

AGENDA
REGULAR MEETING OF THE AMES CITY COUNCIL
COUNCIL CHAMBERS - CITY HALL
APRIL 25, 2017

NOTICE TO THE PUBLIC: The Mayor and City Council welcome comments from the public during discussion. **If you wish to speak, please complete an orange card and hand it to the City Clerk. When your name is called, please step to the microphone, state your name for the record, and limit the time used to present your remarks in order that others may be given the opportunity to speak.** The normal process on any particular agenda item is that the motion is placed on the floor, input is received from the audience, the Council is given an opportunity to comment on the issue or respond to the audience concerns, and the vote is taken. On ordinances, there is time provided for public input at the time of the first reading. In consideration of all, if you have a cell phone, please turn it off or put it on silent ring.

CALL TO ORDER: 6:00 p.m.

PRESENTATIONS:

1. Presentation for 2017 Historic Preservation Award
2. Presentation of Main Street Iowa Award by Main Street Cultural District
3. Recognition of Ames being named as one of Wellmark's Healthiest Hometowns

PROCLAMATIONS:

4. Proclamation for "Arbor Day," April 28, 2017
5. Proclamation for "Bike Month and Bike to Work Week 2017"
6. Proclamation for "National Preservation Month," May 2017

CONSENT AGENDA: All items listed under the consent agenda will be enacted by one motion. There will be no separate discussion of these items unless a request is made prior to the time the Council members vote on the motion.

7. Motion approving payment of claims
8. Motion approving Minutes of Regular Meeting of April 11, 2017
9. Motion approving Report of Contract Change Orders for April 1-15, 2017
10. Motion approving renewal of the following Beer Permits, Wine Permits, and Liquor Licenses:
 - a. Class C Liquor & Outdoor Service – Perfect Games, Inc., 1320 Dickinson Avenue
 - b. Class C Beer – Swift Stop #2, 3406 Lincoln Way
 - c. Special Class C Liquor – Great Plains Sauce & Dough Co., 129 Main Street
 - d. Special Class C Liquor – Szechuan House, 3605 Lincoln Way
11. Motion approving 5-day (May 12 - 16) Class B Beer Permit & Outdoor Service for Craft Haulers at ISU Research Park Building #2 Parking Lot, 1805 Collaboration Place
12. Motion approving 5-day (May 16-20) Class C Liquor License for Olde Main Brewing Company at Reiman Gardens, 1407 University Boulevard
13. Motion approving 6-month Class B Beer Permit & Outdoor Service for Ames Jaycees "Ames on the Half Shell" in Bandshell Park, 6th Street and Duff Avenue
14. Resolution approving appointment of *ex officio* student liaison to City Council
15. Resolution approving appointment of Council Member Chris Nelson to Ames Transit Agency Board of Trustees
16. Resolution confirming appointment of Steven Valentino and Juan Bibiloni to serve as Iowa State University Student Government representatives to Ames Transit Agency Board of Trustees
17. Resolution approving Quarterly Investment Report for period ending March 31, 2017

18. Resolution approving purchase of Neighborhood Art acquisitions for 2017
19. Resolution approving payment of compensation and attorneys' fees for 161-kV Transmission Line condemnation
20. Resolution approving FY 2017/18 COTA Annual Grant contracts
21. Resolution approving FY 2016/17 and FY 2017/18 outside funding request contracts
22. Resolution approving renewal of health insurance Administrative Services Agreement with Wellmark
23. Resolution approving renewal of Administrative Services Agreement with Delta Dental of Iowa
24. Requests from Main Street Cultural District (MSCD) for ArtWalk on Friday, June 2:
 - a. Motion approving blanket Temporary Obstruction Permit for MSCD from 3:00 p.m. to 8:00 p.m. and blanket Vending License from 8:00 a.m. to 8:00 p.m.
 - b. Resolution approving waiver of parking meter fees and enforcement for MSCD from 5:00 p.m. to 8:00 p.m.
 - c. Resolution approving waiver of fees for blanket Vending License and usage of electricity
 - d. Resolution approving use of Tom Evans Plaza
 - e. Resolution approving closure of 400 block of Kellogg Avenue for YSS activities
 - f. Resolution approving closure of two parking spaces near intersection of Main Street and Burnett Avenue
25. Requests from Ames Velo for Ames Grand Prix Main Street Criterium on Saturday, June 10:
 - a. Motion approving blanket Temporary Obstruction Permit for closed area
 - b. Resolution approving closure of Main Street from Clark Avenue to Douglas Avenue, Douglas Avenue from Main Street to Sixth Street, Sixth Street from Douglas Avenue to Burnett Avenue, Burnett Avenue from Sixth Street to Fifth Street, Fifth Street from Burnett Avenue to Clark Avenue, and Clark Avenue from Fifth Street to Main Street from 2:00 p.m. to 9:00 p.m.
 - c. Resolution approving closure of 187 metered parking spaces and suspension of parking regulations within closed area
26. Requests from Ames Velo for Ames Grand Prix Research Park Circuit Race on Sunday, June 11:
 - a. Motion approving blanket Temporary Obstruction Permit for closed area
 - b. Resolution approving closure of Airport Road from University Boulevard to North Loop Drive, North Loop Drive, South Loop Drive, University Boulevard from Airport Road to Collaboration Place, and Collaboration Place from 8:00 a.m. to 5:00 p.m.
27. Request from Mary Greeley Medical Center for Hope Run on Saturday, June 17:
 - a. Motion approving blanket Temporary Obstruction Permit for race from 7:30 a.m. to 9:00 a.m.
 - b. Resolution approving closure of Mortensen Road from Dotson Drive to State Avenue and State Avenue from Lettie Street to Mortensen Road
 - c. Resolution approving waiver of road race fee
28. 4th of July Activities:
 - a. Requests of City of Ames:
 - i. Resolution approving closure of Clark Avenue between 5th Street and 6th Street from 5:00 p.m. on Monday, July 3, until conclusion of parade on July 4th and closure of City Hall Parking Lot N on July 4th for City Council Community Pancake Breakfast
 - b. Requests of MSCD:
 - i. Motion approving blanket Temporary Obstruction Permit for MSCD from 6:00 a.m. to 2:00 p.m. on Tuesday, July 4
 - ii. Resolution approving waiver of fee for usage of electricity
 - iii. Parade on Tuesday, July 4:
 - (1) Resolution approving closure of portions of Main Street, Northwestern Avenue,

Fifth Street, Douglas Avenue, Burnett Avenue, Kellogg Avenue, Clark Avenue, Allan Drive, and Pearle Avenue from 6:00 a.m. until end of parade

- (2) Resolution approving closure of Parking Lot MM and south portion of Lot M, Depot Lots V and TT from 6:00 a.m. to 2:00 p.m.
29. Requests from Main Street Cultural District (MSCD) for Foodies & Brew on Friday, August 4:
 - a. Motion approving blanket Temporary Obstruction Permit and blanket Vending License
 - b. Motion approving 5-day (August 3-7) Special Class C Liquor License & Outdoor Service Privilege for 400 block of Douglas Avenue
 - c. Resolution approving closure of Douglas Avenue from Main Street to Fifth Street from 12:00 p.m. on Friday, August 4, to 1:00 a.m. on Saturday, August 5
 - d. Resolution approving closure of 10 metered parking spaces on Douglas Avenue and 10 metered parking spaces on Fifth Street from 12:00 p.m. on Friday, August 4, to 1:00 a.m. on Saturday, August 5
 - e. Resolution approving waiver of parking meter fees and fee for blanket Vending License
30. Requests from Main Street Cultural District (MSCD) for Oktoberfest on Saturday, September 16:
 - a. Motion approving blanket Temporary Obstruction Permit and blanket Vending License
 - b. Motion approving 5-day (Sept. 14-18) Special Class C Liquor License & Outdoor Service Privilege for 200 block of Main Street
 - c. Resolution approving closure of Main Street from Kellogg Avenue to Douglas Avenue from 12:00 p.m. on Friday, September 15, to 10:00 a.m. on Sunday, September 17
 - d. Resolution approving closure of 45 metered parking spaces in 200 block of Main Street from 12:00 p.m. on Friday, September 15, to 10:00 a.m. on Sunday, September 17
 - e. Resolution approving waiver of parking meter fees and fee for blanket Vending License
 - f. Resolution approving waiver of fee for usage of electricity in 200 block of Main Street
31. Requests from Main Street Cultural District (MSCD) for Snow Magic from November 10 - December 24:
 - a. Motion approving blanket Temporary Obstruction Permit in Central Business District for November 10 through December 24
 - b. Resolution approving blanket Vending License for Friday, November 10, and every Saturday from November 11 through December 23, and approving waiver of fees
 - c. Resolution approving usage of electricity for holiday activities/lighting from November 13 through January 1, and approving waiver of electricity costs
 - d. Resolution approving use of Tom Evans Plaza from 5:00 p.m. to 8:00 p.m. on November 10 for tree lighting ceremony
 - e. Resolution approving closure of Kellogg Avenue from Main Street to Fifth Street, including the closure of 12 metered parking spaces, from 8:00 a.m. to 2:00 p.m. on December 9 for Santa's Train
 - f. Resolution approving closure of 10 metered parking spaces within MSCD from 3:00 p.m. to 8:00 p.m. on November 10 for carriage ride passenger pick up and drop off
 - g. Resolution approving suspension of parking regulations and enforcement for Central Business District on Friday, November 10, and every Saturday from November 11 through December 23, and approving waiver of fees
32. Requests from Campustown Action Association for Summerfest on June 3:
 - a. Motion approving blanket Temporary Obstruction Permit and blanket Vending License for Campustown District
 - b. Motion approving 5-day (June 3-7) Class B Beer Permit & Outdoor Service
 - c. Resolution approving closure of 200 block of Welch Avenue and Chamberlain Street from Welch Avenue to the exit of Chamberlain Lot Y between 7:00 a.m. and 10:00 p.m.

- d. Resolution approving closure of parking spaces in 200 block of Welch Avenue, on Chamberlain Street between Welch Avenue and the Chamberlain Lot Y exit, Welch Lot T, and Chamberlain Lot Y between 7:00 a.m. and 10:00 p.m.
- e. Resolution approving usage of electricity and waiver of costs
- f. Resolution approving waiver of parking meter fees and fee for blanket Vending License
- 33. Resolution awarding contract to Storey Kenworthy of Ames, Iowa, for Purchase and Installation of Furniture for New Water Plant, Admin Services, and Airport Terminal in the amount of \$183,397.69
- 34. Resolution awarding contract to Baldwin Pole & Piling, Inc., of Des Moines, Iowa, for purchase of Electric Distribution utility poles in accordance with unit prices bid
- 35. Resolution awarding contract to Bobcat of Ames, of Ames, Iowa, for purchase of Track Loader in the amount of \$51,262.30
- 36. Resolution awarding contract for purchase of FY 2017/18 Pebble Lime to Graymont Western Lime, Inc., of West Bend, Wisconsin, in the amount of \$156/ton
- 37. Grant Agreements for Low-Head Dam Modifications project:
 - a. Resolution approving Low-Head Dam Hazard Mitigation Grant Agreement for \$112,901
 - b. Resolution approving Iowa Water Trails Enhancement Grant Agreement for \$120,000
- 38. Resolution approving contract and bond for CyRide Paving Renovations 2017 Project
- 39. Resolution approving Change Order No. 1 for Electric Services LED Luminaires
- 40. Resolution approving revised Plat of Survey for 202 Southeast 5th Street
- 41. The Irons Subdivision:
 - a. Resolution approving Final Plat
 - b. Resolution accepting partial completion of public improvements and financial security for remaining improvements
 - c. Resolution accepting \$45,640 in lieu of sidewalk installation to be used for future improvements on 190th Street
 - d. Resolution approving Infrastructure Installation and Conservation Management Agreement
 - e. Resolution approving Phosphorus Reduction Agreement with Ames Golf and Country Club
- 42. Resolution approving Final Plat for Crane Farm Subdivision, Third Addition

PUBLIC FORUM: This is a time set aside for comments from the public on topics of City business other than those listed on this agenda. Please understand that the Council will not take any action on your comments at this meeting due to requirements of the Open Meetings Law, but may do so at a future meeting. The Mayor and City Council welcome comments from the public; however, at no time is it appropriate to use profane, obscene, or slanderous language. The Mayor may limit each speaker to five minutes.

PLANNING & HOUSING:

- 43. Appeal of 2516 Lincoln Way Minor Site Development Plan Conditions of Approval:
 - a. Resolution approving Minor Site Development Plan with conditions
- 44. Motion initiating text amendment for temporary asphalt batch plant setbacks from hotels

HEARINGS:

- 45. Hearing on Annexation of property located at 4605 Hyde Avenue:
 - a. Resolution approving annexation
- 46. Hearing on the sale of 1201 Dayton Avenue by Mary Greeley Medical Center:
 - a. Resolution approving sale to Manatt's, Inc.

47. Hearing on vacating Access Easement in Aspen Business Park Subdivision, First Addition:
 - a. Resolution approving vacating of Easement on west 20 feet of Outlot B, Aspen Business Park, First Addition
48. Hearing on 2016/17 Cemetery Lane Improvements:
 - a. Resolution approving final plans and specifications and awarding contract to Manatt's, Inc., of Ames, Iowa, in the amount of \$184,038.30

ORDINANCES:

49. First passage of ordinance assigning recently approved annexed areas (Resolutions No. 16-686 and 17-126) to Wards and Precincts
50. First passage of ordinance increasing compensation for Mayor and City Council
51. First passage of revised Net Metering Ordinance (second and third readings and adoption requested)
52. Second passage of ordinance relating to solar energy systems in General Industrial zoned areas
53. Third passage and adoption of ORDINANCE NO. 4298 setting parking regulations and establishing speed limit for Collaboration Place in ISU Research Park
54. Third passage and adoption of ORDINANCE NO. 4299 setting parking regulations and establishing speed limit for Plaza Loop in ISU Research Park
55. Third passage and adoption of ORDINANCE NO. 4300 pertaining to Signs under Chapter 21.122(1)c and Chapter 21.125(6)

COUNCIL COMMENTS:

ADJOURNMENT:

***Please note that this Agenda may be changed up to 24 hours before the meeting time as provided by Section 21.4(2), Code of Iowa.**

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. RESOLUTIONNO. 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



REPORT OF CONTRACT CHANGE ORDERS

Period:	<input checked="" type="checkbox"/>	1 st – 15 th
	<input type="checkbox"/>	16 th – End of Month
Month & Year:	April 2017	
For City Council Date:	April 25, 2017	

Department	General Description of Contract	Contract Change No.	Original Contract Amount	Contractor/ Vendor	Total of Prior Change Orders	Amount this Change Order	Change Approved By	Purchasing Contact (Buyer)
Electric Services	Cable, Alum, 1/0, 220 MIL	1	\$73,188.00	WESCO Distribution, Inc	\$0.00	\$121.98	D. Kom	CB
			\$		\$	\$		
			\$		\$	\$		
			\$		\$	\$		
			\$		\$	\$		
			\$		\$	\$		

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10a-d

TO: Mayor Ann Campbell and Ames City Council Members

FROM: Lieutenant Dan Walter – Ames Police Department

DATE: April 19th, 2017

SUBJECT: Beer Permits & Liquor License Renewal Reference City Council Agenda

The Council agenda for April 25th, 2017, includes beer permits and liquor license renewals for:

- Class C Liquor & Outdoor Service - LC0036896- Perfect Games Inc., 1320 Dickinson Avenue
- Class C Beer - BC0020769 - Swift Stop #2, 3406 Lincoln Way
- Special Class C Liquor - BW0090475 - The Great Plains Sauce & Dough Co., 129 Main St.
- Special Class C Liquor - BW0094849- Szechuan House, 3605 Lincoln Way

A routine check of police records for the past twelve months found no liquor law violations for the above listed business. The police department recommends renewal of licenses for all of the above business.

Applicant License Application ()

Name of Applicant: <u>Craft Haulers LLC</u>		
Name of Business (DBA): <u>Craft Haulers</u>		
Address of Premises: <u>ISU Research Park Building#2 Parking lot</u>		
City <u>Ames</u>	County: <u>Story</u>	Zip: <u>50010</u>
Business	<u>(515) 519-2337</u>	
Mailing	<u>915 Timberline Dr</u>	
City <u>Polk City</u>	State <u>IA</u>	Zip: <u>50226</u>

Contact Person

Name <u>Kevin Kibby</u>	Phone: <u>(515) 519-2337</u>	Email <u>kevin@crafthaulers.com</u>
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Classification Class B Beer (BB) (Includes Wine Coolers)

Term:5 days

Effective Date: 05/12/2017

Expiration Date: 01/01/1900

Privileges:

Class B Beer (BB) (Includes Wine Coolers)

Outdoor Service

Status of Business

BusinessType: <u>Limited Liability Company</u>
Corporate ID Number: <u>527632</u> Federal Employer ID <u>81-3449806</u>

Ownership

Kevin Kibby

First Name: Kevin **Last Name:** Kibby
City: Polk City **State:** Iowa **Zip:** 50226
Position: Owner
% of Ownership: 100.00% **U.S. Citizen:** Yes

Insurance Company Information

Insurance Company: <u>Cincinnati Specialty Underwriters</u>	
Policy Effective Date:	Policy Expiration
Bond Effective	Dram Cancel Date:
Outdoor Service Effective	Outdoor Service Expiration
Temp Transfer Effective	Temp Transfer Expiration Date:

Insurance Company Information

Insurance Company:	<u>Founders Insurance Company</u>
Policy Effective Date:	Policy Expiration
Bond Effective	Dram Cancel Date:
Outdoor Service Effective	Outdoor Service Expiration
Temp Transfer Effective	Temp Transfer Expiration Date:

Applicant License Application ()

Name of Applicant: <u>Ames Jaycees</u>		
Name of Business (DBA): <u>Ames on the Half Shell</u>		
Address of Premises: <u>Corner of Sixth Street and Duff Avenue</u>		
City <u>Ames</u>	County: <u>Story</u>	Zip: <u>50010</u>
Business <u>(515) 835-1255</u>		
Mailing <u>PO Box 624</u>		
City <u>Ames</u>	State <u>IA</u>	Zip: <u>50010</u>

Contact Person

Name <u>Melissa Angstrom</u>	
Phone: <u>(515) 835-1255</u>	Email <u>chair@amesonthehalfshell.com</u>

Classification Class B Beer (BB) (Includes Wine Coolers)

Term: 6 months

Effective Date: 06/01/2017

Expiration Date: 01/01/1900

Privileges:

Class B Beer (BB) (Includes Wine Coolers)

Outdoor Service

Status of Business

BusinessType: <u>Limited Liability Company</u>	
Corporate ID Number: <u>109337</u>	Federal Employer ID <u>42-6075796</u>

Ownership

Melissa Angstrom

First Name: Melissa **Last Name:** Angstrom
City: Ames **State:** Iowa **Zip:** 50010
Position: Manager-Half Shell
% of Ownership: 0.00% **U.S. Citizen:** Yes

Insurance Company Information

Insurance Company: <u>West Bend Mutual Insurance Company</u>	
Policy Effective Date:	Policy Expiration
Bond Effective	Dram Cancel Date:
Outdoor Service Effective	Outdoor Service Expiration
Temp Transfer Effective	Temp Transfer Expiration Date:



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MEMO

14

TO: Members of the City Council

FROM: Ann H. Campbell, Mayor

DATE: April 21, 2017

SUBJECT: Appointment of Iowa State University Student Government ex officio Student Liaison

It is my understanding that Sam Schulte, representative to the City Council, will no longer be serving in this capacity. Consequently, an appointment needs to be made to fill this vacancy.

I have been informed by Cody West, President of the ISU Student Government, that Robert Bingham has been selected to serve as the City Council's ex officio representative. Therefore, I request that the Council appoint Mr. Bingham, representing the Iowa State University Student Government, as ex officio student liaison to the City Council.



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MEMO

15

To: Members of the City Council

From: Ann H. Campbell, Mayor

Date: April 21, 2017

Subject: Appointment to Ames Transit Agency Board of Trustees

Council Member Tim Gartin's term on the Ames Transit Agency Board of Trustees will expire on May 15. According to the *Municipal Code*, one trustee shall be a member of the Ames City Council.

Therefore, I request that the City Council approve the appointment of Council Member Chris Nelson to the Ames Transit Agency Board of Trustees for a term of two years beginning May 15, 2017.

AHC/jlr

TO: Members of the City Council

FROM: Ann H. Campbell, Mayor

DATE: April 21, 2017

SUBJECT: Iowa State University Student Government Appoints to Ames Transit Agency Board of Trustees

Due to upcoming expirations of Iowa State Student Government terms on the Ames Transit Agency Board of Trustees, the Council needs to confirm appointments to fill these vacancies. I have been notified that Steven Valentino and Juan Bibiloni have been appointed by the ISU Student Government to serve on the Board.

Therefore, I recommend that the City Council confirm the appointment of Steven Valentino and Juan Bibiloni to the Ames Transit Agency Board of Trustees for a one-year term beginning May 15, 2017.



MEMO

To: Mayor and City Council

From: Roger Wisecup, CPA
City Treasurer

Date: April 7, 2017

Subject: Investment Report for Quarter Ending March 31, 2017

Introduction

The purpose of this memorandum is to present a report summarizing the performance of the City of Ames investment portfolio for the quarter ending March 31, 2017.

Discussion

This report covers the period ending March 31, 2017 and presents a summary of the investments on hand at the end of March 2017. The investments are valued at amortized cost; this reflects the same basis that the assets are carried on the financial records of the City. All investments are in compliance with the current Investment Policy.

Comments

The Federal Reserve raised its target rate for federal funds from 0.5 - 0.75 percent to 0.75 - 1.00 percent in March. While rates are trending upwards, future investments can be made at slightly higher interest rates and future interest income should increase. The current outlook has the Federal Reserve continuing to raise the target rate in 2017. We will continue to evaluate our current investment strategy, remaining flexible to future investments should the Federal Reserve continue to raise the target rate.

CITY OF AMES, IOWA

**CASH AND INVESTMENTS SUMMARY
AND SUMMARY OF INVESTMENT EARNINGS**

**FOR THE QUARTER ENDED MARCH 31, 2017
AND THE ACCUMULATED YEAR-TO-DATE**

DESCRIPTION	BOOK VALUE	MARKET VALUE	UN-REALIZED GAIN/(LOSS)
CERTIFICATES OF DEPOSIT			0
FEDERAL AGENCY DISCOUNTS	6,823,140	6,989,150	166,010
FEDERAL AGENCY SECURITIES	88,160,389	87,679,411	(480,978)
COMMERCIAL PAPER	11,945,269	11,941,640	(3,629)
INVESTMENT POOLS			0
PASS THRU SECURITIES PAC/CMO			0
MONEY FUND SAVINGS ACCOUNTS	5,257,604	5,257,604	0
PASSBOOK/CHECKING ACCOUNTS	132,338	132,338	0
US TREASURY SECURITIES	11,977,760	11,983,817	6,056
INVESTMENTS	124,296,500	123,983,960	(312,540)
CASH ACCOUNTS	23,676,787	23,676,787	
TOTAL FUNDS AVAILABLE	147,973,287	147,660,747	(312,540)

ACCRUAL BASIS INVESTMENT EARNINGS

YR-TO-DATE

GROSS EARNINGS ON INVESTMENTS:

841,501

INTEREST EARNED ON CASH:

80,227

TOTAL INTEREST EARNED:

921,728



**Investments FY 2016-2017
Portfolio Management
Portfolio Summary
March 31, 2017**

Investments	Par Value	Market Value	Book Value	% of Portfolio	Term	Days to Maturity	YTM 360 Equiv.	YTM 365 Equiv.
Money Market	5,257,603.83	5,257,603.83	5,257,603.83	4.23	1	1	0.296	0.300
Passbook/Checking Accounts	132,338.45	132,338.45	132,338.45	0.11	1	1	0.148	0.150
Commercial Paper Disc. -Amortizing	12,000,000.00	11,941,640.00	11,945,269.09	9.61	219	144	1.184	1.201
Federal Agency Coupon Securities	88,075,000.00	87,679,411.17	88,160,388.71	70.93	965	614	1.069	1.084
Federal Agency Disc. -Amortizing	7,000,000.00	6,989,150.00	6,823,140.00	5.49	1,189	61	0.775	0.786
Treasury Coupon Securities	12,000,000.00	11,983,816.80	11,977,760.31	9.64	1,141	373	1.064	1.078
Investments	124,464,942.28	123,983,960.25	124,296,500.39	100.00%	881	489	1.030	1.044

Total Earnings	March 31 Month Ending	Fiscal Year To Date
Current Year	99,388.12	841,501.36
Average Daily Balance	123,791,286.13	
Effective Rate of Return	0.95%	

**US TREASURY CONSTANT MATURITY RATES
PERIOD ENDING MARCH 31, 2017
3 YEAR COMPARISON**

I certify that these reports are in conformance with the Iowa Public Investment Act.

