONOREE DAY:” Mayor Campbell proclaimed April 22, 2017, as “Making Democracy Work Day and Judie Hoffman Honoree Day.” Mayor Campbell announced that Ms. Hoffman will receive the inaugural “Making Democracy Work” Award to be given by the League of Women Voters on April 22, 2017. The Mayor stated that the Award recognizes a member of the Ames community who has been a leader in making democracy work today and everyday and has a passion for safeguarding democratic processes. Ms. Hoffman accepted the Proclamation.

PROCLAMATION FOR “NATIONAL PUBLIC SAFETY TELECOMMUNICATORS WEEK:” The week of April 9 - 15, 2017, was proclaimed by the Mayor as “National Public Safety Telecommunicators Week.” Accepting the Proclamation as representatives of the Ames Police Department were Chief Chuck Cychosz, Support Services Manager Doug Houghton, Emergency Communications Supervisor Sarah McClure, and Public Safety Dispatcher Afton Clark. Chief Cychosz thanked all public safety telecommunicators as they serve as the vital link between victims and public safety personnel 24 hours/day 365 days/year. He advised that the Ames Public Safety Telecommunicators field approximately 25,000 9-1-1 calls/year, 3,500 of which are emergency medical calls.

PROCLAMATION FOR “FAIR HOUSING MONTH:” April 2017 was proclaimed as “Fair Housing Month” by Mayor Campbell. She briefly summarized the United States Fair Housing Law. Vanessa Baker-Latimer, City of Ames Housing Coordinator; Justin Dodge, Central Iowa Board of Realtors and Hunziker Property Management; Tony McFarland, Ames Rental Property Owners Association; Gary Denner, Professional Property Management, Inc.; Mike Frisk, First Property Management, and John Klaus, Chairperson of the Ames Human Relations Commission, accepted the Proclamation.

PRESENTATION OF THE AMES HUMAN RELATIONS COMMISSION “A HOME FOR EVERYONE” AWARD: Mayor Campbell introduced John Klaus, Chairperson of the Ames Human Relations Commission. Mr. Klaus presented “A Home for Everyone” Awards to Eileen Gebbie, Jason Paull, and Steven Ringlee. The Award recognizes those persons who demonstrate, by their deeds, an exemplary commitment to provide safe and equitable housing opportunities to disadvantaged persons. According to Mr. Klaus, because of the exemplary commitment and actions spearheaded by the three awardees, the Story County Housing Trust has been created; this allows the City of Ames and Story County to receive state and federal funds to create opportunities for housing for disadvantaged persons in the City of Ames and throughout Story County.

CONSENT AGENDA: Mayor Campbell announced that the City Council would be working from

an Amended Agenda. She stated that an item had been added under Consent Item No. 39 to propose the vacation of an Access Easement and to set the date of public hearing for April 25, 2017. In addition, the Council Action Form for Item No. 13 had been revised.

Council Member Betcher asked to pull Item No. 18, closure of Hayward Avenue for NCAA Cross Country Regional; Item No. 19, Requests from ISU Homecoming Central Committee for ISU Homecoming Parade; and Item No. 38, Plat of Survey for 1100 Adams Street and 3805 and 3815 Calhoun Avenue.

Moved by Beatty-Hansen, seconded by Betcher, to approve the following items on the Consent Agenda:

1. Motion approving payment of claims
2. Motion approving Minutes of Special Meeting of March 21, 2017, and Regular Meeting of March 28, 2017
3. Motion approving Report of Contract Change Orders for March 16-31, 2017
4. Motion approving renewal of the following Beer Permits, Wine Permits, and Liquor Licenses:
 - a. Class C Liquor – Dangerous Curves, 111 5th Street
 - b. Class C Liquor & Outdoor Service – Brick City Grill, 2704 Stange Road
 - c. Class C Liquor & Outdoor Service – Cyclone Experience Network, Hilton Coliseum
5. Motion approving new Special Class C Liquor License & Class B Native Wine Permit for Smokin Oak Wood-fired Pizza, 2420 Lincoln Way (pending final inspection)
6. Motion approving temporary Outdoor Service Privilege (April - Oct. 31) for Café Beau, 2504 Lincoln Way
7. Motion approving temporary Outdoor Service Privilege for Tip Top Lounge, 201 E. Lincoln Way, for the following dates:
 - a. May 18-19, 2017
 - b. June 1-2, 2017
 - c. June 15-16, 2017
 - d. June 29-30, 2017
 - e. July 13-14, 2017
 - f. July 27-28, 2017
 - g. August 10-11, 2017
 - h. August 24-25, 2017
8. RESOLUTION NO. 17- 161 approving appointment of Andrew Mott to Building Board of Appeals
9. RESOLUTION NO. 17- 162 authorizing temporary increase in staffing level in Police Department for sworn personnel
10. RESOLUTION NO. 17- 163 approving Forfeiture Funds Agreement with Story County Attorney’s Office
11. RESOLUTION NO. 17-164 approving Fiscal Agency Memorandum of Agreement with Ames Foundation in support of police outreach, officer safety, and training enhancements
12. RESOLUTION NO. 17-165 proposing sale of 1201 Dayton Avenue by Mary Greeley Medical Center to Manatt’s, Inc., and setting date of public hearing for April 25, 2017

13. RESOLUTION NO. 17-166 approving 2017/18 Ames Annual Outdoor Sculpture Exhibition selections
14. RESOLUTION NO. 17-172 approving preliminary plans and specifications for Water Pollution Control Facility Structural Rehabilitation Project; setting May 10, 2017, as bid due date and May 23, 2017, as date of public hearing
15. RESOLUTION NO. 17-173 approving preliminary plans and specifications for Water Pollution Control Primary Clarifier Painting Project; setting May 10, 2017, as bid due date and May 23, 2017, as date of public hearing
16. RESOLUTION NO. 17-174 approving preliminary plans and specifications for Scaffolding and Related Services and Supplies for Power Plant; setting May 11, 2017, as bid due date and May 23, 2017, as date of public hearing
17. RESOLUTION NO. 17-175 approving preliminary plans and specifications for Specialized Wet Dry Vacuum, Hydro Blast, and Related Cleaning Services for Power Plant; setting May 11, 2017, as bid due date and May 23, 2017, as date of public hearing
18. RESOLUTION NO. 17-176 approving single-source procurement of CyRide bus shelters from Columbia Equipment Company, Inc., of Freeport, New York, in the amount of \$112,013
19. RESOLUTION NO. 17-177 awarding contract for 2017/18 Concrete Crushing to Reilly Construction Co., Inc., of Ossian, Iowa, in the amount of \$51,000
20. RESOLUTION NO. 17-178 awarding contract for purchase of 750 KCMIL Cable to WESCO Distribution of Des Moines, Iowa, in the amount of \$81,919.20 (inclusive of Iowa sales tax), subject to metals adjustment at time of order
21. RESOLUTION NO. 17-179 approving renewal of contract for 2017/18 Custodial Services at City Hall/Community Center
22. RESOLUTION NO. 17-180 approving renewal of contract for 2017/18 Custodial Services at Public Library
23. RESOLUTION NO. 17-181 approving renewal of contract for 2017/18 Hauling and Related Services from Resource Recovery Plant to Boone County Landfill
24. RESOLUTION NO. 17-182 approving renewal of contract with RESCO for purchase of Electric Services transformers
25. RESOLUTION NO. 17-183 approving contract and bond for 2016/17 U.S. Highway 69 Improvements Program (South Duff Avenue Safety & Access Project)
26. RESOLUTION NO. 17-184 approving contract and bond for 2015/16 & 2016/17 Seal Coat Street Pavement Improvements
27. RESOLUTION NO. 17-185 approving contract and bond for 2015/16 Sanitary Sewer Rehabilitation (Sanitary Sewer Lining)
28. RESOLUTION NO. 17-186 approving contract and bond for 2015/16 Low-Point Drainage Improvement Program (Westwood Drive)
29. RESOLUTION NO. 17-187 approving contract and bond for Ames Municipal Cemetery Service Line Replacement
30. RESOLUTION NO. 17-188 approving Change Order No. 1 for Power Plant Control System Support Services
31. RESOLUTION NO. 17-189 approving Change Order No. 1 for Valve Maintenance and Related Services and Supplies for Power Plant
32. Aspen Park Subdivision, Third Addition:

- a. RESOLUTION NO. 17-195 proposing vacation of Access Easement and setting date of public hearing for April 25, 2017
 - a. RESOLUTION NO. 17-191 approving the Final Plat
- Roll Call Vote: 6-0. Resolutions/Motions declared adopted/approved unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

NCAA CROSS COUNTRY REGIONAL ON NOVEMBER 10, 2017: Council Member Betcher said that she had requested that this item be pulled from Consent so that she could get clarification on where the barricades will be located. She noted that it is essential that the barricades be placed on the south of the Knapp-Storms Complex, not to the north; so that they do not block the driveway to the Knapp-Storms Complex or the two houses on Hayward. Assistant City Manager Brian Phillips said that the City provides the barricades, and it is up to the event organizers to place them properly. This event has occurred once before, and the barricades were properly placed. The barricades will be located so that the driveways are accessible. Mr. Phillips said he will follow up with the event organizers to ensure that is clearly understood.