Roger J. Wisecup II, CPA 4-7-17
Roger J. Wisecup II, City Treasurer

	March 31, 2017	March 31, 2016	March 31, 2015
3 Months	0.76%	0.23%	0.03%
6 Months	0.91%	0.40%	0.14%
1 Year	1.03%	0.62%	0.26%
2 Years	1.27%	0.76%	0.56%
3 Years	1.50%	0.90%	0.89%
5 Years	1.93%	1.24%	1.37%

Reporting period 03/01/2017-03/31/2017

Run Date: 04/10/2017 - 15:16

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CUSIP	Investment #	Issuer	Average Balance	Purchase Date	Par Value	Market Value	Book Value	Stated Rate	YTM 360	YTM 365	Days to Maturity	Maturity Date
Money Market												
SYS4531558874A	4531558874A	Great Western Bank			0.00	0.00	0.00	0.550	0.542	0.550	1	
SYS4531558874B	4531558874B	Great Western Bank			5,257,603.83	5,257,603.83	5,257,603.83	0.300	0.296	0.300	1	
Subtotal and Average			5,257,330.67		5,257,603.83	5,257,603.83	5,257,603.83	0.296	0.300	1		
Passbook/Checking Accounts												
SYS6952311634B	6952311634B	Wells Fargo			132,338.45	132,338.45	132,338.45	0.150	0.148	0.150	1	
Subtotal and Average			1,264,491.75		132,338.45	132,338.45	132,338.45	0.148	0.150	1		
Commercial Paper Disc. -Amortizing												
0347M2XD3	0763-17	Angelsea		03/21/2017	1,000,000.00	992,560.00	992,853.16	1.319	1.356	1.375	195	10/13/2017
04821TTK1	0764-17	Atlantic Asset		03/22/2017	1,000,000.00	997,560.00	997,674.38	1.060	1.063	1.077	79	06/19/2017
13607EYL7	0755-17	Canada Holding Company		02/27/2017	2,000,000.00	1,983,620.00	1,984,968.87	1.161	1.182	1.199	233	11/20/2017
2254EAS87	0731-16A	Credit Suisse		08/15/2016	1,500,000.00	1,497,855.00	1,497,918.75	1.350	1.385	1.404	37	05/08/2017
2254EAS87	0731-16B	Credit Suisse		08/15/2016	1,000,000.00	998,570.00	998,612.50	1.350	1.385	1.404	37	05/08/2017
16677JTU0	0750-16	Chevron Corp		11/17/2016	1,000,000.00	997,680.00	997,691.48	0.944	0.958	0.971	88	06/28/2017
19121AXJ5	0756-17	Coca-Cola		03/01/2017	2,500,000.00	2,484,225.00	2,485,822.51	1.021	1.046	1.061	200	10/18/2017
59157TVM2	0762-17	Met Life Commercial Paper		03/10/2017	1,000,000.00	995,870.00	995,662.07	1.100	1.105	1.121	142	08/21/2017
82124LWF5	0765-17	Sheffield Receivables		03/22/2017	1,000,000.00	993,700.00	994,065.37	1.279	1.287	1.305	167	09/15/2017
Subtotal and Average			11,532,763.42		12,000,000.00	11,941,640.00	11,945,269.09	1.184	1.201	144		
Federal Agency Coupon Securities												
3133EEJ43	0706-15	Federal Farm Credit		10/20/2015	1,000,000.00	999,900.00	1,000,106.09	0.650	0.539	0.546	37	05/08/2017
3133EGQM0	0732-16	Federal Farm Credit		08/15/2016	940,000.00	913,586.00	939,334.05	1.620	1.613	1.635	1,776	02/10/2022
3133EGUW3	0740-16A	Federal Farm Credit		09/29/2016	1,000,000.00	997,300.00	1,000,000.00	0.880	0.868	0.880	353	03/20/2018
3133EGUW3	0740-16B	Federal Farm Credit		09/29/2016	500,000.00	498,650.00	500,000.00	0.880	0.868	0.880	353	03/20/2018
3133EGQQ1	0743-16	Federal Farm Credit		10/14/2016	8,000,000.00	7,888,000.00	7,995,820.91	1.300	1.299	1.317	1,140	05/15/2020
3133EGD69	0746-16	Federal Farm Credit		11/07/2016	5,000,000.00	4,933,500.00	4,996,900.00	1.320	1.322	1.341	1,132	05/07/2020
3133ECL44	0760-17	Federal Farm Credit		03/10/2017	1,000,000.00	1,002,238.89	1,002,293.62	1.000	1.165	1.181	375	04/11/2018
313379FW4	0697-15	Federal Home Loan Bank		09/24/2015	765,000.00	765,229.50	765,435.61	1.000	0.687	0.696	69	06/09/2017
3130A3P40	0698-15	Federal Home Loan Bank		09/24/2015	400,000.00	400,040.00	400,156.07	0.875	0.711	0.721	93	07/03/2017
3130A5EP0	0700-15	Federal Home Loan Bank		10/02/2015	1,000,000.00	999,800.00	1,000,073.01	0.625	0.572	0.580	59	05/30/2017
3130A5EP0	0708-15	Federal Home Loan Bank		11/09/2015	3,000,000.00	2,999,400.00	2,999,227.01	0.625	0.773	0.783	59	05/30/2017
3130A87B3	0722-16	Federal Home Loan Bank		05/27/2016	2,000,000.00	1,994,800.00	2,000,000.00	1.000	0.986	1.000	424	05/30/2018
3130A8UU5	0734-16	Federal Home Loan Bank		08/25/2016	4,000,000.00	3,990,000.00	4,000,787.26	1.000	0.969	0.983	417	05/23/2018
3130A8Z30	0735-16	Federal Home Loan Bank		08/25/2016	2,000,000.00	1,992,200.00	1,999,211.43	0.875	0.897	0.910	419	05/25/2018
3130A97F2	0747-16	Federal Home Loan Bank		11/09/2016	1,000,000.00	998,185.42	1,003,193.41	0.875	0.689	0.698	376	04/12/2018

Portfolio 2017
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Investments FY 2016-2017
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CUSIP	Investment #	Issuer	Average Balance	Purchase Date	Par Value	Market Value	Book Value	Stated Rate	YTM 360	YTM 365	Days to Maturity	Maturity Date
Federal Agency Coupon Securities												
3130A1NN4	0751-16A	Federal Home Loan Bank		12/02/2016	1,000,000.00	1,000,294.45	1,000,579.62	0.875	0.604	0.612	53	05/24/2017
3130A1NN4	0751-16B	Federal Home Loan Bank		12/02/2016	1,000,000.00	1,000,294.44	1,000,579.61	0.875	0.604	0.612	53	05/24/2017
3130A4FC1	0753-16	Federal Home Loan Bank		12/02/2016	1,000,000.00	1,000,100.00	1,000,491.22	0.900	0.765	0.775	145	08/24/2017
3130A6LZ8	0754-16	Federal Home Loan Bank		12/02/2016	1,000,000.00	998,725.00	999,517.75	0.625	0.809	0.820	208	10/26/2017
313378A43	0759-17	Federal Home Loan Bank		03/10/2017	1,000,000.00	1,002,538.19	1,002,412.33	1.375	1.105	1.120	342	03/09/2018
3137EADG1	0674-14	Federal Home Loan Mortgage Co.		10/21/2014	1,000,000.00	1,007,600.00	1,006,104.28	1.750	1.437	1.457	789	05/30/2019
3137EADG1	0679-15	Federal Home Loan Mortgage Co.		04/27/2015	3,000,000.00	3,022,800.00	3,031,413.85	1.750	1.235	1.252	789	05/30/2019
3134G7C58	0695-15	Federal Home Loan Mortgage Co.		09/28/2015	2,000,000.00	1,997,000.00	1,999,877.08	0.800	0.801	0.813	180	09/28/2017
3134G7C58	0699-15	Federal Home Loan Mortgage Co.		09/28/2015	1,000,000.00	998,500.00	1,000,000.00	0.800	0.789	0.800	180	09/28/2017
3134G45W4	0703-15	Federal Home Loan Mortgage Co.		10/15/2015	4,200,000.00	4,192,440.00	4,207,866.72	1.000	0.825	0.836	423	05/29/2018
3134G6Y31	0704-15	Federal Home Loan Mortgage Co.		10/15/2015	1,270,000.00	1,268,984.00	1,272,796.70	1.150	0.942	0.956	419	05/25/2018
3137EADG1	0705-15	Federal Home Loan Mortgage Co.		10/15/2015	5,000,000.00	5,038,000.00	5,066,110.54	1.750	1.109	1.125	789	05/30/2019
3134G9KU0	0719-16	Federal Home Loan Mortgage Co.		05/25/2016	3,500,000.00	3,491,250.00	3,499,798.75	1.000	0.991	1.005	419	05/25/2018
3134G9MN4	0720-16	Federal Home Loan Mortgage Co.		05/26/2016	1,000,000.00	991,800.00	1,000,000.00	1.500	1.479	1.500	1,151	05/26/2020
3134G9KW6	0723-16	Federal Home Loan Mortgage Co.		06/10/2016	1,000,000.00	993,500.00	999,808.39	1.350	1.339	1.357	969	11/26/2019
3134G9JK4	0725-16	Federal Home Loan Mortgage Co.		06/10/2016	2,000,000.00	1,990,800.00	2,000,201.47	1.125	1.103	1.119	604	11/26/2018
3134G9UF2	0726-16	Federal Home Loan Mortgage Co.		06/28/2016	1,000,000.00	995,700.00	1,000,165.74	1.050	1.025	1.039	545	09/28/2018
3134G9WU7	0727-16	Federal Home Loan Mortgage Co.		06/28/2016	1,000,000.00	997,800.00	1,000,000.00	0.800	0.789	0.800	271	12/28/2017
3134G3M31	0737-16A	Federal Home Loan Mortgage Co.		09/29/2016	1,000,000.00	1,000,200.00	1,001,563.80	1.000	0.669	0.679	179	09/27/2017
3134G3M31	0737-16B	Federal Home Loan Mortgage Co.		09/29/2016	500,000.00	500,100.00	500,781.90	1.000	0.669	0.679	179	09/27/2017
3137EADH9	0738-16	Federal Home Loan Mortgage Co.		09/29/2016	1,500,000.00	1,500,600.00	1,501,789.33	1.000	0.503	0.510	89	06/29/2017
3134GAPQ1	0741-16	Federal Home Loan Mortgage Co.		09/30/2016	500,000.00	497,600.00	500,000.00	1.020	1.006	1.020	545	09/28/2018
3134GAPQ1	0742-16A	Federal Home Loan Mortgage Co.		09/30/2016	500,000.00	497,600.00	500,000.00	1.020	1.006	1.020	545	09/28/2018
3134GAPQ1	0742-16B	Federal Home Loan Mortgage Co.		09/30/2016	1,000,000.00	995,200.00	1,000,000.00	1.020	1.006	1.020	545	09/28/2018
3137EADV8	0752-16	Federal Home Loan Mortgage Co.		12/02/2016	1,000,000.00	999,600.00	1,000,083.51	0.750	0.711	0.720	104	07/14/2017
3137EADN6	0757-17	Federal Home Loan Mortgage Co.		03/10/2017	1,000,000.00	998,708.33	998,830.74	0.750	1.042	1.057	286	01/12/2018
3135G0WJ8	0663-14	Federal Nat'l Mtg. Assoc.		04/17/2014	5,000,000.00	4,984,000.00	4,969,514.86	0.875	1.559	1.581	415	05/21/2018
3136G3AU9	0714-16	Federal Nat'l Mtg. Assoc.		02/26/2016	3,000,000.00	2,985,300.00	3,000,000.00	1.250	1.233	1.250	783	05/24/2019
3136G33W3	0733-16	Federal Nat'l Mtg. Assoc.		08/30/2016	4,000,000.00	3,908,800.00	4,000,000.00	1.500	1.480	1.500	1,518	05/28/2021
3136G4FL2	0744-16	Federal Nat'l Mtg. Assoc.		10/14/2016	1,550,000.00	1,517,889.17	1,549,434.16	1.500	1.491	1.512	1,472	04/12/2021
3136G3MW2	0745-16	Federal Nat'l Mtg. Assoc.		10/14/2016	450,000.00	439,830.00	450,000.00	1.500	1.479	1.500	1,515	05/25/2021
3135G0TG8	0758-17	Federal Nat'l Mtg. Assoc.		03/10/2017	1,000,000.00	998,877.78	998,877.75	0.875	1.084	1.099	313	02/08/2018
912828UA6	0730-16	U.S. Treasury		08/15/2016	1,500,000.00	1,496,490.00	1,499,706.55	0.625	0.646	0.654	243	11/30/2017
912828UA6	0748-16	U.S. Treasury		11/09/2016	1,000,000.00	997,660.00	999,543.59	0.625	0.684	0.694	243	11/30/2017
Subtotal and Average			87,226,774.57		88,075,000.00	87,679,411.17	88,160,388.71		1.069	1.084	614	

**Investments FY 2016-2017
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CUSIP	Investment #	Issuer	Average Balance	Purchase Date	Par Value	Market Value	Book Value	Stated Rate	YTM 360	YTM 365	Days to Maturity	Maturity Date
Federal Agency Disc. -Amortizing												
31359MEL3	0630-13	Federal Nat'l Mtg. Assoc.		04/10/2013	2,000,000.00	1,996,900.00	1,946,960.00	0.631	0.641	0.650	61	06/01/2017
31359MEL3	0661-14	Federal Nat'l Mtg. Assoc.		03/14/2014	4,000,000.00	3,993,800.00	3,886,200.00	0.872	0.888	0.900	61	06/01/2017
31359MEL3	0701-15	Federal Nat'l Mtg. Assoc.		10/02/2015	1,000,000.00	998,450.00	989,980.00	0.593	0.598	0.606	61	06/01/2017
Subtotal and Average			6,823,140.00		7,000,000.00	6,989,150.00	6,823,140.00		0.775	0.786	61	
Treasury Coupon Securities												
912828SY7	0651-13	U.S. Treasury		12/23/2013	3,000,000.00	2,999,070.00	2,998,565.74	0.625	0.909	0.921	60	05/31/2017
912828VE7	0662-14	U.S. Treasury		03/21/2014	2,000,000.00	1,996,960.00	1,990,068.54	1.000	1.421	1.441	425	05/31/2018
912828SX9	0673-14	U.S. Treasury		10/21/2014	3,000,000.00	2,988,750.00	2,985,697.97	1.125	1.334	1.353	790	05/31/2019
912828M72	0724-16	U.S. Treasury		06/10/2016	2,000,000.00	1,998,680.00	2,002,258.36	0.875	0.694	0.704	243	11/30/2017
912828TS9	0749-16	U.S. Treasury		11/09/2016	1,000,000.00	998,550.00	999,720.00	0.625	0.672	0.681	182	09/30/2017
912828XA3	0761-17	U.S. Treasury		03/10/2017	1,000,000.00	1,001,806.80	1,001,449.70	1.000	1.139	1.155	409	05/15/2018
Subtotal and Average			11,686,785.72		12,000,000.00	11,983,816.80	11,977,760.31		1.064	1.078	373	
Total and Average			123,791,286.13		124,464,942.28	123,983,960.25	124,296,500.39		1.030	1.044	489	

Investments FY 2016-2017
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Investment Status Report - Investments
March 31, 2017

CUSIP	Investment #	Issuer	Par Value	Stated Rate	Maturity Date	Purchase Date	YTM 360	YTM 365	Payment Dates	Accrued Interest At Purchase	Current Principal	Book Value
Money Market												
SYS4531558874A	4531558874A	GWB	0.00	0.550			0.542	0.550	07/01 - Monthly		0.00	0.00
SYS4531558874B	4531558874B	GWB	5,257,603.83	0.300			0.296	0.300	07/01 - Monthly		5,257,603.83	5,257,603.83
Money Market Totals			5,257,603.83				0.296	0.300		0.00	5,257,603.83	5,257,603.83
Passbook/Checking Accounts												
SYS6952311634B	6952311634B	WF	132,338.45	0.150			0.148	0.150	07/01 - Monthly		132,338.45	132,338.45
Passbook/Checking Accounts Totals			132,338.45				0.148	0.150		0.00	132,338.45	132,338.45
Commercial Paper Disc. -Amortizing												
0347M2XD3	0763-17	ANGLES	1,000,000.00	1.319	10/13/2017	03/21/2017	1.356	1.375	10/13 - At Maturity		992,450.00	992,853.16
04821TTK1	0764-17	ATLASS	1,000,000.00	1.060	06/19/2017	03/22/2017	1.063	1.077	06/19 - At Maturity		997,380.00	997,674.38
13607EYL7	0755-17	CANHLD	2,000,000.00	1.161	11/20/2017	02/27/2017	1.182	1.199	11/20 - At Maturity		1,982,840.00	1,984,968.87
2254EAS87	0731-16A	CSFBNY	1,500,000.00	1.350	05/08/2017	08/15/2016	1.385	1.404	05/08 - At Maturity		1,485,037.50	1,497,918.75
2254EAS87	0731-16B	CSFBNY	1,000,000.00	1.350	05/08/2017	08/15/2016	1.385	1.404	05/08 - At Maturity		990,025.00	998,612.50
16677JTU0	0750-16	CVXPP	1,000,000.00	0.944	06/28/2017	11/17/2016	0.958	0.971	06/28 - At Maturity		994,150.00	997,691.48
19121AXJ5	0756-17	KOPP	2,500,000.00	1.021	10/18/2017	03/01/2017	1.046	1.061	10/18 - At Maturity		2,483,625.00	2,485,822.51
59157TVM2	0762-17	METSHR	1,000,000.00	1.100	08/21/2017	03/10/2017	1.105	1.121	08/21 - At Maturity		994,990.00	995,662.07
82124LWF5	0765-17	SRCPP	1,000,000.00	1.279	09/15/2017	03/22/2017	1.287	1.305	09/15 - At Maturity		993,710.00	994,065.37
Commercial Paper Disc. -Amortizing Totals			12,000,000.00				1.184	1.201		0.00	11,914,207.50	11,945,269.09
Federal Agency Coupon Securities												
3133EEJ43	0706-15	FFCB	1,000,000.00	0.650	05/08/2017	10/20/2015	0.539	0.546	11/08 - 05/08	Received	1,001,600.00	1,000,106.09
3133EGQM0	0732-16	FFCB	940,000.00	1.620	02/10/2022	08/15/2016	1.613	1.635	02/10 - 08/10	Received	939,248.00	939,334.05
3133EGUW3	0740-16A	FFCB	1,000,000.00	0.880	03/20/2018	09/29/2016	0.868	0.880	03/20 - 09/20	Received	1,000,000.00	1,000,000.00
3133EGUW3	0740-16B	FFCB	500,000.00	0.880	03/20/2018	09/29/2016	0.868	0.880	03/20 - 09/20	Received	500,000.00	500,000.00
3133EGQQ1	0743-16	FFCB	8,000,000.00	1.300	05/15/2020	10/14/2016	1.299	1.317	11/15 - 05/15	Received	7,995,200.00	7,995,820.91
3133EGD69	0746-16	FFCB	5,000,000.00	1.320	05/07/2020	11/07/2016	1.322	1.341	05/07 - 11/07		4,996,500.00	4,996,900.00
3133ECL44	0760-17	FFCB	1,000,000.00	1.000	04/11/2018	03/10/2017	1.165	1.181	04/11 - 10/11	4,138.89	998,050.00	1,002,293.62
313379FW4	0697-15	FHLB	765,000.00	1.000	06/09/2017	09/24/2015	0.687	0.696	12/09 - 06/09	Received	768,939.75	765,435.61
3130A3P40	0698-15	FHLB	400,000.00	0.875	07/03/2017	09/24/2015	0.711	0.721	01/03 - 07/03	Received	401,084.00	400,156.07
3130A5EP0	0700-15	FHLB	1,000,000.00	0.625	05/30/2017	10/02/2015	0.572	0.580	11/30 - 05/30	Received	1,000,740.00	1,000,073.01
3130A5EP0	0708-15	FHLB	3,000,000.00	0.625	05/30/2017	11/09/2015	0.773	0.783	11/30 - 05/30	Received	2,992,650.00	2,999,227.01
3130A87B3	0722-16	FHLB	2,000,000.00	1.000	05/30/2018	05/27/2016	0.986	1.000	11/30 - 05/30		2,000,000.00	2,000,000.00
3130A8UU5	0734-16	FHLB	4,000,000.00	1.000	05/23/2018	08/25/2016	0.969	0.983	11/23 - 05/23	Received	4,001,200.00	4,000,787.26
3130A8Z30	0735-16	FHLB	2,000,000.00	0.875	05/25/2018	08/25/2016	0.897	0.910	11/25 - 05/25		1,998,800.00	1,999,211.43