Moved by Betcher, seconded by Beatty-Hansen, to adopt RESOLUTION NO. 17-167 approving closure of portion of Hayward Avenue, between Mortensen Road and Storm Street, from 8:00 a.m. to 4:00 p.m. for NCAA Cross Country Regional on Friday, November 10, 2017.
Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

ISU HOMECOMING PARADE ON OCTOBER 22, 2017: Representing the Homecoming Committee were Riley Noble, 208 Ash Avenue, Ames, and Caleb Townsend, 224 Ash Avenue, Ames. Mr. Townsend explained that the Parade is being planned for 2:00 p.m. on October 22, 2017. The Parade will be held on Downtown streets, and the route will be the same as last year. He noted that this year, they are planning on approximately 70 floats; the Parade should be about an hour long. Ms. Noble explained that this year, they are excited about having more student organizations and community members participate. Council Member Betcher wanted to ensure that Wheatsfield will have access to its driveway on 5th Street. That was confirmed by both Ms. Noble and Mr. Townsend. Ms. Betcher also expressed her concerns about the people being able to exit the Church on Pearle Avenue after its services, which would be around Noon. Ms. Noble stated that the barricades will be moved by Noon, so the people at the Church will be allowed to exit.

Moved by Betcher, seconded by Gartin, to approve/adopt the following pertaining to the requests from the ISU Homecoming Central Committee for the ISU Homecoming Parade on Sunday, October 22:

- a. Motion approving blanket Temporary Obstruction Permit and blanket Vending License for event activities
- b. RESOLUTION NO. 17-168 approving closure of portions of Pearle Avenue, Fifth Street, Main Street, Clark Avenue, Burnett Avenue, Kellogg Avenue, and Douglas Avenue from 12:00 p.m. and 4:00 p.m.

- c. RESOLUTION NO. 17-169 approving closure of parking on portions of Pearle Avenue, Fifth Street, Main Street, Clark Avenue, Burnett Avenue, Kellogg Avenue, Douglas Avenue, Depot Lot TT, City Hall Parking Lot M, and City Hall Parking Lot MM from 12:00 p.m. to 4:00 p.m.
 - d. RESOLUTION NO. 17-170 approving waiver of fee for usage of electricity
 - e. RESOLUTION NO. 17-171 approving waiver of fee for Vending License
- Roll Call Vote: 6-0. Motion/Resolutions declared carried/adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

PLAT OF SURVEY FOR 1100 ADAMS STREET AND 3805 AND 3815 CALHOUN AVENUE: Council Member Betcher wanted it clarified that the City Manager had recused himself from all staff review, consideration, and recommendations about this item since his wife works at Windsor Oaks. She noted that the Council Action Form had shown the “Assistant City Manager’s Recommended Action,” however, the second paragraph under that heading said that it was the “recommendation of the City Manager.” Ms. Betcher wanted it known that she had confirmed that the City Manager had not made a recommendation on this item; that was a typo, and it should have said that it was the “recommendation of the Assistant City Manager.”

Moved by Betcher, seconded by Beatty-Hansen, to adopt RESOLUTION NO. 17-190 approving the Plat of Survey for 1100 Adams Street and 3805 and 3815 Calhoun Avenue.
Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

PUBLIC FORUM: Mayor Campbell opened Public Forum. Sheila Lundt, 806 Furman Drive, Ames, advised that due to the continuing partnership between the City of Ames and the Ames Foundation for tree planting, they will be planting between 135 and 140 trees on April 22, working from 13th Street to Inis Grove Park (almost to 30th) and Duff to Grand. According to Ms. Lundt, over 500 street trees have already been planted. Ms. Lundt announced that they will be rolling out the new planting trailer - thanks to the assistance by the Rotary Club of Ames - that will have all the tools/supplies needed, including shovels, rakes, gloves, etc. The volunteers will be meeting at Inis Grove Park at 8:30 a.m., and there will be lunch served at Inis Grove after the planting concludes. More volunteers are welcome to sign up. They should do so through the Ames Foundation Web site (www.amesfoundation.org). Monetary donations should be made payable to the Ames Foundation and mailed to or dropped off at the Ames Chamber of Commerce Office, 304 Main Street, Ames.

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

HEARING ON ZONING TEXT AMENDMENT RELATING TO SOLAR ENERGY SYSTEMS IN GENERAL INDUSTRIAL-ZONED AREAS: Planning and Housing Director Kelly Diekmann explained that this had been a referral from the City Council. The proposed amendment increases the maximum height of free-standing solar energy systems to 20 feet in the front, side, and rear yards outside of the required setbacks for land zoned General Industrial; exempts the systems from certain size limitations in relation to principal business, and clarifies that all standards apply regardless of visibility from a street. The proposed amendment retains the lot coverage limitations for most zoning districts, but removes that lot coverage limit for General

Industrial, subject to yard and setback limits. Council Member Betcher wanted to ensure that this Ordinance will work with the proposed landscaping standards that will be discussed later on the Agenda. Mr. Diekmann stated that there is no exemption from landscaping to install a solar structure. Requirements for solar energy systems and landscaping standards would need to be met.