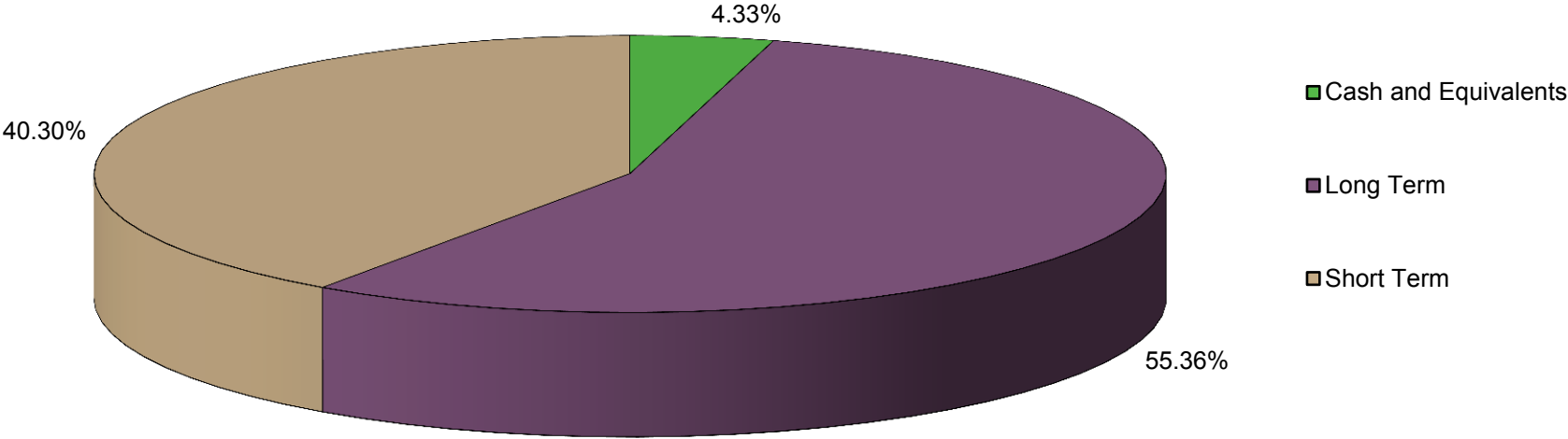
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CUSIP	Investment #	Issuer	Par Value	Stated Rate	Maturity Date	Purchase Date	YTM 360	YTM 365	Payment Dates	Accrued Interest At Purchase	Current Principal	Book Value
Federal Agency Coupon Securities												
3130A97F2	0747-16	FHLB	1,000,000.00	0.875	04/12/2018	11/09/2016	0.689	0.698	04/12 - 10/12	1,385.42	1,002,500.00	1,003,193.41
3130A1NN4	0751-16A	FHLB	1,000,000.00	0.875	05/24/2017	12/02/2016	0.604	0.612	05/24 - Final Pmt.	194.45	1,001,250.00	1,000,579.62
3130A1NN4	0751-16B	FHLB	1,000,000.00	0.875	05/24/2017	12/02/2016	0.604	0.612	05/24 - Final Pmt.	194.44	1,001,250.00	1,000,579.61
3130A4FC1	0753-16	FHLB	1,000,000.00	0.900	08/24/2017	12/02/2016	0.765	0.775	02/24 - 08/24	Received	1,000,900.00	1,000,491.22
3130A6LZ8	0754-16	FHLB	1,000,000.00	0.625	10/26/2017	12/02/2016	0.809	0.820	04/26 - 10/26	625.00	998,250.00	999,517.75
313378A43	0759-17	FHLB	1,000,000.00	1.375	03/09/2018	03/10/2017	1.105	1.120	09/09 - 03/09	38.19	1,002,521.65	1,002,412.33
3137EADG1	0674-14	FHLMC	1,000,000.00	1.750	05/30/2019	10/21/2014	1.437	1.457	11/30 - 05/30	Received	1,013,000.00	1,006,104.28
3137EADG1	0679-15	FHLMC	3,000,000.00	1.750	05/30/2019	04/27/2015	1.235	1.252	05/30 - 11/30	Received	3,059,400.00	3,031,413.85
3134G7C58	0695-15	FHLMC	2,000,000.00	0.800	09/28/2017	09/28/2015	0.801	0.813	03/28 - 09/28		1,999,500.00	1,999,877.08
3134G7C58	0699-15	FHLMC	1,000,000.00	0.800	09/28/2017	09/28/2015	0.789	0.800	03/28 - 09/28		1,000,000.00	1,000,000.00
3134G45W4	0703-15	FHLMC	4,200,000.00	1.000	05/29/2018	10/15/2015	0.825	0.836	11/29 - 05/29	Received	4,217,766.00	4,207,866.72
3134G6Y31	0704-15	FHLMC	1,270,000.00	1.150	05/25/2018	10/15/2015	0.942	0.956	11/25 - 05/25	Received	1,276,350.00	1,272,796.70
3137EADG1	0705-15	FHLMC	5,000,000.00	1.750	05/30/2019	10/15/2015	1.109	1.125	11/30 - 05/30	Received	5,110,750.00	5,066,110.54
3134G9KU0	0719-16	FHLMC	3,500,000.00	1.000	05/25/2018	05/25/2016	0.991	1.005	11/25 - 05/25		3,499,650.00	3,499,798.75
3134G9MN4	0720-16	FHLMC	1,000,000.00	1.500	05/26/2020	05/26/2016	1.479	1.500	11/26 - 05/26		1,000,000.00	1,000,000.00
3134G9KW6	0723-16	FHLMC	1,000,000.00	1.350	11/26/2019	06/10/2016	1.339	1.357	11/26 - 05/26	Received	999,750.00	999,808.39
3134G9JK4	0725-16	FHLMC	2,000,000.00	1.125	11/26/2018	06/10/2016	1.103	1.119	11/26 - 05/26	Received	2,000,300.00	2,000,201.47
3134G9UF2	0726-16	FHLMC	1,000,000.00	1.050	09/28/2018	06/28/2016	1.025	1.039	09/28 - 03/28		1,000,250.00	1,000,165.74
3134G9WU7	0727-16	FHLMC	1,000,000.00	0.800	12/28/2017	06/28/2016	0.789	0.800	12/28 - 06/28		1,000,000.00	1,000,000.00
3134G3M31	0737-16A	FHLMC	1,000,000.00	1.000	09/27/2017	09/29/2016	0.669	0.679	03/27 - 09/27	Received	1,003,180.91	1,001,563.80
3134G3M31	0737-16B	FHLMC	500,000.00	1.000	09/27/2017	09/29/2016	0.669	0.679	03/27 - 09/27	Received	501,590.46	500,781.90
3137EADH9	0738-16	FHLMC	1,500,000.00	1.000	06/29/2017	09/29/2016	0.503	0.510	12/29 - 06/29	Received	1,505,490.00	1,501,789.33
3134GAPQ1	0741-16	FHLMC	500,000.00	1.020	09/28/2018	09/30/2016	1.006	1.020	03/28 - 09/28		500,000.00	500,000.00
3134GAPQ1	0742-16A	FHLMC	500,000.00	1.020	09/28/2018	09/30/2016	1.006	1.020	03/28 - 09/28		500,000.00	500,000.00
3134GAPQ1	0742-16B	FHLMC	1,000,000.00	1.020	09/28/2018	09/30/2016	1.006	1.020	03/28 - 09/28		1,000,000.00	1,000,000.00
3137EADV8	0752-16	FHLMC	1,000,000.00	0.750	07/14/2017	12/02/2016	0.711	0.720	01/14 - 07/14	Received	1,000,180.00	1,000,083.51
3137EADN6	0757-17	FHLMC	1,000,000.00	0.750	01/12/2018	03/10/2017	1.042	1.057	07/12 - 01/12	1,208.33	997,444.72	998,830.74
3135G0WJ8	0663-14	FNMA	5,000,000.00	0.875	05/21/2018	04/17/2014	1.559	1.581	05/21 - 11/21	Received	4,890,402.20	4,969,514.86
3136G3AU9	0714-16	FNMA	3,000,000.00	1.250	05/24/2019	02/26/2016	1.233	1.250	05/24 - 11/24	Received	3,000,000.00	3,000,000.00
3136G33W3	0733-16	FNMA	4,000,000.00	1.500	05/28/2021	08/30/2016	1.480	1.500	11/28 - 05/28		4,000,000.00	4,000,000.00
3136G4FL2	0744-16	FNMA	1,550,000.00	1.500	04/12/2021	10/14/2016	1.491	1.512	04/12 - 10/12	129.17	1,549,225.00	1,549,434.16
3136G3MW2	0745-16	FNMA	450,000.00	1.500	05/25/2021	10/14/2016	1.479	1.500	11/25 - 05/25	Received	450,000.00	450,000.00
3135G0TG8	0758-17	FNMA	1,000,000.00	0.875	02/08/2018	03/10/2017	1.084	1.099	08/08 - 02/08	777.78	997,970.00	998,877.75
912828UA6	0730-16	US TRE	1,500,000.00	0.625	11/30/2017	08/15/2016	0.646	0.654	11/30 - 05/31	Received	1,499,430.00	1,499,706.55
912828UA6	0748-16	US TRE	1,000,000.00	0.625	11/30/2017	11/09/2016	0.684	0.694	11/30 - 05/31	Received	999,275.00	999,543.59

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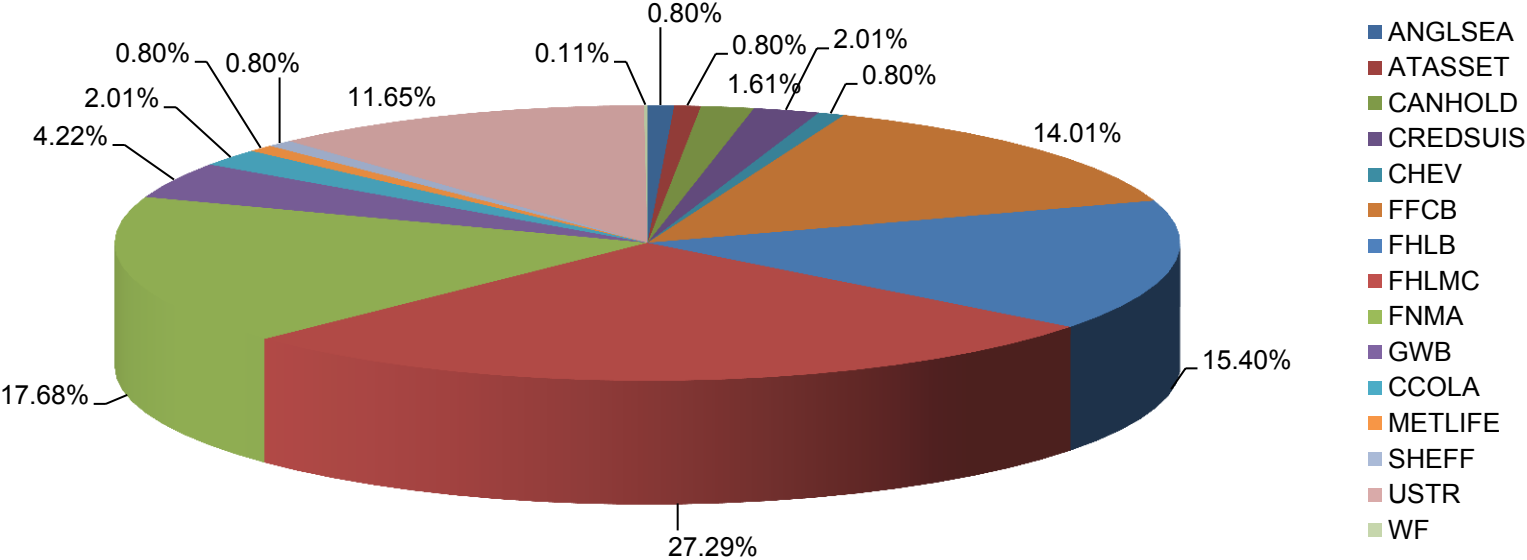
CUSIP	Investment #	Issuer	Par Value	Stated Rate	Maturity Date	Purchase Date	YTM 360	YTM 365	Payment Dates	Accrued Interest At Purchase	Current Principal	Book Value
Federal Agency Coupon Securities Totals			88,075,000.00				1.069	1.084		8,691.67	88,171,587.69	88,160,388.71
Federal Agency Disc. -Amortizing												
31359MEL3	0630-13	FNMA	2,000,000.00	0.631	06/01/2017	04/10/2013	0.641	0.650	/ - Final Pmt.		1,946,960.00	1,946,960.00
31359MEL3	0661-14	FNMA	4,000,000.00	0.872	06/01/2017	03/14/2014	0.888	0.900	/ - Final Pmt.		3,886,200.00	3,886,200.00
31359MEL3	0701-15	FNMA	1,000,000.00	0.593	06/01/2017	10/02/2015	0.598	0.606	/ - Final Pmt.		989,980.00	989,980.00
Federal Agency Disc. -Amortizing Totals			7,000,000.00				0.775	0.786		0.00	6,823,140.00	6,823,140.00
Treasury Coupon Securities												
912828SY7	0651-13	US TRE	3,000,000.00	0.625	05/31/2017	12/23/2013	0.909	0.921	05/31 - 11/30	Received	2,970,000.00	2,998,565.74
912828VE7	0662-14	US TRE	2,000,000.00	1.000	05/31/2018	03/21/2014	1.421	1.441	05/31 - 11/30	Received	1,964,200.00	1,990,068.54
912828SX9	0673-14	US TRE	3,000,000.00	1.125	05/31/2019	10/21/2014	1.334	1.353	11/30 - 05/31	Received	2,969,531.25	2,985,697.97
912828M72	0724-16	US TRE	2,000,000.00	0.875	11/30/2017	06/10/2016	0.694	0.704	11/30 - 05/31	Received	2,005,000.00	2,002,258.36
912828TS9	0749-16	US TRE	1,000,000.00	0.625	09/30/2017	11/09/2016	0.672	0.681	03/31 - 09/30	Received	999,500.00	999,720.00
912828XA3	0761-17	US TRE	1,000,000.00	1.000	05/15/2018	03/10/2017	1.139	1.155	05/15 - 11/15		3,176.80	1,001,449.70
Treasury Coupon Securities Totals			12,000,000.00				1.064	1.078		3,176.80	11,906,411.25	11,977,760.31
Investment Totals			124,464,942.28				1.030	1.044		11,868.47	124,205,288.72	124,296,500.39

Portfolio by Asset Class



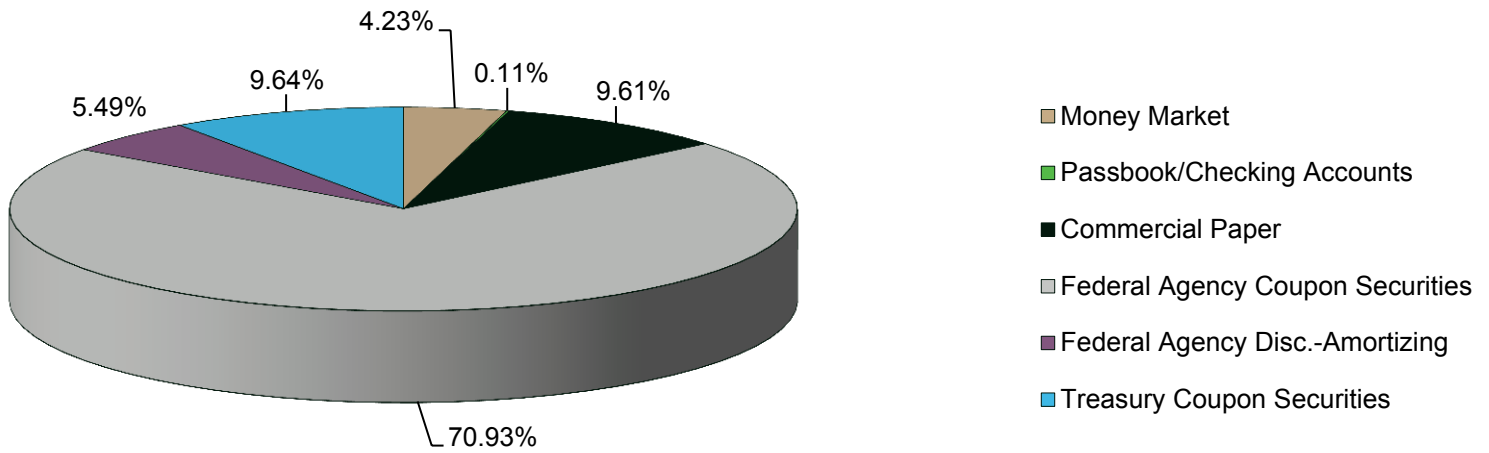
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Par Value by Issuer Graph



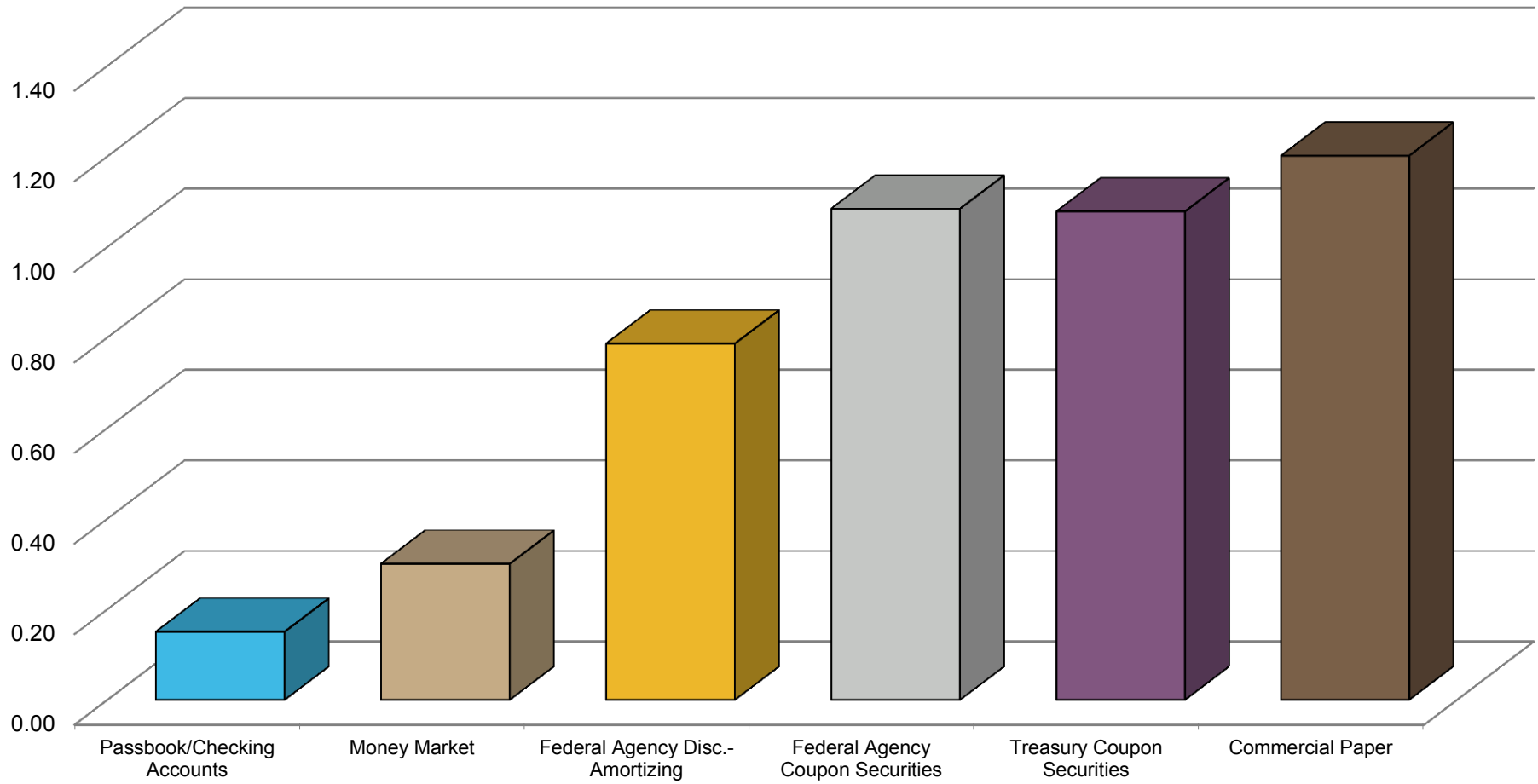
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Book Value By Investment Type



For Quarter Ending March 31, 2017

Investment Yield by Type



For Quarter Ending March 31, 2017

Staff Report

NEIGHBORHOOD ART ACQUISITIONS

April 27, 2017

Included in the Public Art Commission's 2016/17 is a \$14,600 budget allocation for the acquisition of sculptures under the Neighborhood Art program. This program provides for sculptures from the previous year's Ames Annual Outdoor Sculpture Exhibition (AAOSE) to be purchased and placed in neighborhoods around the City.

The Public Art Commission is now recommending that Council authorize the purchase of two sculptures for the Neighborhood Art Program. It should be noted that, in December, the City Council authorized the purchase of another AAOSE sculpture, **Timeswept**, to be placed at the Ames Municipal Airport.

During the 2016/2017 exhibition year, **A Peculiar Family** by Steve Reddell was displayed at the southwest corner of Main Street and Grand. It is proposed that this sculpture be purchased for \$5,500 and it will be placed on the east side of the retention pond at Stange and Roxboro. **A Peculiar Family** was voted **Best in Show** by attendees at the Reiman Garden Art Show and the Octagon Art Festival. The application for this placement came from Adam Rash, president of the Northridge Heights East Homeowners Association. Here is a link to a recent article about the artist that appeared in ArcWelding: <http://www.thefabricator.com/article/arcwelding/the-peculiar-world-of-metal-sculpture>.



The second sculpture recommended for purchase is **The Other Extreme** by Tim Adams. This sunburst has been on display at the northwest corner of Tom Evans Park, near Bar La Tosca. The new location is on the existing pad at Harrison Road and Harrison Circle. The cost for this sculpture is \$5,500. This year the Neighborhood Sculpture Committee received five applications. The application for this placement was submitted by Jo Rod, a resident of the Bloomington Heights neighborhood.



Decisions on where to place the sculpture were influenced by whether art had been placed in the requested neighborhood or a

nearby one, and if the art would be located in an area accessible for viewing by all the residents of Ames. Safety was the most important consideration. Price and workmanship were also important considerations.

These two purchases will utilize \$7,800 of the \$14,600 budget allocation. Since the cost of the remainder of this year's AAOSE sculptures significantly exceeds the remaining balance, the PAC will propose that the savings be carried forward into 2017/18 for next year's purchases. The Public Art Commission feels that these two acquisitions will be memorable additions to the neighborhoods and to the City's public art collection.

ITEM # 19
DATE: 04-25-17

COUNCIL ACTION FORM

SUBJECT: PAYMENT OF JUDGMENT FOR THE 161 KV LINE EASEMENT

BACKGROUND:

The City of Ames Electric Services Department built a 161kV line from the Ames Plant substation to MidAmerican Energy Company's Ankeny switching station (northeast of Ankeny). Negotiated purchases for easements for the poles and electric lines were successful with all landowners along the route, except for two property owners, Connie Veasman and NDA Farms (represented by Connie Veasman). Therefore, the City pursued eminent domain proceedings to obtain a utility easement across that property. A hearing before the Polk County Compensation Commission resulted in a determination that the City had to pay \$14,900 for the easement. The property owners then appealed that decision to District Court. After a jury trial held on August 10-12, 2015, the jury awarded the property owners \$290,000 in damages for the 33-foot wide easement along the road.

The magnitude of this award seemed completely out of line with the cost of acquisition for all the other easements obtained for this electric line, which had all been consistent with the amount awarded the property owners by the Compensation Commission. Because of that, the City sought further review and appealed the District Court decision to the appellate courts.

On February 21, 2017, the Iowa Court of Appeals heard oral arguments regarding the City's appeal. On March 8, 2017, the Court of Appeals issued its decision, affirming the District Court jury award of \$290,000. Under the relevant statute, the City also will have to pay the attorney's fees and litigation costs for the property owners, for both the District Court and appellate proceedings.

The total amount of the judgment is \$354,878.63. (As a partner in the project, Iowa State University is responsible for 21.4% of the cost.)

- \$ 275,100.00 – Judgment (\$290,000 judgment minus \$14,900 previously paid after the County Compensation Commission decision).
- \$ 573.19 – pre-judgment interest (date of condemnation to date of District Court judgment).
- \$ 51,622.00 – Plaintiffs' attorney's fees for District Court trial.
- \$ 3,472.70 – Plaintiff's costs for District Court trial.
- \$ 10,617.24 – Interest due on judgment from date of District Court judgment to April 26, 2017.
- \$ 13,493.50 – Plaintiff's attorney's fees & costs for the appeal to Iowa Court of Appeals.

The interest due on the judgment is at an annual rate set by Iowa law. (Interest accrues on the judgment amount only; no interest accrues on attorney's fees/costs).

If Council approves payment, the City will wire the funds on April 26, as the interest is accruing on a daily basis. The interest reflected above includes interest through April 26, 2017.

Funds to satisfy this judgment will come from the Boiler Maintenance account in the Power Plant operations budget and from the 69 KV Transmission Reconstruction CIP project.

ALTERNATIVES:

1. Approve payment of \$354,868.63 to the property owners.
2. Delay action. Note that interest will continue to accrue until settled.

CITY MANAGER'S RECOMMENDED ACTION:

Construction of the 161 kV line was critical to the reliability of the electric system for the residents of Ames and Iowa State University. Efforts were made to work with the landowners to minimize the impact the line on the NDA property. When this failed, City staff followed the reasonable course of action to fairly compensate the landowners and be financially responsible to City ratepayers. Unfortunately, the City did not prevail at the District and Appellate Court levels. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1 as stated above.

COUNCIL ACTION FORM

SUBJECT: APPROVAL OF 2017/18 COMMISSION ON THE ARTS CONTRACTS

BACKGROUND:

The City Council authorized the Commission on the Arts (COTA) to allocate up to \$163,979 in arts agency funding for FY 2017/18. In February, the City Council received COTA’s recommendations for annual grants totaling \$159,979, with an additional \$4,000 reserved for spring and fall special project grants. The City Council approved these recommendations as part of the FY 2017/18 City Budget.

Contracts have been signed by arts agencies, and are now presented for City Council approval. The amounts are indicated below, and the scopes of service are attached.

COTA 2017-18 Annual Grant Recommendations

Organization	Allocation
ACTORS	\$ 17,512
AIOFA	8,768
Ames Chamber Artists	2,960
Ames Children’s Choirs	11,443
Ames Choral Society	3,250
Ames Community Arts Council	9,550
Ames Town & Gown	15,960
Central Iowa Symphony	9,060
Co’Motion Dance	5,000
Dancercenter Dancer Company Foundation	1,830
Friends of Ames Strings	1,844
Good Company	1,600
India Cultural Association	6,542
KHOI Community Radio	3,000
Kids Co’Motion	3,000
Octagon Center for the Arts	48,100
Story Theater Company	10,560
TOTAL	\$ 159,979
Council Authorized for 2015/16	\$ 163,979
Reserve for Special Project Grants	\$ 4,000

ALTERNATIVES:

1. Approve the COTA Annual Grant contracts as recommended by the Commission on the Arts.
2. Request further information from COTA prior to approving these contracts.