The Mayor opened the public hearing. After there was no one wishing to speak, Mayor Campbell closed the hearing.

Moved by Gartin, seconded by Corrieri, to pass on first reading an ordinance relating to solar energy systems in General Industrial-zoned areas.

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

HEARING ON AMENDMENT TO MAJOR SITE DEVELOPMENT PLAN FOR ASPEN HEIGHTS DEVELOPMENT (3306 and 3326 LINCOLN WAY AND 117, 127, and 137 S. WILMOTH AVENUE): The public hearing was opened by Mayor Campbell. The Mayor closed the hearing after no one came forward to speak.

Moved by Nelson, seconded by Gartin, to adopt RESOLUTION NO. 17-192 approving an Amendment to the Major Site Development Plan to include the sign program for residential signs to meet a condition of original site plan approval.

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 WEST LINCOLN WAY INTERSECTION IMPROVEMENTS (FRANKLIN AVENUE): Traffic Engineer Damion Pregitzer explained that the project is for constructing left-turn lanes and installing redesigned traffic signals at the Franklin Avenue/Lincoln Way intersection. Staff is requesting that the Council accept the report of bids, approve the final plans and specifications, and delay the award until the City has signed Purchase Agreements with all affected property owners.

Mr. Pregitzer further explained that there is one owner, Tomco, LLC, who owns two properties: 3335 Lincoln Way and 3406 Lincoln Way, who has not signed a Purchase Agreement. The combined fair-market appraised value, which was determined by a third-party professional land appraisal company, for the needed portions of the Tomco properties is \$63,272. Tomco's representative Rick Thompson countered to sell the land to the City for \$134,627, which is 213% over the appraised value. In an effort to achieve an amiable agreement, the City offered \$90,181, which is based upon an estimated mid-point cost of the fair-market value plus a rough estimate for legal and other processing fees that would come with a potential condemnation proceeding. On April 6, 2017, the City then placed a verbal offer at the high-end of that estimate, which is approximately \$102,000. Mr. Thompson has rejected all of the offers. Mayor Campbell asked if this was due to Mr. Thompson's opposition to the recent approval of the South Duff project involving WalMart. Mr. Pregitzer stated that the City has not been involved in the discussions; however, the consultants had explained that, rather than focusing on their properties and this project, they focused on their displeasure with the South Duff/WalMart project. According to Mr. Pregitzer, there is another

meeting scheduled this week with the land owner to see if a resolution can be reached. Staff will come back to the Council with options in the near future.

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

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

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

HEARING ON NORTH/SOUTH RIVER VALLEY PARKS SOFTBALL INFIELD RENOVATION: The public hearing was opened by Mayor Campbell. She closed same after no one asked to speak.

Moved by Nelson, seconded by Corrieri, to adopt RESOLUTION NO. 17-193 approving the final plans and specifications and awarding a contract to Iowa Cubs Sports Turf Management of Des Moines, Iowa, in the amount of \$108,900.

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

HEARING ON CYRIDE PAVING RENOVATIONS 2017 PROJECT: Mayor Campbell opened the public hearing. There was no one wishing to speak, and the Mayor closed the hearing.

Sheri Kyras, Transit Director, advised that any action taken by the City Council tonight will be contingent upon approval by the Transit Board. The Transit Board will discuss the Project on April 25, 2017.

Moved by Betcher, seconded by Beatty-Hansen, to adopt RESOLUTION NO. 17-194 approving the final plans and specifications and awarding a contract to JAS Construction, LLC, of Altoona, Iowa, in the amount of \$62,891.

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

LINCOLN WAY CORRIDOR PLAN: Planning and Housing Director Kelly Diekmann introduced consultant Dan Gardner, principal with Houseal Lavigne Associates. Mr. Diekmann provided a summary of the tasks that had been completed since this topic was first presented to the Council 14 months ago. According to Mr. Diekmann, in March 2016, community and neighborhood workshops were held. In April 2016, staff made an existing conditions presentation to the City Council. From March to June 2016, interviews were held with stakeholders, comments cards were handed out, and there were on-line maps shown and surveys taken. In June 2016, a Focus Area Visioning Workshop was held. In November 2016, the Focus Area concept review and the first draft of the Plan was presented. After that date, more public input was received on the range of ideas. The Draft Plan that is now being presented is what staff believes is a compilation of the input received.

Mr. Gardner reviewed key elements of the District Framework, including the West-Side Mixed Use District, Campustown Transition Focus Area, Oak-Riverside Focus Area, Lincoln and Grand Focus Area (which is not a priority at this time), and the Downtown Gateway Focus Area.

Council Member Gartin asked to know more about the “road diet,” questioning specifically how it can be applied to a four-lane roadway. Director Diekmann stated that the “road diet” purpose is for potentially reducing the lanes on Lincoln Way as a result of the Grand Avenue Extension project. Traffic Engineer Pregitzer explained that a lot depends on the amount of daily traffic. Modeling was used using the 2040 Long-Range Transportation Plan; however, there are a lot of factors to be considered, and specific details have not been worked out. Council Member Orazem commented that the only time he believes this would be problematic would be “game days.” Mr. Pregitzer said that the staff will be working with Iowa State University and will be looking at several places around the Stadium. Director Diekmann said much more conversation will be held.

Council Member Gartin noted that the bicycle amenities on Lincoln Way are horrible, and there certainly appears to be major gains for those who will be biking on Lincoln Way in the future if this Plan is implemented.

Mr. Gardner continued with an explanation of the Plan. Mr. Diekmann stated that the draft Plan relies heavily on the visualizations of the Focus Areas to communicate the intent for the Areas and add meaning.

Director Diekmann advised the Council that it could accept the final document for use as an advisory document to assist the Council to make decisions or incorporate the Land Use Policy Plan into the Lincoln Way Corridor Plan. Mr. Diekmann stated that staff is not advocating for the LUPP being incorporated into the Corridor Plan at this time as the LUPP is going to be revised. Putting the LUPP into the Corridor Plan at this time would take approximately seven months and would be revised after the review of the LUPP has been finished. Mr. Diekmann stated that it is the staff’s recommendation that the Corridor Plan be considered basically an advisory plan. However, if someone wants to take on a project that does not appear to work as a use for the property, it would be possible for them to incorporate the land use that is included in the Corridor Plan.

The Council was told that there are two options on how to proceed once the final Plan is complete: [1] Accept the Plan as complete, but do not require that the Plan be a formal amendment to the Land Use Policy Plan (LUPP) or [2] Choose to proceed with the Corridor Plan as a major amendment to the Land Use Policy Plan and make changes to the LUPP to make it consistent with the Corridor Plan in its entirety. If that is the Council’s direction, additional steps for implementation would begin for zoning changes or design work for individual areas. Individual proposals for changes would not advance until the City completes its LUPP Amendment process.

At the inquiry of Mayor Campbell, Director Diekmann said that there will be one more version of the Lincoln Way Corridor Plan that will be presented to the Council in the future. More input will be received.

Mayor Campbell asked if there was anyone wishing to speak.

Tam Lorenz, 311 South Maple Avenue, Ames, thanked the Planning staff for recognizing the residential nature of the Oak-Riverside Focus Area. The discussions of the proposed changes should not be done in isolation of other development proposals and intensification pressures placed on this Neighborhood. When she purchased her home, there were three apartment buildings two blocks from her home. Now, 30 years later, there are nine, and three more are being contemplated for the two-block radius. She expressed her concerns about the possibility of three more apartment buildings being constructed in her neighborhood, further intensifying the area and the detrimental effects of that density. No one is building small affordable housing in Ames; however, some do exist along the Lincoln Way Corridor. Ms. Lorenz urged the City to find innovating ways to encourage owners to improve and repair the important affordable housing element. She asked that the City Council reject the portion of the Plan that supports the addition of apartment buildings in the Oak-Riverside area; she prefers intensification through more owner-occupied homes.

John Litzel, 2632 North Dakota, Ames, stated that he owns property on the northwest corner of North Dakota and Lincoln Way. Last September, the house burned; the debris will be cleared-out tomorrow. He asked that a buyer be found for this property who wants to put in a small office building, but not remove the Oak trees or change anything else. Mr. Litzel stated that the lot is 1.7 acres. According to Mr. Litzel, if the site were level, he could put 16 houses there.