MANAGER'S RECOMMENDED ACTION:

The City Council has allocated funding in the City Budget to fund arts activities, and the Commission on the Arts has received applications and made awards that meet the criteria for COTA funding. Contracts are required to define the scope of services that will be met by each organization receiving funding.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the COTA Annual Grant contracts as recommended by the Commission on the Arts.

COTA 2017-18 Paragraphs

ACTORS Inc. (Ames Community Theater) - \$17,512

The Ames Community Theater (ACTORS) produces five shows annually. These shows allow community members to participate in live theater as performers, technicians, musicians, artists, or audience members. ACTORS is staffed by a diverse group of volunteers, ranging from elementary school students to retirees. ACTORS produces comedies, dramas, musicals and children's theater – shows that appeal to all ages and segments of the community. COTA funding will be used to help pay the ongoing expense of maintaining the building and to defray the ongoing cost of running the theater, which keeps the ticketing pricing to a minimum.

Ames International Orchestra Festival Association (AIOFA) - \$8,768

The Ames International Orchestra Festival Association (AIOFA) promotes appreciation of symphonic and classical music by presenting high-caliber international orchestras. Its goal is to reach audiences of all ages, to enhance concert attendance with outreach activities, and to increase awareness of the value of live orchestral performance. Audiences become more globally aware through music. COTA funding is used to underwrite artist fees and outreach activities targeted at youth, students and those who might never have attended a classical concert. With the support of COTA, they are able to keep ticket prices affordable and offer a youth discount.

Ames Chamber Artists - \$2,960

Ames Chamber Artists (ACA) is an auditioned choir of men and women in central Iowa, organized to provide excellent choral performance of many styles of music to varied audiences in Ames and the surrounding area. ACA performs at least two concerts per season and often collaborates with other musicians to expand the types of music they perform, as well as the number of performances they can offer the community. Promoting lifelong choral singing to young people has long been a purpose of ACA; so ACA seeks opportunities to perform with school choirs and children's choirs. COTA funds are an essential factor in allowing ACA to fulfill its mission.

Ames Children's Choirs (ACC) - \$11,443

Ames Children's Choir (ACC) is open to children who desire to develop their singing skills. COTA funds are used to provide scholarships for singers, commission new works, and support music purchases, professional fees and facilities rental. During its 23rd season, ACC will have two public performances by all choirs in December and May. In addition, each of ACC's three choirs will perform individually throughout the year for Ames city events, public schools, churches, assisted living, retirement and low income residences. The 2017 Midwest Children's Choir Festival, a biennial festival sponsored by ACC, will include 400 youth performing at C. Y. Stephens Auditorium.

Ames Choral Society (ACS) - \$3,250

The Ames Choral Society (ACS) benefits Ames by providing a community chorus open to all interested singers in the Ames area, including Iowa State University students. ACS performances give Ames residents and visitors the opportunity to hear local choral musicians perform a wide range of repertoire. COTA funding allows the ACS to perform larger works with orchestra. Now entering its 53rd season, ACS will present four programs, including a "cabaret" show in

February and concerts in April and June. The June concert will feature American music and an audience singalong.

Ames Community Arts Council (ACAC) - \$9,550

The Ames Community Arts Council (ACAC) was created in 1976 by the Mayor of the City of Ames as an umbrella organization dedicated to celebrating the arts in Ames. The ACAC serves local artists, arts and cultural organizations and businesses, and all the citizens of Ames, to build community and promote the vibrant art scene in Ames. Many ACAC activities are free of charge. COTA funds allow the ACAC to promote cultural events, recognize excellence through annual Arts Awards, offer small grants for Arts in Education, and provide opportunities for artists to promote their work to the Ames community.

Central Iowa Symphony Association (CIS) - \$9,060

Central Iowa Symphony (CIS), an Ames-based community orchestra, strives to offer superior live symphonic performances for Ames area residents. CIS strives to provide area musicians and audiences with satisfying musical experiences and unique educational and cultural activities. The symphony and its audiences also have long been the beneficiary of the talents of young local artists—including students from the Ames School District and four other central Iowa school districts—who play in the orchestra, perform as soloists, and sing in choral groups. CIS performs concerts in October, December (holiday-themed show), March (Young Artists show), May, and August (admission-free pops concert). Funds from COTA provide CIS with the means to cover annual expenses including marketing of concerts, rehearsal and concert hall rent, guest artists, and music and equipment fees. Admission is now free for children and students, and there are also initiatives offering complimentary admission to other community members (parents of Ames School District music students, students in ISU's Osher Lifelong Institute for Seniors).

Co' Motion Dance Theater (CMDT) - \$5,000

Co'Motion Dance Theater (CMDT) brings high quality modern dance performances and education to Ames and other Midwest communities, promoting dance education and exposure through classes and workshops. In 2017-18, CMDT plans to present three fully-produced concerts at Ames City Auditorium and the Betty Toman Studio/Theater. Varying locations, along with rebroadcasting the concerts on Ames Public Access television and posting portions of them on CMDT's website and Facebook page, helps to expand audiences. Performances will include both professional and amateur dancers, as well as Iowa musicians and composers, all supported by COTA funds. The COTA grant would also allow CMDT to introduce people of all ages and backgrounds to the art of modern dance at a low cost. Children under 15 are admitted free while students and senior citizens receive discounted admission.

Dancer Dance Company Foundation (DDCF) - \$1,830

Dancer Dance Company Foundation (DDCF) is dedicated to providing volunteer and financial support for the education, development, and advancement of dancers while enriching our community through dance. COTA funding would be used for the rental of the Ames High School Auditorium for the Dancer Dancer Showcase. This free annual dance performance is marketed to the entire Ames community and features ballet, tap, contemporary, and jazz dance genres. COTA funds help eliminate the ticket-cost barrier that often exists in the fine arts, as

patrons are able to attend this premier dance event at no cost. The performance also benefits and supports aspiring Ames dancers, ages 6-22, by giving them an opportunity to perform and share their talents with the community.

Friends of Ames Strings (FOAS) - \$1,844

Friends of Ames Strings (FOAS) sponsors a two-week Summer String Workshop for local orchestra students of all skill levels. The July workshop, led by an invited director from outside the Ames area provides approximately 25-30 hours of instruction for elementary and middle school students. Participants improve skills, network with other string players, and perform in ensembles. The workshop also provides leadership opportunities for advanced players and high school-aged string coaches. This event culminates with a public concert. COTA funds are used to offset rising facility costs and provide scholarship funding to keep the programs affordable.

Good Company - \$1,600

Good Company (GC), a women's choral ensemble, was started in 1993 as a way to foster the singing of choral music written for treble voices. GC reaches out to all segments of the Ames community and the surrounding areas through performance. Comprised of 29 women, they hold two concerts a year and participate in musical performances throughout the year to benefit many diverse groups, including the Kiwanis and Good Neighbor. COTA funding supports the general operations of the organization.

India Cultural Association - \$6,542

India Cultural Association (ICA) of Central Iowa, located in Ames, was formed in 1992. ICA aims to promote the cultural and secular heritage of India and to enhance friendship and understanding with people from various cultural backgrounds. Membership in the organization is open to all. As part of its mission, ICA sponsors several events to share India's rich cultural heritage with the local and neighboring communities. ICA's 2017-2018 request would support bringing in critically acclaimed American clarinetist and composer Shankar Tucker in concert with Indian American vocalist Vidya Vox. Tucker is a popular YouTube musician with the ShrutiBox series, in addition to performing at venues such as the White House. In addition, the ICA's other programming includes local talent, as well as outstanding musical artists and dancers. ICA strives to make its programs not only entertaining, but also educational and inspiring.

KHOI - \$3,000

KHOI will enter its fifth year of broadcasting operations during the 2017-2018 cycle. The mission of the station is that of a cultural institution – to build community and promote creativity and arts in Central Iowa through over the air broadcasts, on the web, and with live performances. KHOI is committed to the celebration of diversity of culture, race, and ethnicity by promotion of unity of people in the Ames community and beyond. The 2017-2018 marks KHOI's first request for COTA funding. KHOI intends to utilize COTA funding to create a weekly soundscape program which will crowdsource sounds from throughout the Ames community and Central Iowa via a partner-developed smartphone application. The ultimate hope is to utilize the captured soundscapes in the commission of a lyric poem to be created by Iowa talent.

Kids Co'Motion - \$3,000

Kids Co'Motion (KCM), founded in 1989, offers workshops and performances to introduce and to train children ages 8-18 in the Ames area in the art of creating and producing dances, specifically modern dance. In July 2017, KCM will offer an intensive three-week performance workshop and production in Ames City Auditorium. KCM is designed to be accessible for all levels of dance experience and develops future leaders and, in addition to acquiring dance skills, participants learn discipline of collaboration. COTA support helps support this annual workshop and performance for the community.

The Octagon - \$48,100

The Octagon Center for the Arts (Octagon), which celebrated its 50th anniversary in 2016, is a non-profit community arts organization that offers art exhibits and quality educational programs for children and adults. The Octagon also holds special events and has a retail art shop promoting local artisans. COTA support enables the organization to reach 32,000 people a year in some form of art experience and expression.

Story Theater Company - \$10,560

The mission of the Story Theater Company (STC), founded in 2006, is to increase the number of theatrical opportunities for the children of Ames and surrounding communities. In 2017, STC will produce two full-scale productions for ages 9-18, a full-scale "mature" show for participants aged 13-18, and will continue to provide quality educational workshops. COTA funds help support annual operational expenses, including rehearsal and performance space rentals, supplies, educational workshops, royalties and performance licenses.

Ames Town and Gown - \$15,960

Ames Town and Gown (ATG) Chamber Music Association presents the finest solo musicians and small ensembles to Ames citizens of all ages and demographics. For its 68th season in 2017, ATG will present five concerts to be held in the Ames City Auditorium or in Martha-Ellen Tye Recital Hall at Iowa State University. ATG continues to seek innovative opportunities for outreach and collaboration within the Ames community, such as master classes in cooperation with the ISU music department, performances for students at local schools, or special "Ask the Artist" performances at the Ames Public Library. COTA funding assures programs of the highest breadth and quality.

COUNCIL ACTION FORM

SUBJECT: APPROVAL OF FY 2016/17 AND FY 2017/18 OUTSIDE FUNDING REQUEST CONTRACTS

BACKGROUND:

During adoption of the FY 2017/18 Budget, the City Council reviewed requests from local organizations. The City Council allocated Local Option Sales Tax funds for these organizations to provide facilities and services to the public. In total, \$145,114 was allocated from the Local Option Sales Tax Fund and \$7,500 was allocated from the Hotel/Motel Tax Fund (for the AEDC) for activities occurring in FY 2017/18.

Additionally, the City Council allocated funds in the FY 2016/17 amended Budget from the General Fund Contingency for:

- 1) Ames Historical Society - \$2,700 to arrange plaques to be purchased and installed on historic buildings downtown
- 2) Leadership Ames Signage Project - \$15,000 for entryway signage (the agreement is with The Ames Foundation, which is acting as the fiscal agent for this project)
- 3) Main Street Cultural District Lighting Project - \$20,000 for the extension of the Downtown Lighting Project.

Contracts with each organization have been signed by organization representatives, returned to City staff, and are now before the City Council for approval. Scopes of services and funding amounts for each organization are listed below:

Ames Economic Development Commission	FY 2017-18	\$7,500
Funding will be used to purchase one year of access to the Buxton SCOUT program. Reports from this program will be made available to representatives of prospective businesses, existing businesses, and others requesting retail analysis of the Ames area. The Provider shall send a report to the City in December 2017 and in June 2018 summarizing the use of the program, including the number of times reports have been produced for potential customers.		
Drawdown Schedule:		
<u>Task</u>	<u>Date</u>	<u>Amount</u>
Renew Buxton Subscription	June 2018	\$7,500
Ames Historical Society	FY 2017-18	\$40,000
Funds awarded shall be used to:		
1. Present 40 presentations and open houses, to be hosted at the Ames History Center and in locations throughout the community		
2. Take the history trailer to 15 classes of Ames 3rd graders and at least 8 community events		

3. Respond to no fewer than 200 research requests
4. Host at least 1,500 public open hours (30 hours per week) at the Ames History Center, with at least 1,500 visitors
5. Catalog at least 500 historical Ames collections objects
6. Present 8 new exhibits at the Ames History Center
7. Collaborate with no fewer than two partnering community organizations to conduct special projects, host events, and/or present programs.

Drawdown Schedule:

<u>Task</u>	<u>Date</u>	<u>Amount</u>
Present 10 presentations/open houses; take the history trailer to 4 3 rd grade classes and 2 community events; answer 75 research requests; host 375 public open hours at the Ames History Center; catalog 125 historical Ames objects; present 2 new exhibits at the Ames History Center	September 2017	\$10,000
Present 10 presentations/open houses; take the history trailer to 4 3 rd grade classes and 2 community events; answer 75 research requests; host 375 public open hours at the Ames History Center; catalog 125 historical Ames objects; present 2 new exhibits at the Ames History Center	December 2017	\$10,000
Present 10 presentations/open houses; take the history trailer to 4 3 rd grade classes and 2 community events; answer 75 research requests; host 375 public open hours at the Ames History Center; catalog 125 historical Ames objects; present 2 new exhibits at the Ames History Center	March 2018	\$10,000
Present 10 presentations/open houses; take the history trailer to 3 3 rd grade classes and 2 community events; answer 75 research requests; host 375 public open hours at the Ames History Center; catalog 125 historical Ames objects; present 2 new exhibits at the Ames History Center	June 2018	\$10,000

Ames International Partner Cities Association	FY 2017-18	\$8,000
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Funds provided shall be used to undertake such activities as will foster and promote friendly relations and mutual understanding between the people of Ames, Iowa and people of similar cities of other nations. These activities shall include the hosting of international delegations and the sending of delegation leaders. The Provider shall also act as a coordinating influence among those organizations, groups and individuals desiring to engage in activities furthering those objectives and purposes stated above.

Drawdown Schedule:

<u>Task</u>	<u>Date</u>	<u>Amount</u>
Hosting Expenses for visiting adult delegation	September 2017	\$2,400
Partial travel expenses for youth delegation trip leader(s)	June 2018	\$2,100
Expenses for hosting delegation from Italy Or sending delegation to Italy	June 2018	\$3,000
Supplies and Equipment	June 2018	\$500

Campustown Action Association (Ames Chamber of Commerce) FY 2017-18 **\$27,000**

Provider shall:

1. Research and develop a plan to implement a Self—Supported Municipal Improvement District in Campustown
2. Develop and host two summer events open to the public, in addition to Summerfest
3. Continue community outreach efforts with Healthiest Ames and ISU
4. Promote the Campustown Façade Grant program and application opportunity to eligible property owners in Campustown
5. Collect feedback regarding the planned reconstruction of the 100-block of Welch Avenue and communicate that feedback to the City for use in the design of the project
6. Host at least one event to clean up Campustown
7. Serve as a point of contact for coordinating events held in Campustown, regardless of whether the event is sponsored by the Provider or another entity.

<u>Task</u>	<u>Date</u>	<u>Amount</u>
Research and develop a plan to implement a SSMID in Campustown	September 2017	\$2,000
Develop and host two summer events	October 2017	\$8,000
Continue community outreach efforts with Healthiest Ames and ISU	November 2017	\$3,000
Promote the Campustown Façade Grant program	March 2018	\$1,000
Provide input regarding design elements for Welch Avenue reconstruction project	April 2018	\$2,000
Host events to improve Campustown cleanliness	May 2018	\$3,000
Plan and execute Summerfest in Campustown	June 2018	\$8,000

Hunziker Youth Sports Complex **FY 2017-18** **\$28,925**

Funds awarded shall be used towards the facilities, equipment, and services required to provide youth sports programs for the Ames community. In turn, participants in sports programs will be charged lower participant fees than they would if operating expenses were not subsidized.

<u>Task</u>	<u>Date</u>	<u>Amount</u>
Provide a youth sports program comprising baseball, soccer, and softball	October 2017	\$28,925

Main Street Cultural District	FY 2017-18	\$41,189
<u>Fulfill all requirements to maintain Ames as a designated Main Street Iowa community:</u>		
\$18,189		
<i>The Main Street Iowa program provides comprehensive support and assistance to participating communities to enhance local downtown and economic development efforts. The program provides access to financial incentives and ongoing technical assistance in the areas of architectural/historic preservation, design, business development, economic development, market analysis, capacity building, and district marking. Services are provided to communities which maintain National Main Street Accreditation and Main Street Iowa program requirements.</i>		
<ul style="list-style-type: none"> ▪ <u>The Provider shall:</u> <ul style="list-style-type: none"> i. Fulfill all program and accreditation requirements to maintain Main Street Iowa designation. ii. Serve as the point of local contact and base of knowledge for downtown revitalization, economic development strategies in the MSCD, Main Street Iowa, and the National Main Street Center. iii. Facilitate the technical services provided through the Main Street Iowa program. iv. Maintain current Main Street district building and business inventory. v. Maintain and share appropriate district statistics per Main Street Iowa accreditation and program requirement processes. vi. Represent downtown Ames and the community of Ames at local, state, and national Main Street conferences, marketing, and business events. 		
<u>Enhance the look and feel of the Main Street Cultural District:</u> \$9,500		
<i>Improving the physical appearance of downtown provides the foundation for economic development and creates a catalyst for private investment. The local Main Street program will continue to create an atmosphere in the Main Street Cultural District that encourages local residents to do their business, live, work, and be entertained in downtown Ames.</i>		
<ul style="list-style-type: none"> ▪ <u>The Provider shall:</u> <ul style="list-style-type: none"> i. Serve as the point of contact and base of knowledge for downtown historic preservation efforts, downtown development strategies, and district wide improvement efforts. ii. Initiate district beautification projects, including but not limited to hosting clean up days, purchasing flowers/plant and mulch, labor costs of planting and maintaining downtown plantings throughout the spring, summer, and fall months. iii. Implement strategies to create upper floor housing in the Downtown area. 		
<u>Reestablish the Main Street Cultural District as the social gathering space for Ames:</u>		
\$13,500		
<i>Strengthening the social value of downtown through retail and special events draws people to the community and district, enhances the positive image of the community, and increases exposure and economic opportunity for downtown businesses.</i>		
<ul style="list-style-type: none"> ▪ <u>The Provider shall:</u> <ul style="list-style-type: none"> i. Serve as a point of contact for coordinating community events held in the Main Street Cultural District by other entities. ii. Host a series of community-oriented family summer events to draw outside visitors to the cultural and business center of Ames, Iowa. These events shall include: Art Walk, 4th of July Parade, and Snow Magic. iii. Budget for each event includes any marketing and advertisement costs, administrative 		

costs, permit costs, outside entertainment costs such as live music, security costs, and miscellaneous costs associated with putting on an event that is geared to attract hundreds and thousands of participants and increase business traffic and revenue within the Main Street Cultural District.

In consideration of the foregoing, the City of Ames shall be recognized as an investor in the Main Street Cultural District.

Drawdown Schedule:

<u>Task</u>	<u>Date</u>	<u>Amount</u>
Host 4 th of July Parade	July 2017	\$5,000
Fulfill req'ts to maintain Ames as an MSI community (pt 1)	August 2017	\$9,094
Organize and produce retail events in the district	November 2017	\$500
Host Snow Magic	December 2017	\$1,500
Implement upper-floor housing strategies	December 2017	\$4,500
Fulfill req'ts to maintain Ames as an MSI community (pt 2)	January 2018	\$9,095
Secure and plan the Smithsonian Museum Traveling Exhibit	January 2018	\$5,000
Enhance the Look and Feel of the MCSD - beautification	May 2018	\$5,000
Host ArtWalk	June 2018	\$1,500

Ames Historical Society (Historic Building Plaques)	FY 2016-17	\$2,700
The Provider shall research, design, and procure plaques describing the historical nature of six downtown buildings. The Provider shall ensure the plaques are installed on the front façade of each building. The design and installation of the plaques shall be consistent with existing historical plaques in place on buildings in the downtown area.		

Main Street Cultural District (Rooftop Lighting)	FY 2016-17	\$20,000
The Provider shall procure and install decorative LED lighting along the rooflines of buildings along both sides of the 400 block of Douglas Avenue, 400 block of Kellogg Avenue, and 400 block of Burnett Avenue in Ames. The lighting shall be consistent in design and function with the lighting installed in 2016-2017 along the north and south sides of Main Street in Ames by the Provider.		
The lights shall be used for holiday and special event decoration, as well as for other decorative purposes as the Provider sees fit. The Provider shall be responsible for any electricity costs, maintenance, repairs, or replacement of the lighting. The Provider shall secure permission of the property owners upon whose properties the lighting will be installed, and shall be responsible for ensuring the installation complies with all applicable codes and requirements.		

The Ames Foundation (Leadership Ames Signage Project)	FY 2016-17	\$15,000
The Provider shall act as the fiscal agent for a group of individuals conducting a Leadership Ames service project to install two entryway signs at the perimeter of the Ames community. One sign shall be located east of the Ames corporate limits along U.S. Highway 30 and one sign shall be located west of the Ames corporate limits along U.S. Highway 30. The two new signs shall be similar in scale, materials, and appearance to the existing "Ames" sign located on the property of Danfoss, 2920 E 13 th Street, Ames, except that the new signs will be constructed from concrete rather than natural stone.		
Funds provided by the City shall be used to purchase materials, supplies, and services required for the design or construction of the signs. The project scope shall include the sign structures, lighting, and landscaping immediately adjacent the signs.		

Should the project fail to be completed prior to December 31, 2017, the Provider agrees to return to the City of Ames the sum of \$15,000.

ALTERNATIVES:

1. Approve outside funding contracts with the organizations listed above for FY 2016/17 and FY 2017/18
2. Modify the authorized amount or scope of services for one or more organizations
3. Do not approve these funding contracts.

MANAGER'S RECOMMENDED ACTION:

Funding for these activities was included in the City's adopted FY 2017/18 and amended FY 2016/17 Budget. These scopes of services have been developed in cooperation with the organizations to ensure that the City's funding is used for the benefit of the public.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving outside funding contracts with the organizations listed above for FY 2016/17 and FY 2017/18.

COUNCIL ACTION FORM

**SUBJECT: HEALTH INSURANCE ADMINISTRATIVE SERVICES CONTRACT
RENEWAL**

BACKGROUND:

Thirteen years ago the City sought alternative bids for administrative services and excess coverage for our self-insured health and pharmacy programs. At that time we added requirements developed by an internal Health Insurance Team. That team's final report and recommendations served as the basis for the request for proposal (RFP) that yielded three quotations. The City Council subsequently approved award of the administrative services and excess coverage contract to Wellmark Blue Cross Blue Shield of Iowa.

Wellmark has advantageous contractual relationships with medical providers in Ames and throughout Iowa that allow the City to receive significant discounts on services received. Over the years Wellmark has provided good customer service and has had a commendable record of accurate and timely claims payments. Wellmark has a proven record of being able to administer the existing plans and has been a willing and capable partner in our efforts to improve the health status of employees and their families through quality programs and health promotion.

Effective July 1, 2017, Wellmark will charge \$43.32 per employee per month in **administrative and access fees** for a yearly total of \$279,154. This is an increase of 1.23% over 2016/17.

Effective July 1, 2017, Wellmark will charge \$50.97 per employee per month for **specific and aggregate stop loss premiums**. The individual stop loss protects the City from specific claims that exceed \$125,000 incurred in one year, while the aggregate stop loss protects the City in the event that total claims exceed 120% of projected losses.

In 2016/17 the stop loss rate charged per employee per month was \$44.24. However, the stop loss trend over the past several years has significantly exceeded Wellmark's projections. For that reason, the stop loss rates for 2017/18 will increase by 9.1%. In 2017/18 the City will pay \$328,400 in specific and aggregate stop loss premiums.

The total increase for health care costs and administrative fees is 4.47%. This will be covered by the 4% premium and contribution increase included in the FY 2017/18 Budget.

ALTERNATIVES:

1. Accept the renewal documents from Wellmark for administrative services, specific and aggregate excess insurance, and access fees for health care benefits effective from July 1, 2017 to June 30, 2018.
2. Do not renew the City's health insurance administrative services contract with Wellmark.

CITY MANAGER'S RECOMMENDED ACTION:

Wellmark has been an effective administrator of the City's health care administrative services. Wellmark's services are cost-effective and they have a strong working relationship with the City's other health care partners. Renewal of this contract will provide the best value to the City in administering its health insurance program.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1 as stated above.

COUNCIL ACTION FORM

SUBJECT: DELTA DENTAL INSURANCE ADMINISTRATOR CONTRACT

BACKGROUND:

For many years the City has contracted with Delta Dental of Iowa to administer the Dental Insurance benefits approved by City Council for City employees and their families.

Over the past several years Delta has provided good customer service and has had a commendable record of accurate and timely claim payment. Delta Dental also has advantageous contractual relationships with dental providers in Ames and throughout central Iowa, which allows the City to realize significant discounts on services received. Delta has a proven record of being able to administer the existing plans, and also been a willing and capable partner in our efforts to improve the health status of employees and their families through quality programs.

Effective July 1, 2017, Delta Dental's fixed fees will increase from \$4.09 per contract to \$4.24 per contract, or 3.66% from 16/17 to FY 2017/18. The total projected annual dental coverage expense of \$409,296, which includes both claims and this administration fee, is covered in the amounts budgeted for health insurance in the FY 2017/18 budget.

ALTERNATIVES:

1. Authorize renewal of the City's annual contract with Delta Dental of Iowa for dental benefits administrative services effective July 1, 2017.
2. Reject the renewal proposal from Delta Dental of Iowa and select another provider of these services.

CITY MANAGER'S RECOMMENDED ACTION:

Over the past two decades Delta Dental of Iowa has been an effective administrator of the City's dental administrative services. Renewal of this contract will provide the best value to the City in administering its dental insurance program.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1 as described above.

COUNCIL ACTION FORM

SUBJECT: MAIN STREET CULTURAL DISTRICT REQUESTS FOR ART WALK

BACKGROUND:

The Main Street Cultural District (MSCD) is hosting its 23rd annual Art Walk on Friday, June 2, 2017. In order to facilitate this event, MSCD has requested Council approval for the following:

- Waiver of parking meter fees and enforcement in the MSCD from 5:00 p.m. to 8:00 p.m. to provide free parking to participants (\$119.40 loss to the Parking Fund)
- Blanket Temporary Obstruction Permit for the Main Street Cultural District from 3:00 p.m. to 8:00 p.m.
- Blanket Vending Permit for Main Street Cultural District from 8:00 a.m. to 8:00 p.m. and waiver of fee (\$50 loss to City Clerk's Office)
- Closure of two metered parking spaces in the Main Street Cultural District for woodworker
- Use of electricity in Tom Evans Plaza and use of the Plaza for live music.

Youth and Shelter Services will be hosting a 40th anniversary celebration on Kellogg Avenue in conjunction with Art Walk, MSCD has requested the closure of the 400 block of Kellogg Avenue to facilitate this activity. City staff has confirmed with MSCD that Youth and Shelter Services' activities will be covered on MSCD's insurance for the overall event.

ALTERNATIVES:

1. Approve the Art Walk requests as submitted by the MSCD for June 2, 2017, including the waiver of fees.
2. Approve the requests as submitted by MSCD, but require reimbursement for lost parking revenue and for the blanket Vending Permit.
3. Deny the requests.

MANAGER'S RECOMMENDED ACTION:

The Art Walk is a popular annual event that adds vitality to the Downtown. The event organizers have experience in hosting this and many other similar events throughout the year.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the Art Walk requests as submitted by the MSCD for June 2, 2017, including the waiver of fees.



March 13, 2017

Honorable Mayor Campbell and City Council
Ames City Hall
515 Clark Avenue
Ames, IA 50010

RE: ArtWalk

Dear Honorable Mayor Campbell and City Council,

The Main Street Cultural District is planning to hold the annual ArtWalk on June 2nd from 5-8pm. Information about the event can be found on the Special Event Application we submitted. We would also request a waiver of fees for the Blanket Vendor Permit, electricity, and parking meters.

Thank you for your consideration of this request and continued support of the Main Street Cultural District. We look forward to seeing you on June 2nd, in downtown Ames.

Sincerely,

Edana Delagardelle
Event Coordinator
Main Street Cultural District



CITY OF

Ames

SPECIAL EVENT APPLICATION

SUMMARY OF EVENT

DESCRIPTION

Event Name ArtWalk 2017

Description The annual ArtWalk is a great event that showcases downtown businesses and our community artists. This event is free of charge to the community and runs from 5 to 8 pm on Friday, June 2.

1. More than 60 local artists will be hosted by Main Street Cultural District businesses, both inside and outside on the sidewalk.
2. Artists include painters, jewelry makers, photographers, woodworkers, potters, sculptors, musicians, and much more.
3. A self-guided walking tour brochure will be provided to participants.
5. Some artists will be performing demonstrations, others will be selling their artwork, there will be interactive art activities for adults and children.
6. Food vendors or restaurant owners using Sidewalk Cafe permits will be spread throughout Main Street.
7. Youth and Shelter Services will be celebrating their 40th anniversary in conjunction with our event and will need the 400 block of Kellogg barricaded off.

Event Category

<input type="checkbox"/> Athletic/Recreation	<input type="checkbox"/> Concert/Performance
<input type="checkbox"/> Exhibits/Misc.	<input type="checkbox"/> Farmer/Outdoor Market
<input checked="" type="checkbox"/> Festival/Celebration	<input type="checkbox"/> Other (please explain)
<input type="checkbox"/> Parade/Procession/March	Art/Cultural

Anticipated Attendance Total 2,000 Per Day 1

DATE/TIME

Setup	Date <u>6/2/17</u>	Time <u>3:00 pm</u>	Day of Week <u>Friday</u>
Event Starts	Date <u>6/2/17</u>	Time <u>5:00 pm</u>	Day of Week <u>Friday</u>
Event Ends	Date <u>6/2/17</u>	Time <u>8:00 pm</u>	Day of Week <u>Friday</u>
Teardown Complete	Date <u>6/2/17</u>	Time <u>8:30 pm</u>	Day of Week <u>Friday</u>

Rain Date, if applicable _____
Rain Location, if applicable _____

LOCATION

Region

(Select one or more)

- Main Street Cultural District (Downtown)
- Campustown District
- Iowa State University Property
- City Parks
- Other (please explain) Art/Cultural

Please note that events occurring in the Downtown, Campustown, in City parks, or on ISU property require prior approvals. A letter of support will be required from CAA if the event occurs in Campustown or from MSCD if the event occurs in Downtown. Please contact the appropriate office well in advance:

Downtown - Main Street Cultural District: (515) 233-3472

Campustown - Campustown Action Association: (515) 450-8771

Iowa State University - Events Authorization Committee: (515) 294-1437

events@amesdowntown.org

director@amescampustown.com

eventauthorization@iastate.edu

CONTACTS

Host Organization

Main Street Cultural District

Local Contact (Required)

Must be present during event

Name: Edana Delagardelle

Address: 304 Main Street

Telephone: (515) 233-3472

Cell phone: (515) 231-0697

Must be available by cell phone during event

Email: events@amesdowntown.org

At least ten business days prior to the event, Organizer must submit Emergency Contact List, including names and numbers of all coordinators, volunteers, and location assigned to each.

Yes No

Is this an annual event? How many years have you been holding this event? 21

Is this event open to the public?

Is your event being held in conjunction with another event (e.g. *Farmers' Market, 4th of July, etc.*)?

If yes, please list

COUNCIL ACTION FORM

SUBJECT: **REQUESTS FOR AMES GRAND PRIX**

BACKGROUND:

The Ames Velo organization has proposed hosting the Ames Grand Prix bicycle races on Saturday, June 10th and Sunday, June 11th. A similar event has been held by this organization in State Center for the past eight years. The event consists of timed races of 10 to 50 riders per race along a short circuit. It is anticipated that riders will reach speeds of up to 35 miles per hour on the course.

Main Street Criterium

On Saturday, June 10th, the races will take place downtown from 3:00 p.m. until approximately 8:00 p.m. To facilitate this event, organizers have requested the following from 2:00 p.m. to 9:00 p.m. the day of the event:

- Closure of Main Street from Clark Avenue to Douglas Avenue, Douglas Avenue from Main Street to Sixth Street, Sixth Street from Douglas Avenue to Burnett Avenue, Burnett Avenue from Sixth Street to Fifth Street, Fifth Street from Burnett Avenue to Clark Avenue, and Clark Avenue from Fifth Street to Main Street
- Closure of 187 metered parking spaces along the race route and suspension of parking enforcement (\$149.60 loss to the Parking Fund)
- Blanket Temporary Obstruction Permit for the closed area

A finish line will be established in the 300 block of Main Street, and organizers will use a speaker system to announce results. A race command post will be set up on Douglas Avenue. The speed of racers requires them to use the full width of the street when entering and exiting turns. However, organizers will attempt to close intersections in a way that allows vehicle traffic to turn onto adjacent streets to get past the race area.

CyRide will detour from Sixth Street to avoid the closed streets. Organizers have contacted the Main Street Cultural District (MSCD) regarding this event, and MSCD has provided a letter of support.

Research Park Circuit Race

The following day, Sunday, June 11th, races will be held from 9:00 a.m. to approximately 5:00 p.m. To facilitate this event, organizers have requested closure of the following streets from 8:00 a.m. to 5:00 p.m. the day of the event: Airport Road from University Boulevard to North Loop Drive, North Loop Drive, South Loop Drive, University

Boulevard from Airport Road to Collaboration Place, and Collaboration Place. Additionally, a blanket Temporary Obstruction Permit is requested for the closed area.

Staff from the ISU Research Park has expressed support for the race in this area.

ISSUES FOR BOTH RACES:

In this style of race, the riders tend to group together. Therefore, organizers will manage the street closures in a way that allows for motorists and pedestrians to cross into the center of the race area when the route is clear. The organizers have staff that is experienced in managing street closures for bicycle races.

For the ISU Research Park race, organizers will place signage well in advance of the closures warning drivers of the potential for delay, and signs warning drivers to slow as they approach the point where they will wait to be allowed through the race course. This route is longer, and so should allow more time for motorists to be let through the closures before the pack of riders approaches again.

Public Works will provide barricades and will place electronic message board signs in each area prior to the race announcing the closures (if signs are available at that time). Because of the high speeds of riders at these events and the potential for serious harm if a rider encounters a roadway defect, Public Works will modify its street-sweeping schedule to clear street debris from these routes the day prior to the race. Additionally, City staff has requested that organizers inspect the pavement along the routes in the days prior to the event and contact staff to patch any pavement defects that could cause injury to a racer. A majority of both routes takes place on newer pavement, so staff anticipates less likelihood of a dangerous defect in these areas.

Organizers will obtain liability insurance for this event through USA Cycling once it is approved by the City Council. The insurance limits proposed exceed the City's minimum requirements for special events. Additionally, City staff has asked that the participants' hold harmless waivers also include language holding the City harmless.

At the Special Event meeting for this event in late March, City staff requested that organizers work to notify residents and businesses in the affected areas prior to the event being approved by City Council, and that those individuals be further notified of when the City Council discussion will be held. Organizers indicated they would notify affected businesses and would ensure that conversations were specifically held with the Ames Public Library, Adams Funeral Home, Wessex, and CPMI Events Center, because these properties might have special events or issues to accommodate. Staff has also requested that the organizers not advertise the events to the general public until approval has been obtained from the City Council.

ALTERNATIVES:

1. Approve the requests for the Ames Grand Prix on June 10-11, as outlined above, contingent upon 1) receipt of a certificate of liability insurance, 2) reimbursement for lost parking revenue and 3) receipt of hold harmless waivers from each participant.
2. Direct staff to work with organizers to find an alternative location for this event.
3. Deny the requests.

MANAGER'S RECOMMENDED ACTION:

This event is a unique opportunity to bring bicycle racing to Ames. The event proposed has the support of the Main Street Cultural District and the ISU Research Park. Organizers have experience hosting similar bicycle racing events and have taken precautions in their planning to ensure a safe, enjoyable event for the community. They have contacted affected businesses and residents prior to the City Council discussion to provide notice of their plans and this meeting.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1, thereby approving the requests for the Ames Grand Prix on June 10-11, as outlined above, contingent upon 1) receipt of a certificate of liability insurance, 2) reimbursement for lost parking revenue and 3) receipt of hold harmless waivers from each participant.



February 22, 2017

Mayor and City Council
City of Ames
515 Clark Ave
Ames, IA 50010

Dear Mayor Ann Campbell and City Council,

The Ames Main Street Cultural District supports the closure of several streets in the Main Street Cultural District for the first ever Velo bike race in downtown Ames on the evening of Saturday, June 10 and all day on Sunday, June 11. Events of this nature help MSCD achieve its vision of making downtown Ames the primary destination of Central Iowa by creating an economically vibrant district with unique living, dining, and entertainment experience.

Sincerely,

A handwritten signature in blue ink that reads "Paul Livingston".

Paul Livingston
2017 MSCD Board President



SUMMARY OF EVENT

DESCRIPTION

Event Name Ames Grand Prix

Description

The Ames Grand Prix consists of 2 bicycle races being held on June 10th and 11th, 2017.

The first race is the "Main Street Criterium", held in downtown Ames. This race will be a looping course that will be .7 to 1 mile in length, with racers making multiple laps per race. This race has been reviewed and approved by the Main Street Cultural District.

The second race, on Sunday, is the "Research Park Circuit Race", held in the Research Park area. This race will be looping around a 2.7 mile course, with racers making multiple laps per race. This race has been reviewed and is endorsed by Alison Doyle from ISU Research Park.

Each race will held under USA Cycling Permit and insured. Each of the 2 days will consist of 10-12 races at varying length and skill level. Each race will see field sizes from 10-50 racers. Even though the event will require temporary road closures, our experience is that we can marshal through light traffic after groups of racers pass by and in between races. We have held our usual version of this weekend for the past 8 years in State Center and look forward to bringing this tradition in to Ames for 2017.

Participants and their families are expected to be staying over night in Ames and taking advantage of the many amenities.

Event Category

- Athletic/Recreation
 - Exhibits/Misc.
 - Festival/Celebration
 - Parade/Procession/March
 - Concert/Performance
 - Farmer/Outdoor Market
 - Other (please explain)
- ISU Research Park

Anticipated Attendance

Total 300 Per Day 300

DATE/TIME

Setup	Date <u>6/10/17</u>	Time <u>1:00 pm</u>	Day of Week <u>Sat</u>
Event Starts	Date <u>6/10/17</u>	Time <u>3:30 pm</u>	Day of Week <u>Sat</u>
Event Ends	Date <u>6/10/17</u>	Time <u>9:30 pm</u>	Day of Week <u>Sat</u>
Teardown Complete	Date <u>6/10/17</u>	Time <u>10:30 pm</u>	Day of Week <u>Sat</u>

Rain Date, if applicable _____

Rain Location, if applicable _____

LOCATION

Region

(Select one or more)

- Main Street Cultural District (Downtown)
- Campustown District
- Iowa State University Property
- City Parks
- Other (please explain) ISU Research Park

Please note that events occurring in the Downtown, Campustown, in City parks, or on ISU property require prior approvals. A letter of support will be required from CAA if the event occurs in Campustown or from MSCD if the event occurs in Downtown. Please contact the appropriate office well in advance:

-
Downtown - Main Street Cultural District: (515) 233-3472
Campustown - Campustown Action Association: (515) 450-8771
Iowa State University - Events Authorization Committee: (515) 294-1437

events@amesdowntown.org
director@amescampustown.com
eventauthorization@iastate.edu

CONTACTS

Host Organization

Ames Velo

Local Contact (Required)

Must be present during event

Name: Jason Quinn

Address: 1412 Burnett Ave

Telephone: (515) 509-9971

Cell phone: (515) 509-9971

Must be available by cell phone during event

Email: jmq303@gmail.com

At least ten business days prior to the event, Organizer must submit Emergency Contact List, including names and numbers of all coordinators, volunteers, and location assigned to each.

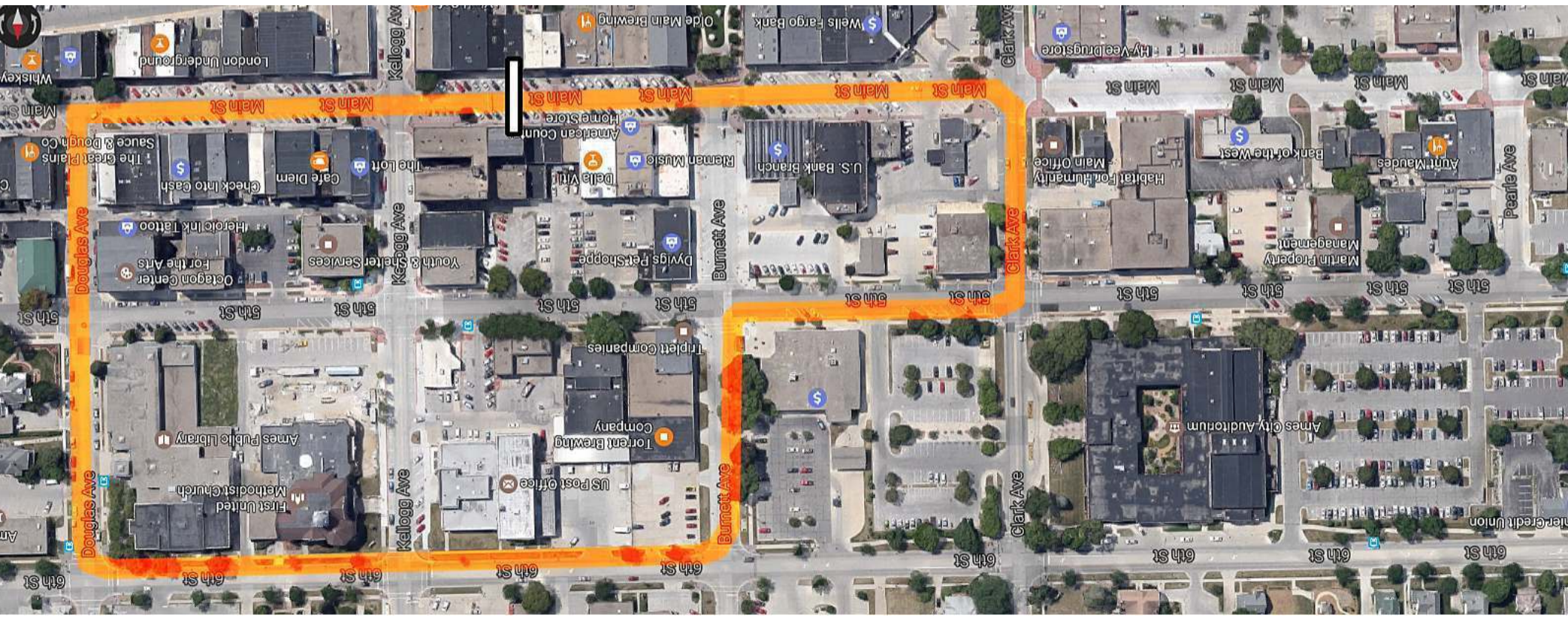
Yes No

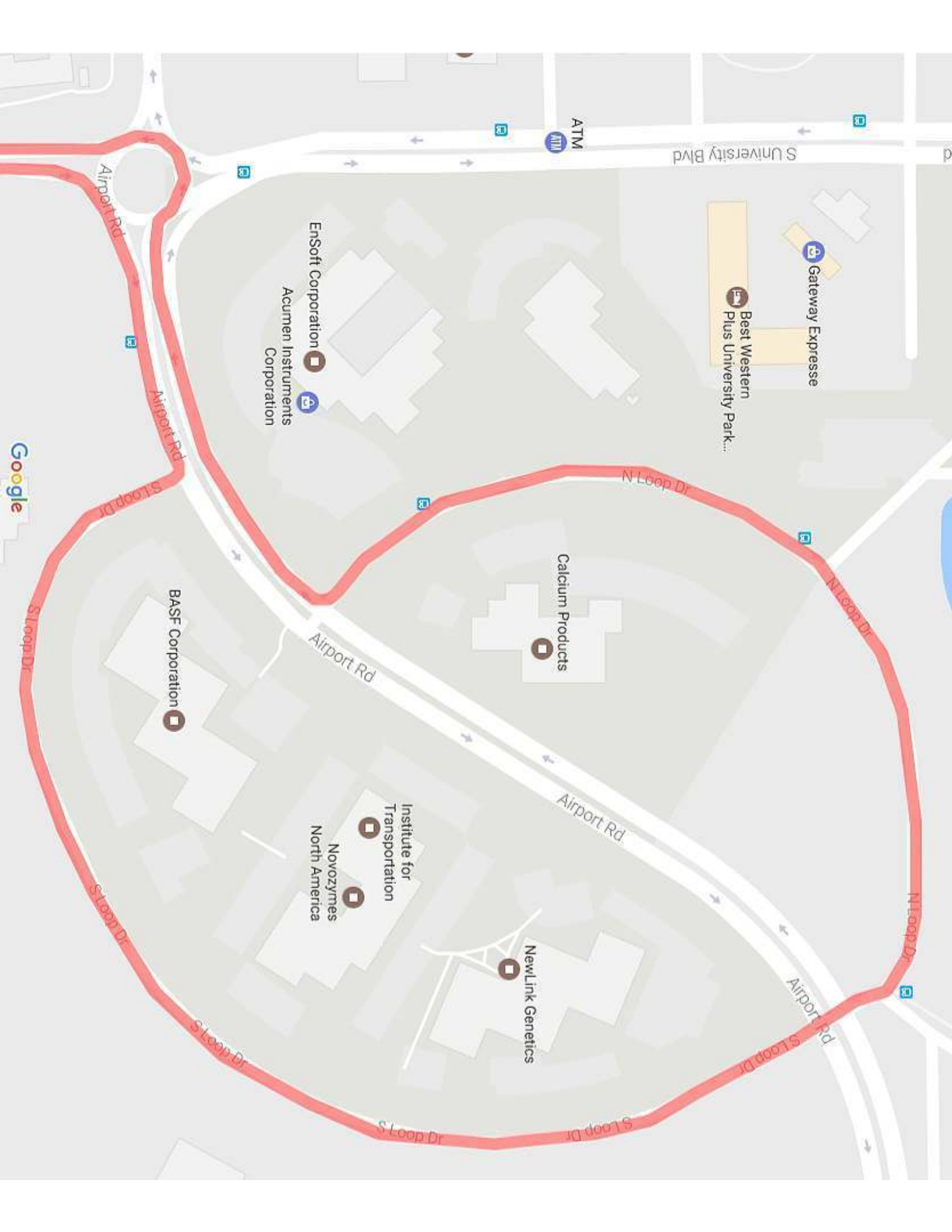
Is this an annual event? How many years have you been holding this event? 8

Is this event open to the public?

Is your event being held in conjunction with another event (e.g. *Farmers' Market, 4th of July*, etc.)?

If yes, please list





S University Blvd

ATM

Gateway Express

Best Western Plus University Park...