Joe Leisz, 114 South Riverside Drive, Ames, expressed his displeasure that the Plan was presented at a Planning and Zoning Commission meeting that occurred during Spring Break, “when half of Ames was gone.” After talking with some of his neighbors, only one neighbor was aware of the draft Plan. It seemed to him that more work could have been done to make people aware. According to Mr. Leisz, the draft Plan calls for an alley cut that go right through his property; it would take out his garage, shed, and half of his backyard. Mr. Leisz took issue with the Plan describing the Oak-Riverside redevelopment concepts, which describe the area as “blighted.” He said that that could not be further from the truth. Many of the homes in the area were built from 1890 to the 1930s. According to Mr. Leisz, some properties have been purchased by property managers who have neglected the properties. He does not want those property managers to be rewarded with City incentives (tax dollars) to rezone their land for higher-density housing. Mr. Leisz urged the Council not to grant community development dollars to property managers to redevelop properties into rental. Mr. Leisz also expressed his dismay over the possibility of a “road diet” for Lincoln Way. Mr. Leisz believes that soon there will be more than 18,000 cars in that area and making a four-lane into a two lane would be very problematic. He believes that the City should route bike traffic on the existing bike path south or put a new bike bridge over Squaw Creek just north of Lincoln Way and allow them to travel along South 2nd Street. According to Mr. Leisz, he had emailed additional concerns to the Mayor and City Council. He noted his strong opposition to the proposals in the Lincoln Way Corridor Plan’s Oak-Riverside redevelopment concepts. Mr. Leisz believes adoption of the Plan would be detrimental to Ames. He asked that staff remove the alleyway that he spoke about earlier from the written part of the Plan if was not going to be there.

Director Diekmann brought the Council's attention to the policy issues and implementation steps for each of the Focus Areas.

Council Member Beatty-Hansen stated that she had received an email from Trevin Ward, representing Ames Bicycle Coalition, pertaining to the Campustown Focus Area. In his email to Ms. Beatty-Hansen, Mr. Ward recommended a "tweak" to the concept of the bicycle traffic being routed to Lincoln Way crossing Welch. He suggested to use Chamberlain, where bicycle traffic is allowed. Director Diekmann advised that it was intended to incorporate the concepts in the Plan to be consistent with the Long-Range Transportation Plan.

Referencing the length of timing that it took to implement the roundabout concept in Ames, Council Member Beatty-Hansen noted that changes to the traffic system can be intimidating. She believes that the "road diet" concept needs to be explored in more detail.

Catherine Knight, 123 South Riverside Drive, Ames, asked if any impact studies had been done on how the Corridor Plan would impact Squaw Creek. She commented that she is in favor of the "road diet", but does question where all the cars will go. Ms. Knight asked if there was any way of opening up the IDOT to allow pedestrian access through it. She also asked to know what the change to higher-density housing would and what impacts would it have to the neighborhood.

Micca Fatka, 1102 S. 16th Street, Ames, stated that she had not yet heard of this Plan. She asked if there were bike paths shown on the Plan. Mr. Diekmann advised that most of Lincoln Way has a shared-use path on it. The paths would be consistent with the Long-Range Transportation Plan. Director Diekmann stated that there probably would not be bike lanes located on those roads where there was a "road diet" recommended. Ms. Fatka asked if there were any guarantees of who is going to be purchasing the land and if the houses would be retained. Director Diekmann stated there are limitations on usage of property. Mayor Campbell recommended that Ms. Fatka make a visit to the Planning and Housing Department to learn more about the Plan.

Lynette Jensen, 1107 North 2nd Street, Ames, said that she lives about a half block north of the area that would be affected. She noted that there is just a single-lane alley on the north. There are garages located to the edge of that alley. There is already limited on-street parking on North 2nd and North 3rd. She asked that the City think about where people are going to park.

Robert Goschen, Algona, Iowa, said that he was present as Trustee of a family trust; as such, he owns the title to four lots along Lincoln Way. Over time, houses wear out, and after a certain point, it becomes too costly to continue to repair them. The three houses that he owns on those four lots have reached the end of their usefulness. Mr. Goschen said that when he grew up in Ames, Lincoln Way was a two-lane picturesque street. Now it is a major arterial street. Mr. Goschen expressed his appreciation of the concepts of the Draft Lincoln Way Corridor Plan. He noted that the use of the Lincoln Way Corridor has changed and the use of the property adjacent to it needs to change with it. Mr. Goschen stated that the City needs to take some action; this is a first step, and it gives staff a guideline. He suggested that the City take what has been presented and build on it.

Tam Lorenz, Oak-Riverside Focus Area, again spoke asking the Council to look at the South Russell to the South Hazel portion where a number of townhomes are proposed in the Plan. There are five houses located there now; there would be eight under the Draft Plan.

Council Member Orazem noted that if there is going to be single-family detached on Lincoln Way, there would have to be some traffic-calming measures.

Council Member Corrieri asked, procedurally, how the Council would move forward. Director Diekmann answered that staff will come back one more time with this.

Council Member Betcher asked if this Plan can be implemented with the City's sewer capacity the way it is. Council Member Diekmann stated that the sewer capacity would have to be known. Staff did look at the sewer capacity when it did modeling on one major redevelopment area.

Ms. Betcher stated that she was in agreement with the Oak-Riverside residents that there is affordable housing stock in that residential area and it should not be replaced with new housing that is not affordable. She also shared that she likes the idea of the "road diet" because the concept behind it is to encourage people not to drive. However, consideration needs to be made where this fits in as part of the overall Plan. She expressed her concerns of the unintended consequences – if a change is made in one location, what does it do to another location.

Director Diekmann stated that the area where staff needs the most direction from Council is the Downtown Gateway Focus Area.

Council Member Orazem shared that, for him, the one part of the Corridor that is "crying" for improvement is the Downtown Gateway Area. He is concerned about what would be planned for the area south of the railroad tracks. Mr. Orazem said it was important for the Council to think about the incentives that would need to be put in place; what public investment would be made. Mr. Gardner said it was important to recognize the areas adjacent to the Downtown. They should provide a clear link - physical and character - to Downtown Ames.

Council Member Betcher noted that the recommendation was to look at the Downtown Gateway Focus Area first and the Lincoln Grand Focus Area last. Ms. Betcher asked if there was a way to capture some of the incubator zone mixed-use into the Downtown Focus Area. She said she thought it would be worthwhile for that to be evident in the Plan, as she did not get that impression from reviewing it.

Council Member Gartin asked if there was anything that can be used to improve the look of Lincoln Way. Director Diekmann said that staff will come back to Council with ideas for aesthetic improvements; however, the Council has to choose one area.

Mr. Gartin shared that, philosophically, he does not like the use of eminent domain. He asked how the concepts of the Plan could be done without the use of more aggressive use of eminent domain.

Mr. Gardner explained that the City is willing to work with property owners, developers, etc., to get an improvement. By articulating the vision, some property owners will be encouraged.

Moved by Beatty-Hansen, seconded by Corridor, to go with Option 1, which is to accept the final plan as complete, but do not require that the Plan be a formal amendment to the Land Use Policy Plan.

Ms. Beatty-Hansen said that the Plan would then act as an advisory policy document for implementation strategies that could include individual LUPP amendments, rezoning actions, or street improvements with the Capital Improvements Program. In Council Member Gartin's opinion, the downside to that is that the Plan would just be an advisory document.

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

The meeting recessed at 8:45 p.m. and reconvened at 8:52 p.m.

LANDSCAPE STANDARDS: Director Diekmann recalled that on November 15, 2016, the City Council had directed staff to redirect efforts from creating a points-based system ordinance to a more traditional standards-based approach for updating the City's landscape standards. According to Mr. Diekmann, the proposed revisions are a comprehensive rewrite of the standards found in the Zoning Ordinance. He said that staff is not asking the Council to adopt a new ordinance at this meeting, but wants to get direction on whether or not to move ahead.

Mr. Diekmann reviewed the Draft Landscape Standards Outcomes for commercial, industrial, and for residential sites (apartments). He said that the overall approach to the new standards is an emphasis on yard landscaping for buildings and parking lots, increased parking lot tree shading and landscaping, plant variety, allowances for storm water treatment measures, and flexibility in administration by staff. Specifically explained were the changes in landscaping standards for corner lots with parking in front of buildings. Mr. Diekmann noted the landscape design standards over which staff would have discretion.

Council Member Gartin asked if staff had reached out to other comparable communities to see what standards are in place in their cities. Director Diekmann said that they did months ago when staff began reviewing the landscape standards; however, it was found that cities handle landscaping in a lot of different ways. The trend seems to be that landscaping standards stay in place for a long time. There is not a big push in the "Planning World" to go back and change landscaping ordinances.

Mr. Gartin asked if staff had received any "push back" from developers or architects. Mr. Diekmann replied that staff had had a lot of conversations about clarifications on how it would work.

Council Member Nelson noted that one topic that came up during the last discussion was the requirement for mulch instead of rock. Director Diekmann advised that the current Ordinance does not allow rock; however, on the points basis, more points are given for using mulch. Rock against the buildings for apartments is allowed in the new Ordinance. Mr. Nelson also pointed out that there

is one area of town where there is a size restriction on the rock. According to Director Diekmann, those requirements have been in the Ordinance for over ten years. In Campustown, no rock is allowed. In the University Impacted Area, rock 3/4" in diameter or smaller is allowed.

Per Mr. Nelson, another topic raised previously was existing right-of-way trees. Mr. Diekmann advised that if the right-of-way planting strip meets the seven-foot spacing for trees and there are no other obstacles, there could be a tree planted there. He noted that that tree would now be the responsibility of the City to maintain. In limited circumstances, Planning might give permission to plant a street tree in the right-of-way.

Justin Dodge, Hunziker & Associates, 105 South 16th Street, Ames, stated that the proposed standards represent a compromise - neither the staff nor the development community got everything each wanted. Mr. Dodge feels that the landscape standards plan presented at this meeting is now a workable solution.