Ensoft Corporation
Acumen Instruments Corporation

Calcium Products

BASF Corporation

Institute for Transportation
Novozymes North America

NewLink Genetics

Airport Rd

Airport Rd

N Loop Dr

Airport Rd

N Loop Dr

Airport Rd

Airport Rd

S Loop Dr

S Loop Dr

S Loop Dr

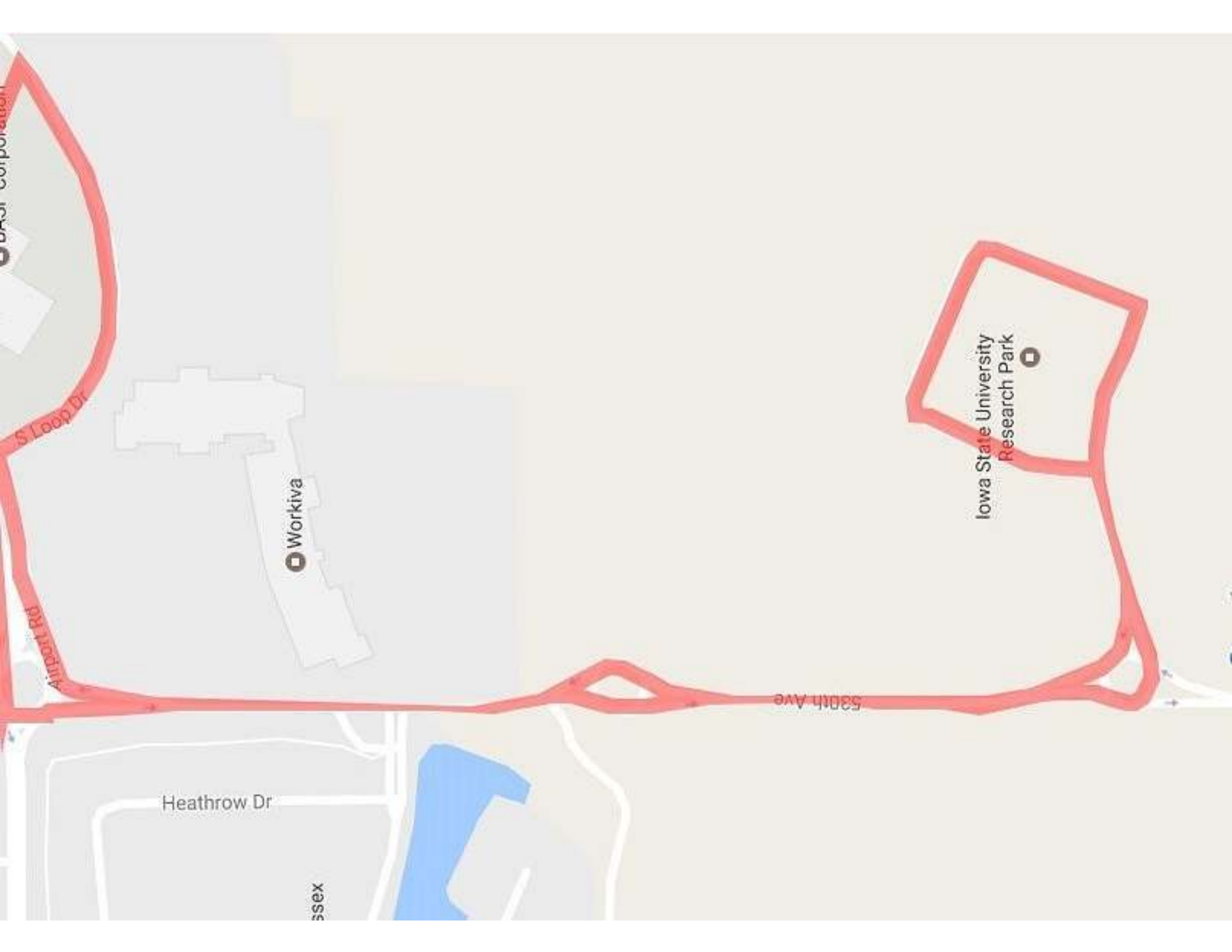
S Loop Dr

S Loop Dr

S Loop Dr

S Loop Dr

Google



United Corporation

S Loop Dr

Airport Rd

Workiva

Heathrow Dr

ssex

530th Ave

Iowa State University
Research Park



April 11, 2017

To Whom It May Concern:

Iowa State University Research Park fully supports the use of University Boulevard, Airport Road, South and North Loop Drives and Collaboration Place for the Ames Velo Race and subsequent race series to be held at ISURP. We welcome the opportunity to showcase what we are building at ISURP, and also to give our tenant community another chance to interact with one another and even participate in this great event.

A handwritten signature in black ink, appearing to read 'Alison Doyle', followed by a long horizontal line extending to the right.

Alison Doyle
ISU Research Park
Marketing + Community Engagement

COUNCIL ACTION FORM

SUBJECT: **REQUESTS FOR HOPE RUN**

BACKGROUND:

Mary Greeley Medical Center (MGMC) is sponsoring the 17th Annual Hope Run for Hospice on Saturday, June 17, 2017, beginning at 8:00 a.m. The event includes a 5k timed race and 3k fun run/walk, in addition to a Hope Run Jr. event. Approximately 900 participants are anticipated to attend.

Construction on the Middle School Track and adjacent shared-use path this summer requires this event to be moved to an alternate route from the one previously used. In order to facilitate the movement of participants, temporary street closures are required on the following streets from 7:30 a.m. to approximately 9:00 a.m. on the following streets:

- Mortensen Road between Dotson Drive and State Avenue
- State Avenue between Lettie Street and Mortensen Road

Runners will use the shared-use path on the north side of Mortensen between State Avenue and Hayward Avenue. Additionally, runners will use coned-off portions of the following streets, which will remain open to traffic during the event:

- Hayward Avenue from Mortensen Road to Knapp Street
- Knapp Street from Hayward Avenue to Sheldon Avenue
- Sheldon Avenue from Knapp Street to Arbor Street
- Arbor Street

The streets will reopen as runners pass through each area. The route is configured to allow traffic through the south and east legs of the State/Mortensen intersection, which will reduce the length of detouring required compared to a full intersection closure.

Public Works Traffic Division will provide barricades and traffic cones to facilitate the road closures, and volunteers recruited by Mary Greeley will staff them. Public Works staff will place electronic message board signs along the major routes in the weeks prior to the race, and on race day. Additionally, event organizers will place signs containing route information and the race date and time along the route. Event organizers have also been provided the contact information for the College Creek/Old Ames Middle School Neighborhood and South Campus Area Neighborhood Association to notify them of the proposed routes.

A waiver of the Road Race fee of \$25 has also been requested by the event organizers. Mary Greeley Medical Center operates as a non-profit entity.

ALTERNATIVES:

1. Approve the various road closures and waiver of Road Race fee, as requested by Mary Greeley Medical Center.
2. Deny the requests from Mary Greeley Medical Center and direct staff to work with organizers to find an alternate location for the event.

MANAGER'S RECOMMENDED ACTION:

Mary Greeley Medical Center's Hope Run for Hospice is a well-organized fundraising event for the Ames community. The race route will substantially reduce the number of residents affected by the race compared to previous years. City Council approval is necessary for this event to occur as planned.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the various road closures and waiver of Road Race fee, as requested by Mary Greeley Medical Center.



Mary Greeley
FOUNDATION

March 28, 2017

Honorable Mayor Campbell and City Council
Ames City Hall
515 Clark Avenue
Ames, IA 50010

RE: 2017 Hope Run for Hospice

Dear Honorable Mayor Campbell and City Council,

Mary Greeley Medical Center's Hope Run will be held on Saturday, June 17, 2017 at the Ames Middle School. This is our 17th annual Hope Run that raises money to support Mary Greeley Medical Center Hospice and the Israel Family Hospice House.

Information about the event can be found on the Special Event Application we submitted. We were very pleased with our current route and look forward to continuing with this route moving forward.

At this time we respectfully request a waiver of the \$25 road race permit fee.

Thank you for your consideration and continued support of Mary Greeley Medical Center. We hope to see you at our event on June 17 either as a participant or a volunteer!

Sincerely,

Andrea Hammes Dodge
Donor and Corporate Relations Officer



CITY OF

Ames SPECIAL EVENT APPLICATION

SUMMARY OF EVENT

DESCRIPTION

Event Name Hope Run

Description 17th Annual Hope Run benefiting Mary Greeley Hospice

Saturday, June 17, 2017 - Ames Middle School

6:45-7:45am Race Day Registration & Packet Pick-Up

8:00am 5K Race (chip timed) and 8:05am 3K Fun Run/Walk

- All finish lines are on the track behind the school
- Post-race refreshments and all other activities will be the track

9:00am Hope Run Jr.

9:15am Awards & Prizes

- Medals to top 3 finishers in 14 age groups
- Participation ribbons to all youth ages 12 & under

Mary Greeley Medical Center Hospice provides care and support for terminally ill patients and their families with a focus on maintaining dignity and quality of life. Our skilled and compassionate staff provides care at home, as well as education for caregivers. We also assist patients and family with seeking alternatives to living at home, such as our Israel Family Hospice House.

Event Category

<input checked="" type="checkbox"/> Athletic/Recreation	<input type="checkbox"/> Concert/Performance
<input type="checkbox"/> Exhibits/Misc.	<input type="checkbox"/> Farmer/Outdoor Market
<input type="checkbox"/> Festival/Celebration	<input checked="" type="checkbox"/> Other (please explain)
<input type="checkbox"/> Parade/Procession/March	Ames Middle School

Anticipated Attendance Total 900 Per Day _____

DATE/TIME

Setup	Date <u>6/16/2017</u>	Time <u>12:00 pm</u>	Day of Week <u>Friday</u>
Event Starts	Date <u>6/17/2017</u>	Time <u>6:30 am</u>	Day of Week <u>Saturday</u>
Event Ends	Date <u>6/17/2017</u>	Time <u>10:00 am</u>	Day of Week <u>Saturday</u>
Teardown Complete	Date <u>6/17/2017</u>	Time <u>11:00 am</u>	Day of Week <u>Saturday</u>

Rain Date, if applicable _____

Rain Location, if applicable _____

LOCATION

Region

(Select one or more)

- Main Street Cultural District (Downtown)
- Campustown District
- Iowa State University Property
- City Parks
- Other (please explain) Ames Middle School

Please note that events occurring in the Downtown, Campustown, in City parks, or on ISU property require prior approvals. A letter of support will be required from CAA if the event occurs in Campustown or from MSCD if the event occurs in Downtown. Please contact the appropriate office well in advance:

Downtown - Main Street Cultural District: (515) 233-3472	events@amesdowntown.org
Campustown - Campustown Action Association: (515) 450-8771	director@amescampustown.com
Iowa State University - Events Authorization Committee: (515) 294-1437	eventauthorization@iastate.edu

CONTACTS

Host Organization

Mary Greeley Medical Center

Local Contact (Required)

Must be present during event

Name: Andrea Hammes Dodge

Address: 1111 Duff Ave, Ames, IA 50010

Telephone: (515) 239-2158

Cell phone: (515) 450-4140
Must be available by cell phone during event

Email: _____

At least ten business days prior to the event, Organizer must submit Emergency Contact List, including names and numbers of all coordinators, volunteers, and location assigned to each.

Yes No

Is this an annual event? How many years have you been holding this event? 17

Is this event open to the public?

Is your event being held in conjunction with another event (e.g. *Farmers' Market, 4th of July, etc.*)?

If yes, please list

COUNCIL ACTION FORM

SUBJECT: REQUESTS FOR 4TH OF JULY ACTIVITIES

BACKGROUND:

The annual Fourth of July celebration involves activities coordinated by two groups: City staff coordinates the City Council's free pancake breakfast outside City Hall, while the Main Street Cultural District (MSCD) coordinates the parade and related activities.

Pancake Breakfast

The City Council Community Pancake Breakfast will be held again this year in front of City Hall on Tuesday, July 4th. Staff is requesting that Clark Avenue be closed from Fifth Street to Sixth Street from 5:00 p.m. on Monday, July 3rd (for set-up) until the conclusion of the parade on July 4th to provide a seating area for people attending the breakfast. Because City Hall Lot N can only be accessed from the pancake feed area or the parade route, the closure of that lot is required on July 4th. The breakfast will start at 8:30 a.m. and conclude at about 10:30 a.m. This will allow participants to attend the parade, which is scheduled to start at 11:00 a.m.

Parade

MSCD is coordinating the community parade. Parade staging will take place on Northwestern Avenue between Wheatsfield Grocery and Main Street, on Allan Drive, on Pearle Avenue, in City Hall Parking Lots M and MM, and in City Depot Lots TT and V. The Bill Riley Talent Search will take place at the intersection of Main Street and Burnett Avenue.

To facilitate parade staging and movement, street closures will be needed from 6:00 a.m. until the end of the parade for the following streets:

- Main Street, from the east Central Business District (CBD) Lot entrance to the Grand Avenue overpass, continuing on Northwestern Avenue to Sixth Street (Wheatsfield customers will be allowed access at Sixth Street)
- Allan Drive
- Pearle Avenue
- Fifth Street, from Grand Avenue to Douglas Avenue
- Clark Avenue, from the south driveway of the CBD Lot to Sixth Street
- Burnett Avenue, from Main Street to Fifth Street
- Kellogg Avenue, from just south of Main Street to Fifth Street
- Douglas Avenue, from Main Street to Fifth Street

The following parking lot areas will also need to be closed for parade staging from 6:00 a.m. to approximately 2:00 p.m.

- Lot MM, to the west of City Hall
- The south portion of Lot M, adjacent to the west door of City Hall (City vehicles and cars of City employees who are on duty will be parked in the north portion of the lot)
- Depot Lots V and TT

Because July 4th is a City holiday, there will be no lost parking meter revenue from these closures. A blanket Temporary Obstruction Permit for the MSCD will be required from 6:00 a.m. to 2:00 p.m. on July 4th. MSCD has requested access to City electrical outlets at the intersection of Main Street and Burnett Avenue for the parade announcer stand. MSCD has also requested a blanket Vending License for the entire MSCD, and a waiver of the license fee.

Public Works staff will provide barricades as needed to close the streets and control access to the parking lots. MSCD will plan to have volunteers at each barricaded intersection, and the Police Department will have staff to assist at the busiest intersections. Organizers will be responsible for the replacement of any lost or damaged barricades.

City Hall Lot M (west of City Hall) is currently being reconstructed. The project involves reconstructing one half of the lot at a time, and City staff has worked with the contractor to ensure the first half of the lot is complete prior to the 4th of July. Construction on the second major phase will not occur until mid-July, so the entire lot will be available for parade staging.

ALTERNATIVES:

1. Approve the requests for activities on July 4th as requested above, including street and parking lot closures, a blanket Temporary Obstruction Permit, a blanket Vending License, use of City electrical outlets, and waiver of fees.
2. Request further information from event organizers
3. Do not approve the requests for the 4th of July activities.

CITY MANAGER’S RECOMMENDED ACTION:

The return of the 4th of July parade in 2004 provided a great opportunity to bring the citizens of Ames together to celebrate. With the addition of the City Council Community Pancake Breakfast, this event provides the City Council with a way to partner with the Main Street Cultural District to promote “one community” by supporting this worthwhile event.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the requests for activities on July 4th as requested above, including street and parking lot closures, a blanket Temporary Obstruction Permit, a blanket Vending License, use of City electrical outlets, and waiver of fees.



March 10, 2017

Honorable Mayor Campbell and City Council
Ames City Hall
515 Clark Avenue
Ames, IA 50010

RE: July 4th Parade and the Bill Riley Talent Show

Dear Honorable Mayor Campbell and City Council,

The Main Street Cultural District is in the process of planning the annual 4th of July Parade and the Bill Riley Talent Show. Information about the event can be found on the Special Event Application we submitted. We would also request a waiver of fees for the Blanket Vendor Permit and electricity fees for the Talent Show.

Thank you for your consideration of this request and continued support of the Main Street Cultural District. We look forward to seeing you on July 4th, in downtown Ames.

Sincerely,

Cindy Hicks
Executive Director
Main Street Cultural District



SUMMARY OF EVENT

DESCRIPTION

Event Name 4th of July Parade and Bill Riley Talent Show

Description On Tuesday, July 4th The Bill Riley Talent Show will be held at Main and Burnett from 9am to 11am. The 4th of July parade celebrating Independence day will start at Clark and Main at 11am. It will proceed to Douglas, where it will turn left, the parade will turn left again on 6th street, and end at city hall. Food and drink vendors will be set up on Kellogg and/or Burnett avenue between 5th street and Main Street. Downtown restaurants will also be invited to sell food in front of their brick and mortar locations.

- Event Category**
- Athletic/Recreation
 - Exhibits/Misc.
 - Festival/Celebration
 - Parade/Procession/March
 - Concert/Performance
 - Farmer/Outdoor Market
 - Other (please explain)

Anticipated Attendance Total 4,000 Per Day _____

DATE/TIME

Setup	Date <u>7/4/17</u>	Time <u>6:00 am</u>	Day of Week <u>Tuesday</u>
Event Starts	Date <u>7/4/17</u>	Time <u>9:00 am</u>	Day of Week <u>Tuesday</u>
Event Ends	Date <u>7/4/17</u>	Time <u>12:30 pm</u>	Day of Week <u>Tuesday</u>
Teardown Complete	Date <u>7/4/17</u>	Time <u>2:00 pm</u>	Day of Week <u>Tuesday</u>

Rain Date, if applicable _____

Rain Location, if applicable _____

LOCATION

Region

(Select one or more)

- Main Street Cultural District (Downtown)
- Campustown District
- Iowa State University Property
- City Parks
- Other (please explain)

Please note that events occurring in the Downtown, Campustown, in City parks, or on ISU property require prior approvals. A letter of support will be required from CAA if the event occurs in Campustown or from MSCD if the event occurs in Downtown. Please contact the appropriate office well in advance:

Downtown - Main Street Cultural District: (515) 233-3472

Campustown - Campustown Action Association: (515) 450-8771

Iowa State University - Events Authorization Committee: (515) 294-1437

events@amesdowntown.org

director@amescampustown.com

eventauthorization@iastate.edu

CONTACTS

Host Organization

Main Street Cultural District

Local Contact (Required)

Must be present during event

Name: Edana Delagardelle

Address: 304 Main

Telephone: (515) 233-3472

Cell phone: (515) 231-0697

Must be available by cell phone during event

Email: events@amesdowntown.org

At least ten business days prior to the event, Organizer must submit Emergency Contact List, including names and numbers of all coordinators, volunteers, and location assigned to each.

Yes No

Is this an annual event? How many years have you been holding this event? _____

Is this event open to the public?

Is your event being held in conjunction with another event (e.g. *Farmers' Market, 4th of July, etc.*)?

If yes, please list

COUNCIL ACTION FORM

SUBJECT: **REQUESTS FROM MSCD FOR FOODIES AND BREW**

BACKGROUND:

Main Street Cultural District (MSCD) plans to host its annual Foodies and Brew on Friday, August 4th. The event involves samples of unique local foods and craft beers from around the region. Local musicians will provide entertainment throughout the evening.

The event will take place on Douglas Avenue between Main Street and Fifth Street. To facilitate the event, MSCD has made the following requests for Friday, August 4th and Saturday, August 5th:

- Closure of Douglas Avenue between Main Street and Fifth Street from noon on Friday, August 4 to 1 a.m. on Saturday, August 5
- Closure of 10 metered parking spaces on Douglas Avenue and 10 metered parking spaces on Fifth Street from noon on Friday, August 4 to 1 a.m. on Saturday, August 5
- Approval of a blanket Vending License
- Approval of a blanket Temporary Obstruction Permit
- Waiver of parking fees (\$24 loss to Parking Fund) and waiver of fee for Vending License (\$50 loss to City Clerk's Office)
- Approval of a Special Class C Liquor License with Outdoor Service Privilege

ALTERNATIVES:

1. Approve the requests for the street and parking space closures, blanket Vending License, Liquor License, and blanket Temporary Obstruction Permit, and waive the fees for parking and the Vending License.
2. Approve the requests for the street and parking space closures, blanket Vending License, Liquor License, and blanket Temporary Obstruction Permit, but require reimbursement for parking and the Vending License.
3. Do not approve the requests.

MANAGER'S RECOMMENDED ACTION:

Foodies and Brew has been a successful event for the Main Street Cultural District. It is anticipated that this year's event will bring even more people to downtown Ames.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the requests for the street and parking space closures, blanket Vending License, Special Class C Liquor License, and blanket Temporary Obstruction Permit, and waive the fees for parking and the Vending License.



March 13, 2017

Honorable Mayor Campbell and City Council
Ames City Hall
515 Clark Avenue
Ames, IA 50010

RE: Foodies and Brew 2017

Dear Honorable Mayor Campbell and City Council,

The Main Street Cultural District is planning to hold the annual Foodies and Brew event from 6:30-8:30 p.m. on Friday, August 4. Information about the event can be found on the Special Event Application we submitted. We would also request a waiver of fees for the Blanket Vendor Permit, electricity, and parking meters.

Thank you for your consideration of this request and continued support of the Main Street Cultural District. We look forward to seeing you on August 4, in downtown Ames.

Sincerely,

Edana Delagardelle
Event Coordinator
Main Street Cultural District



SUMMARY OF EVENT

DESCRIPTION

Event Name Foodies & Brew

Description

On Friday, August 4th downtown Ames will be host to Foodies & Brew – a special evening event that will feature local cuisine and regional craft beer sampling. We expect to attract more than 500 people this year.

During this event local restaurateurs and chefs will showcase their talents by providing samples of unique food creations. Event attendees will be encouraged to visit each station and vote for the People’s Choice Award. A selection of craft beers will also be available for sampling, and each attendee will go home with a souvenir glass.

- Friday, August 4, 2017
 - 6:30-8:30pm Tasting event
- Local musicians will be playing throughout the evening
- Located on Douglas Avenue in downtown Ames between Main and 5th street.
 - Tickets are \$30 (\$35 at the door)

Event Category

<input type="checkbox"/> Athletic/Recreation	<input type="checkbox"/> Concert/Performance
<input checked="" type="checkbox"/> Exhibits/Misc.	<input type="checkbox"/> Farmer/Outdoor Market
<input type="checkbox"/> Festival/Celebration	<input type="checkbox"/> Other (please explain)
<input type="checkbox"/> Parade/Procession/March	

Anticipated Attendance Total 500 Per Day _____

DATE/TIME

Setup	Date <u>8/4/17</u>	Time <u>8:00 am</u>	Day of Week <u>Friday</u>
Event Starts	Date <u>8/4/17</u>	Time <u>6:30 pm</u>	Day of Week <u>Friday</u>
Event Ends	Date <u>8/4/17</u>	Time <u>8:30 pm</u>	Day of Week <u>Friday</u>
Teardown Complete	Date <u>8/5/17</u>	Time <u>1:00 am</u>	Day of Week <u>Saturday</u>

Rain Date, if applicable _____

Rain Location, if applicable _____

LOCATION

Region

(Select one or more)

- Main Street Cultural District (Downtown)
- Campustown District
- Iowa State University Property
- City Parks
- Other (please explain)

Please note that events occurring in the Downtown, Campustown, in City parks, or on ISU property require prior approvals. A letter of support will be required from CAA if the event occurs in Campustown or from MSCD if the event occurs in Downtown. Please contact the appropriate office well in advance:

Downtown - Main Street Cultural District: (515) 233-3472

director@amesdowntown.org

Campustown - Campustown Action Association: (515) 450-8771

director@amescampustown.com

Iowa State University - Events Authorization Committee: (515) 294-1437

eventauthorization@iastate.edu

CONTACTS

Host Organization

Main Street Cultural District

Local Contact (Required)

Must be present during event

Name: Edana Delagardelle

Address: 304 Main Street

Telephone: (515) 233-3472

Cell phone: (515) 231-0697

Must be available by cell phone during event

Email: events@amesdowntown.org

At least ten business days prior to the event, Organizer must submit Emergency Contact List, including names and numbers of all coordinators, volunteers, and location assigned to each.

Yes No

Is this an annual event? How many years have you been holding this event? 4

Is this event open to the public?

Is your event being held in conjunction with another event (e.g. *Farmers' Market, 4th of July, etc.*)?

If yes, please list

Applicant License Application ()

Name of Applicant: <u>Ames Chamber of Commerce</u>		
Name of Business (DBA): <u>Ames Main Street Cultural District</u>		
Address of Premises: <u>400 block of Douglas Avenue</u>		
City <u>Ames</u>	County: <u>Story</u>	Zip: <u>50010</u>
Business	<u>(515) 233-3472</u>	
Mailing	<u>304 Main Street</u>	
City <u>Ames</u>	State <u>IA</u>	Zip: <u>50010</u>

Contact Person

Name <u>Edana Delagardelle</u>	
Phone: <u>(515) 231-0697</u>	Email <u>events@amesdowntown.org</u>

Classification Special Class C Liquor License (BW) (Beer/Wine)

Term:5 days

Effective Date: 08/03/2017

Expiration Date: 01/01/1900

Privileges:

Outdoor Service

Special Class C Liquor License (BW) (Beer/Wine)

Status of Business

BusinessType: <u>Municipality</u>	
Corporate ID Number:	Federal Employer ID <u>42-0623975</u>

Ownership

Edana Delagardelle

First Name: Edana

Last Name: Delagardelle

City: Jefferson

State: Iowa

Zip: 50129

Position: Event Coordinator

% of Ownership: 0.00%

U.S. Citizen: Yes

Insurance Company Information

Insurance Company: <u>Illinois Union Insurance Company</u>	
Policy Effective Date:	Policy Expiration
Bond Effective	Dram Cancel Date:
Outdoor Service Effective	Outdoor Service Expiration
Temp Transfer Effective	Temp Transfer Expiration Date:

COUNCIL ACTION FORM

SUBJECT: REQUESTS FOR OKTOBERFEST ON MAIN STREET

BACKGROUND:

The Main Street Cultural District (MSCD) plans to hold its annual Oktoberfest on Main Street on Saturday, September 16, 2017. The event involves a beer garden/craft brew fest, live music and other entertainment, and food vendors on the 200 block of Main Street. Approximately 3,000 people are anticipated to attend the event.