Scott Renaud, FOX Engineering, 414 South 17th Street, Suite 107, Ames, stated that he is generally in favor of the changes. He appreciates the flexibility that the new standards offer, and he prefers as much flexibility as possible. However, he would still like a few other changes, which are more technical in nature; specifically, requiring mulch instead of rock, requiring a licensed landscape architect on Major Site Development Plans, requirements for organic matter, requirements for "islands." He noted that his company uses Landscape Architects, but very few of them are actually licensed. Mr. Renaud asked that the Ordinance be revisited in one year to see how it is working. Director Diekmann clarified when a licensed landscape architect would be required. According to Mr. Renaud, he employs a licensed Landscape Architect when he is going to be installing irrigation systems. Mr. Renaud also is not in favor of the 5% organic matter requirement. He started to test the soils on his sites, and none of them are at 5%. From a standpoint of a growth medium, there are other things that can be done. The percentage of organic matter does not really help the plant grow. Also, pertaining to the requirement for islands, they are snow removal nightmares and landscaping in the islands get hit with salt during the wintertime, and the plants do not do well with salt.

Council Orazem said that if the requirements are not conducive to keeping the landscaping alive, the City will receive "push back," and changes would need to be made.

Mr. Diekmann said that staff does plan to create an Illustrative Guide so that there are pictures and dimensional diagrams to help ensure consistent interpretation of the Ordinance.

Josh Shields, 4112 Toronto Street, Ames, said that he is a licensed Landscape Architect. He explained what it takes to be licensed. Mr. Shields said he felt compelled to speak because he is also the President of the State Chapter of Landscape Architects. He does see value in requiring a licensed Landscape Architect for "signature pieces in the community."

Linda Welch, 305 South Russell, Ames, noted that she likes the ideas of requiring lots of landscaping. She noted, however, that a lot of newer apartments had nice new landscaping, but half of it has died. Ms. Welch asked if there is anyone that comes back to check. Director Diekmann

stated that there is a current inspection process to ensure that the required landscaping is in place before the Certificate of Occupancy is issued. Once the required landscaping is verified as complete, there is no repeated inspection by City staff. There is a duty to maintain, but the City does not have an “enforcement arm;” that is done on a complaint basis.

Moved by Orazem, seconded by Gartin, to direct that the landscape standards, as amended and presented at this meeting, come back to the City Council in ordinance form.

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

DEFINITION OF PRE-EXISTING TWO-FAMILY HOMES: Moved by Corrieri, seconded by Nelson, to go with Option 1, which is that the definitions proposed for “Two-Family Dwelling Pre-Existing,” and “Pre-Existing” appropriately address concerns identified in the administration of zoning regulations for such uses, and direct that staff prepare a draft ordinance to make those changes.

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

ORDINANCE PERTAINING TO PARKING REGULATIONS AND SPEED LIMIT FOR COLLABORATION PLACE IN ISU RESEARCH PARK: Moved by Corrieri, seconded by Gartin, to pass on second reading an ordinance setting parking regulations and establishing the speed limit for Collaboration Place in ISU Research Park.

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

ORDINANCE PERTAINING TO PARKING REGULATIONS AND SPEED LIMIT FOR PLAZA LOOP IN ISU RESEARCH PARK: Moved by Corrieri, seconded by Nelson, to pass on second reading an ordinance parking regulations and establishing the speed limit for Plaza Loop in ISU Research Park.

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

ORDINANCE PERTAINING TO SIGNS UNDER CHAPTER 21.122(1)c AND CHAPTER 21.125(6): Moved by Corrieri, seconded by Gartin, to pass on second reading an ordinance pertaining to Signs under Chapter 21.122(1)c and Chapter 21.125(6)

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

ORDINANCE ASSIGNING RECENTLY APPROVED ANNEXED AREAS TO WARDS AND PRECINCTS: Moved by Nelson, seconded by Betcher, to pass on third reading and adopt ORDINANCE NO. 4297 assigning recently approved annexed areas to Wards and Precincts.

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

COUNCIL COMMENTS: Moved by Gartin, seconded by Nelson, to refer to staff the letter from ChildServe dated April 4, 2017, regarding a proposed reallocation of their funding.

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

Mayor Campbell gave an update on the residential occupancy bill that had been debated by the Iowa Legislature. Council Member Betcher reminded the City Attorney that a memo had been requested by the City Council outlining what was done in Minnesota to limit the number of occupants in rental properties. The City Attorney said she was waiting to hear the outcome of the Bill, but had the memo pulled together and would forward it to the Council. Council Member Orazem stated that he was hoping that Ames could use the parking requirement to get almost the same effect.

ADJOURNMENT: Moved by Nelson to adjourn the meeting at 9:54 p.m.

Diane R. Voss, City Clerk

Ann H. Campbell, Mayor