MSCD has assured City staff that the fenced-in beer garden will be adequately staffed with volunteers and arranged in such a manner that it can be removed quickly to provide access in the event of an emergency. A private security firm has been retained by MSCD to assist with the event. A large tent will be erected on the street to cover the gathering area.

To facilitate this event, the following requests have been made by MSCD:

- Closure of Main Street between Kellogg Avenue and Douglas Avenue from noon Friday, September 15, to 10:00 a.m. on Sunday, September 17
- Temporary Obstruction Permit
- Blanket Vending License and waiver of fee (\$50)
- Closure of 45 metered parking spaces in the 200 block of Main Street from noon Friday, September 15, to 10:00 a.m. on Sunday, September 17, and waiver of parking meter fees (\$135 loss to the Parking Fund)
- Access to and waiver of cost for use of electricity in 200 block of Main Street (approximately \$10 loss to the Electric Fund)
- A Banner Permit to place banners on the bollards located at Kellogg and Main, Burnett and Main, Douglas and Main, and Clark and Main from September 7 – September 18.
- A Special Class C Liquor License (Beer and Wine) with Outdoor Service Privilege

Organizers plan to go door-to-door with event information, place signs in the affected area, and distribute information via email to businesses affected by the street closures. Oktoberfest has been successfully held in this area for several years.

ALTERNATIVES:

1. Approve the requests from the Main Street Cultural District as indicated above, including the waiver of fees.
2. Approve the requests as indicated above, but require reimbursement for lost parking meter revenue, a Vending License, and the use of electricity.
3. Do not approve the requests.

MANAGER'S RECOMMENDED ACTION:

The Main Street Cultural District has had a proven record of putting on safe and well-attended events for the community. This event has been successful at bringing large numbers of people to the Downtown area in the past.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the requests from the Main Street Cultural District as indicated above, including the waiver of fees.



March 13, 2017

Honorable Mayor Campbell and City Council
Ames City Hall
515 Clark Avenue
Ames, IA 50010

RE: Oktoberfest

Dear Honorable Mayor Campbell and City Council,

The Main Street Cultural District is planning to hold the annual Oktoberfest event on Saturday, September 16 from 1 p.m. to 10 p.m.. Information about the event can be found on the Special Event Application we submitted. We would also request a waiver of fees for the Blanket Vendor Permit, electricity, and parking meters.

Thank you for your consideration of this request and continued support of the Main Street Cultural District. We look forward to seeing you on August 4, in downtown Ames.

Sincerely,

Edana Delagardelle
Event Coordinator
Main Street Cultural District

SUMMARY OF EVENT

DESCRIPTION

Event Name Main Street Oktoberfest Septemeber 16th, 2017

Description

Oktoberfest Festival has become an Ames fall tradition where people gather from the local community and out of town to experience the European festival. It's traditionally known for its German food and multiple breweries as well as Guten Tag Games, a best-dressed costume competition, Stein holding competition, and polka dancing. Ending the night with a great cover band where everyone knows the songs and dancing comes natural!

The Oktoberfest festival begins at 1 p.m. September 16th, 2017 and will end at 10pm. The 200 Block of Main Street, from Kellogg Avenue to Douglas Avenue, will be closed from noon on September 15th to noon on September 17th for the festival for large tent setup/take down. The area will be gated off and entry is only via tickets bought.

Event Category

<input type="checkbox"/> Athletic/Recreation	<input type="checkbox"/> Concert/Performance
<input type="checkbox"/> Exhibits/Misc.	<input type="checkbox"/> Farmer/Outdoor Market
<input checked="" type="checkbox"/> Festival/Celebration	<input type="checkbox"/> Other (please explain)
<input type="checkbox"/> Parade/Procession/March	

Anticipated Attendance Total 3,000 Per Day 1

DATE/TIME

Setup	Date <u>9/15/17</u>	Time <u>12:00 pm</u>	Day of Week <u>Fri</u>
Event Starts	Date <u>9/16/17</u>	Time <u>1:00 pm</u>	Day of Week <u>sat</u>
Event Ends	Date <u>9/16/17</u>	Time <u>10:00 pm</u>	Day of Week <u>Sat</u>
Teardown Complete	Date <u>9/17/17</u>	Time <u>12:00 pm</u>	Day of Week <u>sun</u>

Rain Date, if applicable _____

Rain Location, if applicable _____

LOCATION

Region

(Select one or more)

- Main Street Cultural District (Downtown)
- Campustown District
- Iowa State University Property
- City Parks
- Other (please explain)

Please note that events occurring in the Downtown, Campustown, or on ISU property require prior approvals. Please contact the appropriate office well in advance:

Downtown - Main Street Cultural District: (515) 233-3472

Campustown - Campustown Action Association: (515) 450-8771

Iowa State University - Events Authorization Committee: (515) 294-1437

CONTACTS

Host Organization

MSCD

Local Contact (Required)

Must be present during event

Name: Edana Delagardelle or Cindy Hicks

Address: 229 Main

Telephone: (515) 233-3472

Cell phone: (515) 231-0697

Must be available by cell phone during event

Email: manager@havenprotection.com

No later than two weeks prior to the event, Organizer must submit Emergency Contact List, including names and numbers of all coordinators, volunteers, and location assigned to each.

Yes No

Is this an annual event? How many years have you been holding this event? 6

Is this event open to the public?

Is your event being held in conjunction with another event (e.g. *Farmers' Market, 4th of July, etc.*)?

If yes, please list

Applicant License Application ()

Name of Applicant: <u>Ames Chamber of Commerce</u>		
Name of Business (DBA): <u>Ames Main Street Cultural District</u>		
Address of Premises: <u>200 Block of Main Street</u>		
City <u>Ames</u>	County: <u>Story</u>	Zip: <u>50010</u>
Business	<u>(515) 233-3472</u>	
Mailing	<u>304 Main Street</u>	
City <u>Ames</u>	State <u>IA</u>	Zip: <u>50010</u>

Contact Person

Name <u>Edana Delagardelle</u>	
Phone: <u>(515) 233-3472</u>	Email <u>events@amesdowntown.org</u>

Classification Special Class C Liquor License (BW) (Beer/Wine)

Term:5 days

Effective Date: 09/14/2017

Expiration Date: 01/01/1900

Privileges:

Outdoor Service

Special Class C Liquor License (BW) (Beer/Wine)

Status of Business

BusinessType: <u>Municipality</u>	
Corporate ID Number:	Federal Employer ID <u>42-0623975</u>

Ownership

Edana Delagardelle

First Name: Edana

Last Name: Delagardelle

City: Ames

State: Iowa

Zip: 50010

Position: Event Coordinator

% of Ownership: 0.00%

U.S. Citizen: Yes

Insurance Company Information

Insurance Company: <u>Illinois Union Insurance Company</u>	
Policy Effective Date:	Policy Expiration
Bond Effective	Dram Cancel Date:
Outdoor Service Effective	Outdoor Service Expiration
Temp Transfer Effective	Temp Transfer Expiration Date:

COUNCIL ACTION FORM

SUBJECT: MAIN STREET CULTURAL DISTRICT REQUESTS FOR SNOW MAGIC

BACKGROUND:

Main Street Cultural District (MSCD) plans to host its Snow Magic Celebration November 10 through December 24. The event will kick off on November 10 with the tree lighting ceremony, open houses, and horse and carriage rides. To facilitate this event, MSCD has made the following requests:

- Installation of the holiday snowflake lights on November 13th, use of electricity for these lights along Main Street and waiver of electricity costs from November 13th through January 1st (approximately \$10 loss to Electric Fund)
- Use of Tom Evans Plaza from 5:00 to 8:00 p.m. on November 10th for the tree lighting ceremony
- Closure of Kellogg Avenue from Main Street to Fifth Street, including closure of 12 metered parking spaces, from 8:00 a.m. to 2:00 p.m. on December 9th for Santa's Train.
- Closure of 10 metered parking spaces within the MSCD from 3:00 to 8:00 p.m. on November 10th to facilitate the pick-up and drop off of passengers on horse drawn carriage rides through the downtown.
- A blanket Temporary Obstruction Permit for the Central Business District from November 10th to December 24th to allow stores to display merchandise and open house signage.
- A blanket Vending Permit for the entire Central Business District for November 10 and Saturdays from November 11th through December 23rd to allow businesses to sell wares on the sidewalk, and waiver of the Vending Permit fee (\$50 loss to City Clerk's Office).
- Suspension of parking regulations and enforcement to allow free parking in the entire Central Business District on Friday, November 10 and Saturdays from November 11th through December 23rd. Because November 11th is a City holiday, no parking meter revenue will be lost that day. Closing 597 metered spaces for the remaining seven dates for nine hours/day at \$0.20/hour yields a \$9,025.80 loss to the Parking Fund.

ALTERNATIVES:

1. Approve the requests made by Main Street Cultural District as indicated above, including the requested waiver of fees.
2. Approve the requests as indicated above, but require reimbursement for the blanket Vending Permit (\$50), electricity use (\$10), and lost parking meter revenue (\$9,025.80).
3. Deny the requests.

MANAGER'S RECOMMENDED ACTION:

Snow Magic provides an opportunity to draw residents and visitors to the downtown and supports local businesses during the holiday shopping season.

It is therefore the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the requests made by Main Street Cultural District as indicated above, including the requested waiver of fees.



March 14, 2017

Honorable Mayor Campbell and City Council
Ames City Hall
515 Clark Avenue
Ames, IA 50010

RE: Snow Magic

Dear Honorable Mayor Campbell and City Council,

The Main Street Cultural District is planning to hold the annual Snow Magic event from November 10th through December 24th. Information about the event can be found on the Special Event Application we submitted. We would also request a waiver of fees for the Blanket Vendor Permit, electricity, and parking meters.

Thank you for your consideration of this request and continued support of the Main Street Cultural District. We look forward to seeing you downtown for our Snow Magic events.

Sincerely,

Edana Delagardelle
Event Coordinator
Main Street Cultural District



SUMMARY OF EVENT

DESCRIPTION

Event Name Snow Magic in Downtown Ames

Description Snow Magic is an annual event for the downtown businesses held November 10-December 24. The kickoff will be held November 10, from 5-8 pm. We would like to ask Mayor Ann Campbell to light the Christmas tree in Tom Evans park. There will be carriage rides around the downtown with stops in front of the Town Center Building and the Octagon. We will need to block off two parking stalls in front of those stops as well as 6 stalls on the North side of 5th Street across from YSS for the horse trailer to unload. We will need traffic cones. We request that the Snow Flakes not be put up on Main Street until November 13th for so the American Flags can be displayed on the 11th.

We are requesting free parking Friday, November 10 and every Saturday from November 11- December 23. The MSCD has purchases 500 plastic free parking bags to help alleviate some of the past issues of parking.

Small Business Saturday, November 26, we would like to have the option to have food trucks and food vendors in Downtown. They would be placed on Kellogg Avenue.

Saturday, December 9, we would like to close Kellogg from Main Street to 5th Street for Santa's Train from 8am-1pm. The event will be held from 10am-Noon.

- Event Category**
- Athletic/Recreation
 - Exhibits/Misc.
 - Festival/Celebration
 - Parade/Procession/March
 - Concert/Performance
 - Farmer/Outdoor Market
 - Other (please explain)

Anticipated Attendance Total _____ Per Day _____

DATE/TIME

Setup	Date <u>11/10/17</u>	Time <u>3:00 pm</u>	Day of Week <u>Friday</u>
Event Starts	Date <u>11/10/17</u>	Time <u>5:00 pm</u>	Day of Week <u>Friday</u>
Event Ends	Date <u>11/10/17</u>	Time <u>8:00 pm</u>	Day of Week <u>Friday</u>
Teardown Complete	Date <u>11/10/17</u>	Time <u>9:00 pm</u>	Day of Week <u>Friday</u>

Rain Date, if applicable _____
Rain Location, if applicable _____

LOCATION

Region

(Select one or more)

- Main Street Cultural District (Downtown)
- Campustown District
- Iowa State University Property
- City Parks
- Other (please explain)

Please note that events occurring in the Downtown, Campustown, in City parks, or on ISU property require prior approvals. A letter of support will be required from CAA if the event occurs in Campustown or from MSCD if the event occurs in Downtown. Please contact the appropriate office well in advance:

Downtown - Main Street Cultural District: (515) 233-3472

Campustown - Campustown Action Association: (515) 450-8771

Iowa State University - Events Authorization Committee: (515) 294-1437

events@amesdowntown.org

director@amescampustown.com

eventauthorization@iastate.edu

CONTACTS

Host Organization

Main Street Cultural District

Local Contact (Required)

Must be present during event

Name: Edana Dellagardelle

Address: 304 Main St

Telephone: (515) 233-3472

Cell phone: (515) 231-0697

Must be available by cell phone during event

Email: events@downtownames.org

At least ten business days prior to the event, Organizer must submit Emergency Contact List, including names and numbers of all coordinators, volunteers, and location assigned to each.

Yes No

Is this an annual event? How many years have you been holding this event? _____

Is this event open to the public?

Is your event being held in conjunction with another event (e.g. *Farmers' Market, 4th of July, etc.*)?

If yes, please list

COUNCIL ACTION FORM

SUBJECT: REQUESTS FOR SUMMERFEST IN CAMPUSTOWN

BACKGROUND:

The Campustown Action Association (CAA) plans to hold its 7th annual Summerfest on June 3, 2017. The event involves activities for children, live music, and a beer garden. Organizers plan to close the 200 block of Welch Avenue (from Chamberlain to Hunt Street) and Chamberlain Street from Welch Avenue to the Chamberlain Lot Y exit from approximately 7:00 a.m. to 10:00 p.m.

Reserved spaces in Welch Lot T will not be affected and those users will be able to enter and exit their spaces through the alley west of Welch Avenue. Fire Station #2 will not be affected by the arrangement of these closures.

The Public Works Department will provide barricades for the event, and organizers will obtain a noise permit through the Police Department. CAA will contact affected businesses by going door-to-door, distributing flyers, and through email contacts.

Organizers are requesting the following actions by City Council on June 3:

- Closure of the 200 block of Welch Avenue and Chamberlain Street from Welch Avenue to the exit of Chamberlain Lot Y between 7:00 a.m. and 10:00 p.m.
- Closure of parking spaces in the 200 block of Welch Avenue, on Chamberlain Street between Welch Avenue and the Chamberlain Lot Y exit, Welch Lot T, and Chamberlain Lot Y between 7:00 a.m. and 10:00 p.m.
- Waiver of parking meter fees (\$202.50 loss of revenue)
- Access to City-owned electric outlets and waiver of fees for electricity use (approximately \$5 loss of revenue)
- Blanket Temporary Obstruction Permit
- Blanket Vending License
- Waiver of fee for Blanket Vending Permit (\$50 loss to City Clerk's Office)
- Approval of 5-Day Class B Beer Permit with Outdoor Service

CAA has requested a waiver of the fees for parking, electricity use, and the blanket Vending License. The Ames Chamber of Commerce is providing liability insurance coverage for this event, since the CAA is an affiliate organization of the Chamber.

ALTERNATIVES:

1. Approve the requests as outlined above for Summerfest on June 3, including the waivers of fees for parking, licenses, and permits.
2. Approve the requests for street and parking lot closures, the Temporary Obstruction Permit and the beer permit, but require reimbursement to the City for lost revenue to the Parking Fund, Electric Fund, and City Clerk's Office.
3. Do not approve the requests.

MANAGER'S RECOMMENDED ACTION:

Campustown Action Association's Summerfest has been a successful event, and staff feels comfortable that the event will continue to be successful this year. In addition, it is important that CAA is successful in promoting the Campustown area through events and activities like Summerfest.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the requests as outlined above for Summerfest on June 3, including the waivers of fees for parking, licenses, and permits.



campustown
action
association

April 14, 2017

Honorable Mayor Campbell and City Council
Ames City Hall
515 Clark Avenue
Ames, IA 50010

RE: Summerfest in Campustown 2017

Dear Honorable Mayor Campbell and City Council,

The Campustown Action Association (CAA) is planning to hold the seventh annual Summerfest in Campustown on Saturday, June 3rd from 3pm to 9pm. Information about the event can be found on the Special Event Application we submitted, but there are three waivers that we are requesting at this time as well as the resolutions and motions outlined in the application. We ask for resolutions approving the waiver of electricity costs for the 200 block of Welch Avenue, the waiver of parking meter fees for the entire day (200 block Welch, portion of Chamberlain, Lot Y and Lot T), and a waiver of fee for the Blanket Vendor Permit.

Thank you for your consideration of these requests and continued support of Campustown. We look forward to seeing you on June 3rd.

Sincerely,

Karin Chitty
Executive Director, Campustown Action Association



CITY OF

Ames SPECIAL EVENT APPLICATION

SUMMARY OF EVENT

DESCRIPTION

Event Name Summerfest in Campustown

Description The 7th annual Summerfest will be a free event held in the 200 block of Welch Avenue and a portion of Chamberlain, just east of the clock tower, on Saturday, June 3rd. Summerfest is meant to be an open house to the Campustown neighborhood, showcasing all the wonderful businesses we offer.

Family-friendly activities hosted by our members will run from 3-7PM in the big-top tents and will include face painting, balloons, petting zoo, root beer garden and many more. We will also be joined by the Ames PD, Ames Library, Fire Station #2 and the ACVB. There will be an "active" area on Chamberlain and in parking lot Y which will include inflatables, a trike obstacle course, giant twister and more.

The live music and beer garden will run from 3-9PM and be located on Welch Avenue in front of the old Battles building. The stage will face north in an effort to keep excess noise from affecting the residents on the south end of Welch Ave.

The activities bring many families to Summerfest in Campustown. The live music draws students and residents from adjacent neighborhoods. We truly feel that our event has appeal for the entire community.

- Event Category**
- Athletic/Recreation
 - Exhibits/Misc.
 - Festival/Celebration
 - Parade/Procession/March
 - Concert/Performance
 - Farmer/Outdoor Market
 - Other (please explain)

Anticipated Attendance Total 1,250 Per Day _____

DATE/TIME

Setup	Date <u>6/3/17</u>	Time <u>7:00 am</u>	Day of Week <u>Saturday</u>
Event Starts	Date <u>6/3/17</u>	Time <u>3:00 pm</u>	Day of Week <u>Saturday</u>
Event Ends	Date <u>6/3/17</u>	Time <u>8:00 pm</u>	Day of Week <u>Saturday</u>
Teardown Complete	Date <u>6/3/17</u>	Time <u>10:00 pm</u>	Day of Week <u>Saturday</u>

Rain Date, if applicable _____

Rain Location, if applicable _____

LOCATION

- Region**
(Select one or more)
- Main Street Cultural District (Downtown)
 - Campustown District
 - Iowa State University Property
 - City Parks
 - Other (please explain)

Please note that events occurring in the Downtown, Campustown, in City parks, or on ISU property require prior approvals. A letter of support will be required from CAA if the event occurs in Campustown or from MSCD if the event occurs in Downtown. Please contact the appropriate office well in advance:

Downtown - Main Street Cultural District: (515) 233-3472
Campustown - Campustown Action Association: (515) 450-8771
Iowa State University - Events Authorization Committee: (515) 294-1437

events@amesdowntown.org
director@amescampustown.com
eventauthorization@iastate.edu

CONTACTS

Host Organization

Campustown Action Association

Local Contact (Required) *Must be present during event*

Name: Karin Chitty

Address: 119 Stanton Ave. #602

Telephone: (515) 292-4528

Cell phone: (515) 451-7503

Must be available by cell phone during event

Email: karin.chitty@amescampustown.com

At least ten business days prior to the event, Organizer must submit Emergency Contact List, including names and numbers of all coordinators, volunteers, and location assigned to each.

Yes No

Is this an annual event? How many years have you been holding this event? 7

Is this event open to the public?

Is your event being held in conjunction with another event (e.g. *Farmers' Market, 4th of July, etc.*)?

If yes, please list

Applicant License Application ()

Name of Applicant: <u>S & G Global, LLC</u>		
Name of Business (DBA): <u>S & G</u>		
Address of Premises: <u>200 block of Welch Ave.</u>		
City <u>Ames</u>	County: <u>Story</u>	Zip: <u>50014</u>
Business	<u>(515) 441-0460</u>	
Mailing	<u>PO Box 1336</u>	
City <u>Ames</u>	State <u>IA</u>	Zip: <u>50014</u>

Contact Person

Name <u>Matthew Goodman</u>	
Phone: <u>(515) 441-0460</u>	Email <u>mg@fightnngburrito.com</u>

Classification Class B Beer (BB) (Includes Wine Coolers)

Term: 5 days

Effective Date: 06/03/2017

Expiration Date: 01/01/1900

Privileges:

Class B Beer (BB) (Includes Wine Coolers)

Outdoor Service

Status of Business

BusinessType: <u>Limited Liability Company</u>	
Corporate ID Number: <u>303197</u>	Federal Employer ID <u>20-2024740</u>

Ownership

Matthew Goodman

First Name: Matthew

Last Name: Goodman

City: Ames

State: Iowa

Zip: 50014

Position: President

% of Ownership: 100.00%

U.S. Citizen: Yes

Insurance Company Information

Insurance Company: <u>Illinois Union Insurance Company</u>	
Policy Effective Date: <u>06/03/2017</u>	Policy Expiration <u>06/08/2017</u>
Bond Effective	Dram Cancel Date:
Outdoor Service Effective	Outdoor Service Expiration
Temp Transfer Effective	Temp Transfer Expiration Date:

COUNCIL ACTION FORM

SUBJECT: AWARD A CONTRACT FOR THE PURCHASE AND INSTALLATION OF FURNITURE FOR THE NEW WATER PLANT, ADMINISTRATIVE SERVICES, AND AIRPORT TERMINAL PROJECTS

BACKGROUND:

The new Water Plant is nearing completion of the construction phase, and as part of the project, the building is to be furnished with office, lobby, and training furniture. The quantity of office furniture needed to furnish for new Water Plant offered significant volume. With this volume, the City was able to combine the furniture needs of two smaller projects (Administrative Services and Airport Terminal) and realize additional cost savings for furniture needs already planned as part of each of the smaller projects.

Water Plant

On October 14, 2014, the City Council awarded a contract for the construction of a new 15 million gallon per day drinking water treatment plant. The facility also included the construction of new offices and a training room for the Water and Pollution Control Department's Administration Division, as well as offices for the treatment facility supervisors. The Substantial Completion date for the facility is May 17, 2017. While it appears that the treatment portion may be a few weeks behind schedule, the contractor has indicated that they will turn the administrative offices over to the City on May 1.

Administrative Services was created to provide administrative services for Fire, Inspections, Public Works, and Planning & Housing. With the changes, it was decided to remodel the space to serve customers better. Due to the remodel and the addition of a fifth person in the space, furniture was needed.

Airport Terminal

On October 11, 2016, the Airport Terminal Building project was awarded to Jensen Builders. The project scope was to build a new 7,000 square foot executive style terminal building next to a new 11,400 square foot itinerant hangar. The hangar was donated to the City by the private sector. The terminal project budget included a separate bid to furnish all the various spaces of the terminal building, which included the private office spaces operated by the new Fixed Based Operator (FBO), Central Iowa Air Service. It should be noted that the FBO will reimburse the City for their office furniture, and was included in the bid so that both the City and the FBO could benefit from savings realized through quantity pricing. The Terminal Building is expected to be open in July 2017.

On April 5, 2017, an Invitation to Bid (ITB) was issued to 13 vendors. The ITB was advertised on the Current Bid Opportunities section of the Purchasing webpage.

Alternate #1 was included in the invitation and provides for an alternate manufacturer for the furniture at the Airport Terminal's FBO offices.

On April 19, 2017, two bids were received. The bid tabulation is shown below:

Firms	Base Bid	Add Alternate #1
Storey Kenworthy, Ames, IA	\$ 183,362.89	\$ 21,134.06
Staples Business Advantage, Framingham, MA	\$ 229,778.64	\$21,462.50

Breakdown by Project	Storey Kenworthy	Staples Business Advantage
Group A – New Water Plant	\$126,478.93	\$156,777.29
Group B – Admin Services	\$ 12,938.85	\$ 20,108.28
Group C – Airport Terminal	\$ 43,945.11	\$ 52,893.07
Total	\$183,362.89	\$229,778.64
Alternate #1-Airport Terminal	\$21,134.06	\$21,462.50

Staff reviewed the bids and had concluded that the apparent low bid from Storey Kenworthy, Ames, Iowa, in the amount of \$183,362.89 is acceptable and meets the needs of each project for furniture. Alternate #1 will not be accepted.

The FY 16/17 Capital Improvement Plan includes \$155,000 for office furniture and furnishings as a part of the overall Water Treatment Plant project budget. The funding for the Admin Services comes from budgeted money in the City Hall Space Needs fund, which currently has \$67,000 available. The overall budget for the Airport Terminal is shown below, and furniture items as part of this bid are highlighted in red text:

Revenues		Expenses	
G.O. Bonds	\$867,000	Design (PO 51394 - Closed)	\$437,864
G.O. Bonds (Abated)	\$943,000	Site/Utilities Work (Final Accept: 11-15-16)	\$737,639
Federal	\$600,000	Terminal Construction (PO 53512 + CO#1)	\$1,968,415
State	\$150,000	Special Inspections (CMT, PO 53508)	\$7,071
ISU (now AEDC \$)	\$0	Technology (Req 52929, by IT)	\$34,522
Hotel/Motel Tax	\$250,000	Furniture/Equipment (Bid 4/19/17)	\$31,130
AEDC	\$500,000	Construction Services	\$80,000
FBO	\$12,815	FBO Furniture (Bid 4/19/17)	\$12,815
		Pilot's Lounge (Allowance)	\$15,000
		Audio/Visual (Allowance)	\$5,000
Contingency Funds	\$64,000	Contingency (as of 4-20-2017)	\$57,360
	\$3,386,815		\$3,386,815

ALTERNATIVES:

1. Award a contract to purchase and installation of furniture for the New Water Plant, Admin Services and Airport Terminal to Storey Kenworthy, Ames, Iowa in the amount of \$183,362.89.

2. Award a contract to the other company.
3. Reject all bids and rebid the furniture.

CITY MANAGER'S RECOMMENDED ACTION:

This competitively bid purchase will provide furniture and installation for the new Water Plant, Admin Services, and the Airport Terminal.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as stated above.

COUNCIL ACTION FORM

SUBJECT: PURCHASE OF ELECTRIC DISTRIBUTION UTILITY POLES –
CONTRACT RENEWAL

BACKGROUND:

On August 27, 2013, the City Council approved a contract with Baldwin Pole & Piling, Inc., for purchase of electric distribution utility poles. This contract allows the City to purchase poles at its discretion (quarterly or as-needed) in order to meet the anticipated needs of the Electric Services Department for new construction and maintenance. This provides the City with inventory management flexibility and helps to reduce the need for storage space.

The contract with Baldwin Pole & Piling includes a provision that allows the City to renew for up to four additional one-year terms. This contract will be the fourth and final renewal period, and would provide distribution poles for the period of July 1, 2017 through June 30, 2018 at the existing rates.

The poles are purchased from an Electric Department inventory asset account and charged to the appropriate operations accounts as the poles are put into use. Prices are exclusive of sales taxes. **Council should note that no contract amount is being authorized at this time, since payments will be made as these poles are purchased.**

ALTERNATIVES:

1. Approve the contract to Baldwin Pole & Piling, Inc., Des Moines, Iowa, for the purchase of electric distribution utility poles in accordance with unit prices.

Poles will be purchased as needed. Payments will be based on unit prices and actual quantities ordered, plus applicable sales taxes.

2. Do not renew the contract and attempt to purchase electric distribution utility poles on an as-needed basis at unpredictable prices.

MANAGER'S RECOMMENDED ACTION:

It is important to purchase distribution utility poles at the lowest possible cost with minimal risk to the City. It is also imperative to have these poles available to meet Electric Services Department needs for new service or emergency replacements.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as stated above.

COUNCIL ACTION FORM

**SUBJECT: FLEET REPLACEMENT PROGRAM – PARKS AND RECREATION
 TRACK LOADER REPLACEMENT**

BACKGROUND:

The City has four rubber-tired skid steer loaders in service. One unit, used by Parks Maintenance, has been budgeted for replacement in this fiscal year, FY 16/17. Parks Maintenance staff evaluated the options for the most practical and effective replacement of this this skid steer. After evaluation, it was decided they could best meet their operational objectives with a larger unit with track drive in lieu of tires to better negotiate off-road terrain in our City’s parks, thereby reducing damage to sod, and grounds. A roller carriage suspension track was identified as the preferred track option.

Bids were received from dealers as follows:

Bidder	Make	Model	Year	Base Bid	Roller Carriage Suspension	Pallet Forks	Net Low Bid
Bobcat of Ames	Bobcat	T595	2017	\$48,588.20	\$2,096.50	\$577.60	\$51,262.30
R & J Material, Ft. Dodge, IA	Bobcat	T595	2017	\$48,810.00	Price not provided	\$760.00	
Vetter Equipment, Nevada, IA	Bobcat	T595	2017	\$49,825.00	Price not provided	\$950.00	

Bobcat of Ames was the only vendor providing pricing for roller carriage suspension. Bobcat of Ames was also the lowest base bid. Therefore, the net low evaluated bid for the track loader is the Bobcat T595 with Roller Carriage Suspension, and Pallet Forks from Bobcat of Ames, Iowa, in the amount of \$51,262.30.

FUNDING:

Funding available on 4/1/17 from escrow	\$ 16,680
Funding identified from operating budget	\$ 16,000
Funding identified from reserve escrow	\$ 9,320
<u>Estimated salvage value of skid steer #48</u>	<u>\$ 10,000</u>
Total available funds	\$ 52,000

ALTERNATIVES:

1. Approve and award this contract to Bobcat of Ames, Iowa for a Bobcat T595 with Roller Carriage Suspension and Pallet Forks in the amount of \$51,262.30.
2. Reject award of bid.

MANAGER'S RECOMMENDED ACTION:

The Fleet Services and Parks and Recreation staff agree the Bobcat T595 Track Loader from Bobcat of Ames, Iowa, meets the City's needs as specified, at the lowest price. Therefore, purchasing the track loader from Bobcat of Ames will provide the best and most economical equipment.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as described above.

COUNCIL ACTION FORM

SUBJECT: PEBBLE LIME PURCHASE FOR WATER TREATMENT

BACKGROUND:

Pebble lime is used in the water treatment process to remove water hardness. Almost 3,000 tons are used annually and it is the largest chemical cost for the Water Plant. The contract period starts July 1, 2017 and continues through June 30, 2018. On April 18, 2017, bids were received for fiscal year 2017/18 with an optional extension for fiscal year 2018/19.

BIDDER	July 1, 2017 - June 30, 2018		Optional Extension 7/1/18-6/30/19	
	Price Per Ton	Estimated Total Cost	Price Per Ton	Estimated Total Cost
Graymont Western Lime Inc. West Bend, WI	\$156.00	\$468,000	\$160.00	\$480,000
Mississippi Lime Company St. Louis, MO	\$212.40	\$637,200	\$221.00	\$663,000
Lhoist North America of Missouri, Inc. St. Genevieve, MO	\$261.39	\$784,170	No bid	

The total estimated cost in the table above is for an estimated quantity of 3,000 tons per 12-month period. Actual usage will depend on water quality and consumption. The 2017/18 operating budget estimates 2,939 tons at \$163.24 per ton for a total of \$479,763.

ALTERNATIVES:

- 1) Award a contract for the purchase of pebble lime to Graymont Western Lime Inc. of West Bend, WI for FY 17/18. The contract provides lime at \$156.00 per ton for FY 2017/18.
- 2) Reject all bids and attempt to obtain the required services on an as-needed basis.

MANAGER'S RECOMMENDED ACTION:

Acquiring an adequate supply of pebble lime is essential for the established water softening process at the City's Water Treatment Plant. Graymont Western Lime Inc. has been the supplier in recent years and has demonstrated their ability to dependably provide this product at a competitive rate.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1.

COUNCIL ACTION FORM

SUBJECT: LOW-HEAD DAM SAFETY COST-SHARE GRANTS

BACKGROUND:

The City of Ames constructed a low-head dam in 1984 in order to create a pool of water in the primary recharge zone for the City's Downtown Well Field thereby providing a means to increase the capacity of these wells during periods of drought. This dam replaced temporary sand dams constructed in the 1970s for the same purpose. While the City has never promoted recreation at the dam, it is evident that the low-head dam attracts members of the public who use the area for recreation.

Low-head dams can pose a serious hazard due to the recirculation effect which occurs immediately downstream. This hazard is caused by the uniform hydraulics as the water flows over the top of the dam. Without something to break up the uniform hydraulics, a dangerous undertow can be created. Once caught in the uniform flow, it is easy for a water vessel to capsize and become caught in the recirculation.

A project to improve the safety of this piece of infrastructure, one that is critical to the overall management of the Ames drinking water supply, was first proposed in 2008. The original concept was to place a small number of large boulders on the downstream apron of the dam to break up the dangerous recirculation effect. The design has undergone several changes since 2008, and has been expanded to provide additional aquatic and recreational benefits, but the expansion has also increased the cost of the project.

In April 2016, RiverRestoration.org was awarded a contract in the amount of \$102,499 to begin design on the project. Prior to the start of design, staff hosted a stakeholder input meeting where representatives from the Skunk River Paddlers, Iowa Department of Natural Resources, Prairie Rivers of Iowa, Parks & Recreation Commission, and an adjacent property owner were able to learn about the project and help develop a list of project goals beyond the first and foremost goal of improved safety.

In March 2017, staff were authorized by City Council to move forward with Alternative C which is the full completed vision for the project that includes both in-channel improvements and bank improvements. Council also authorized an additional \$150,000 from the FY16/17 General Fund available balance and an additional \$150,000 from the Source Water Protection Plan CIP project to the North River Valley Low Head Dam Improvements CIP project.

Staff has submitted multiple grant applications to both state and federal programs. Recently, staff were notified that the City will receive an additional \$112,901 Low Head

Dam Mitigation Grant Funding and \$120,000 from the Water Trail Enhancement Grant Fund. All of these grants require a 50/50 local funding match. This brings total grant funding secured to date for the project to \$392,901.

Current funding for the project is as follows:

Grant Funds

Low Head Dam Safety Grant (2009)	\$ 75,000	
Low Head Dam Safety Grant (2016)	\$ 85,000	
Low Head Dam Safety Grant (2017)	\$112,901	
Water Trails Enhancement Grant (2017)	\$120,000	
Subtotal		\$392,901

Local (City) Funds

Water Utility Fund – FY 13/14 CIP	\$ 75,000	
Water Utility Fund – FY 16/17 CIP (from Source Water CIP Project)	\$150,000	
Parks System Improvements - FY 15/16 CIP Add Recreation Features	\$ 40,000	
Local Options Sales Tax	\$ 60,000	
General Fund (FY 16/17)	\$150,000	
Subtotal		\$475,000

In-Kind Donations

Manatts of Ames (asphalt restoration) – possible	\$ 8,000	
Martin Marietta (rock donation) - possible	\$ 32,000	
Iowa Whitewater Coalition - confirmed	\$ 1,000	
Hawkeye Fly Fishing Assoc. – confirmed	\$ 1,000	
City of Ames Park & Recreation staff (tree removal, excavation hauling)	\$ 75,000	
Subtotal		\$117,000

Total Available Funding **\$984,901**

The current estimated cost of the project including engineering is \$844,500. Any in kind donations secured will offset the funds needed by the City to match the grants awarded, and will be used to reduce the contribution from the Water Fund.

The current proposed timeline for the project is as follows:

Summer 2017	Finalize Design/Obtain permits
Fall/Winter 2017	Bidding and Construction

On November 16, 2016, staff hosted a public meeting on the project. Those in attendance showed tremendous support for Alternative C, knowing that funding for the project could be challenging and could result in a delay as additional funds were raised.

The following evening, staff met with the Parks and Recreation Commission who also indicated their preference, if the City was going to do a project, it should pursue Alternative C.

This project continues to be of high interest by several groups, including the Skunk River Paddlers, Hawkeye Fly Fishing Association (HFFA), Story County Conservation, Prairie Rivers of Iowa, Linda Manatt & Family, Iowa Department of Natural Resources, and other groups and interested citizens. City staff has continued to inform and engage in discussion with those interested in the project. City staff asked for letters of support for a grant application and within 48 hours received 20 letters of support from various organizations and citizens.

The driving concerns for the project continue to be recreation, fish passage, water quality, and most importantly improving safety. This project has the potential to create a unique and safe opportunity for the Ames community to enjoy the river.

The two most recent grant agreements with the Iowa Department of Natural Resources are now ready for Council approval and acceptance.

ALTERNATIVES:

1. a. Approve a resolution to enter into the grant agreement with the Iowa Department of Natural Resources Low Head Dam Mitigation Grant Program in the amount of \$112,901.
b. Approve a resolution to enter into the grant agreement with the Iowa Department of Natural Resources Water Trail Enhancement Grant Program in the amount of \$120,000.
2. Do not enter into any grant agreements at this time.

MANAGER'S RECOMMENDED ACTION:

As a result of the inherent danger of the City's low-head dam in North River Valley Park, staff has continued to pursue a modification to the dam that will significantly reduce the downstream recirculation effect. Staff has reviewed and agreed upon a preliminary design concept that will offer an opportunity to not only increase the safety associated with the City's low-head dam, but also create a unique recreational facility at a quality worthy of this community. Although the City has never promoted recreation at the dam, staff understands the attraction and potential danger of activities which are undertaken by both experienced recreational enthusiasts and by those experiencing the river for the first time.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as described above. Staff will continue to engage with vested stakeholders as the project moves forward.



CITY OF
Ames™

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MEMO

38

To: Mayor and Members of the City Council

From: City Clerk's Office

Date: April 21, 2017

Subject: Contract and Bond Approval

There is no Council Action Form for Item No. 38. Council approval of the contract and bond for this project is simply fulfilling a *State Code* requirement.

/jr

COUNCIL ACTION FORM

**SUBJECT: LED LUMINAIRES FOR THE ELECTRIC SERVICES DEPARTMENT –
CHANGE ORDER NO. 1**

BACKGROUND:

The purchase of LED luminaires is to replenish inventory for the Electric Services Department. LED luminaires of this type are kept on hand in order to ensure availability for the needs of the department. Typically, these LED luminaires are used to provide lighting service for both roadway and security light applications in residential and commercial areas and are necessary to meet the anticipated needs of the Electric Services Department for new construction and maintenance projects.

On January 24, 2017, City Council awarded a contract to Kriz Davis, Ames, Iowa, for the purchase of Electric Services LED Luminaires in accordance with bid in the amount of \$128,796 (inclusive of Iowa sales tax).

This proposed Change Order No. 1 in the amount of \$96,621 (inclusive of Iowa sales tax) is for the purchase of approximately 600 additional fixtures at the same unit prices the vendor offered in its bid. Electric Services has run out of LED fixtures on two prior occasions, which has hindered their ability to change out as many fixtures to LED style as planned under the CIP for LED Street Lights-Maintenance Retrofits. In order to advance the LED-retrofit plan and take advantage of the very-good competitive pricing the City has received on this particular bid, staff is requesting this change order. There are three different sizes of fixtures covered by this purchase order and Lumec, who is the manufacturer, will permit the City to adjust actual item quantities as-needed, provided the minimum order quantity of 400 is met. **The total amount with this change order will be \$225,417 (inclusive of Iowa sales tax).**

These will be initially purchased to the Inventory Account. However, the fixtures are charged out to LED Street Lights--Maintenance Retrofits under the FY2016/17 CIP as they are used. There is currently \$250,000 budgeted under this account for FY2016/17 and \$300,000 budgeted for 2017/18.

ALTERNATIVES:

1. Approve contract Change Order No.1 with Kriz Davis, Ames, Iowa, for the purchase of Electric Services LED Luminaires in the amount of \$96,621 (inclusive of Iowa sales tax). This will bring the total amount to \$225,417 (inclusive of Iowa sales tax).
2. Do not approve the change order.

MANAGER'S RECOMMENDED ACTION:

It is important to have LED luminaires available to meet department's needs for roadway and security light applications in residential and commercial areas and will facilitate the implementation of the CIP project approved for the retrofit of existing higher-wattage fixtures to more-efficient LED fixtures. **This change order will ensure a continuous supply of LED fixtures through the end of 2017 at competitive pricing.**

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as stated above.

COUNCIL ACTION FORM

SUBJECT: **AMENDED PLAT OF SURVEY FOR 202 SE 5th STREET**

BACKGROUND:

The City's subdivision regulations are found in Chapter 23 of the Ames Municipal Code. These regulations include the process for creating or modifying property boundaries and for determining if any improvements are required in conjunction with the platting of property. The regulations also describe the process for combining existing platted lots or conveyance parcels in order to create a parcel for development purposes. A plat of survey is allowed by Section 23.309 for the consolidation of conveyance parcels and for boundary line adjustments.

This amended plat of survey is for a conveyance parcel located at 202 SE 5th Street. The conveyance parcel has been in its present configuration since the 1950's. The existing parcel is .71 acres and is zoned Highway Oriented Commercial (HOC). The site contains a retail building that has been remodeled for continued commercial use.

A plat of survey was initially approved on June 28, 2016 and is being brought for reconsideration based on an incorrect legal description that was provided by the applicant with the prior plat. The previously approved plat of survey is provided in Attachment B. An amended plat of survey is provided in Attachment C.

The site has access to all City utilities and all utilities exist inside the right of way along SE 5th Street. The site requires no additional public improvements. The developer recently completed a sidewalk connection across the site's frontage to full a requirement of the Subdivision Code.

Approval of this amended plat of survey (Attachment C) will allow the applicant to prepare the official amended plat of survey and submit it to the Planning and Housing Director for review. The Director will sign the amended plat of survey confirming that it fully conforms to all conditions of approval. The amended plat of survey may then be signed by the surveyor, who will submit it for recording in the office of the County Recorder.

ALTERNATIVES:

1. The City Council can adopt the resolution approving the amended plat of survey.
2. The City Council can deny the amended plat of survey if the City Council finds that the requirements for plats of survey as described in Section 23.308 have not been satisfied.
3. The City Council can refer this back to staff and/or the owner for additional information.

CITY MANAGER'S RECOMMENDATION:

Staff has determined that the amended plat of survey satisfies all code requirements and has made a preliminary decision of approval.

Therefore, it is the recommendation of the City Manager that the City Council accept Alternative #1, thereby adopting the resolution approving the amended plat of survey.

**ADDENDUM
PLAT OF SURVEY FOR 202 SE 5TH STREET**

Application for a proposed plat of survey has been submitted for:

- Conveyance parcel (per Section 23.307)
- Boundary line adjustment (per Section 23.309)
- Re-plat to correct error (per Section 23.310)
- Auditor's plat (per Code of Iowa Section 354.15)

The site is located at:

Owners: Lieu Thi Pham, Nhan Van Luu, Thanh Van Luu, Christine Thi Luu

Existing Street Address: 202 SE 5TH Street

Assessor's Parcel #: 0911251020

Legal Description: COMMENCING AT THE NE CORNER OF LOT 3, CHAVIS ADDITION TO THE CITY OF AMES; THENCE S00° 32'03"E, 10.00 FEET TO THE POINT OF BEGINNING; THENCE S89°57'56"E, 151.54 FEET ALONG THE SOUTH RIGHT-OF-WAY OF SOUTHEAST FIFTH STREET TO THE NORTHWEST CORNER OF LOT 1, WALMART'S SUBDIVISION, FIRST ADDITION; THENCE S00 37'46"E, 202.55 FEET ALONG THE WEST LINE OF SAID LOT 1, WALMART'S SUBDIVISION; THENCE N89 58'40"W, 151.87 FEET TO THE EAST LINE OF LOT 4 OF SAID CHAVIS ADDITION; THENCE N00 32'03"W, 202.58 FEET ALONG THE EAST LINE OF LOTS 3 AND 4 OF SAID CHAVIS ADDITION TO THE POINT OF BEGINNING.

Public Improvements:

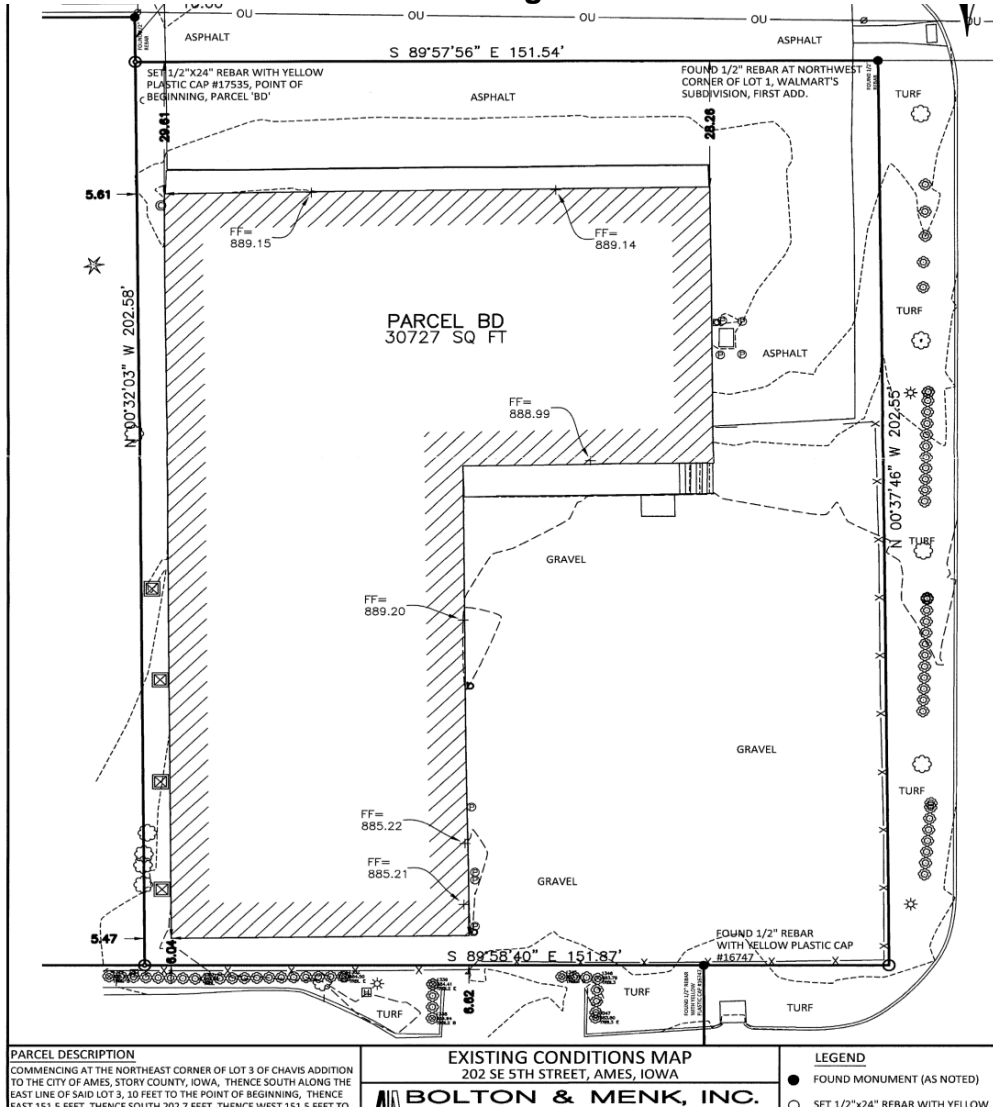
The preliminary decision of the Planning Director finds that approval requires all public improvements associated with and required for the proposed plat of survey be:

- Installed prior to creation and recordation of the official plat of survey and prior to issuance of zoning or building permits.
- Delayed, subject to an improvement guarantee as described in Section 23.409.
- Not Applicable. (no additional improvements required)

Note: The official plat of survey is not recognized as a binding plat of survey for permitting purposes until a copy of the signed and recorded plat of survey is filed with

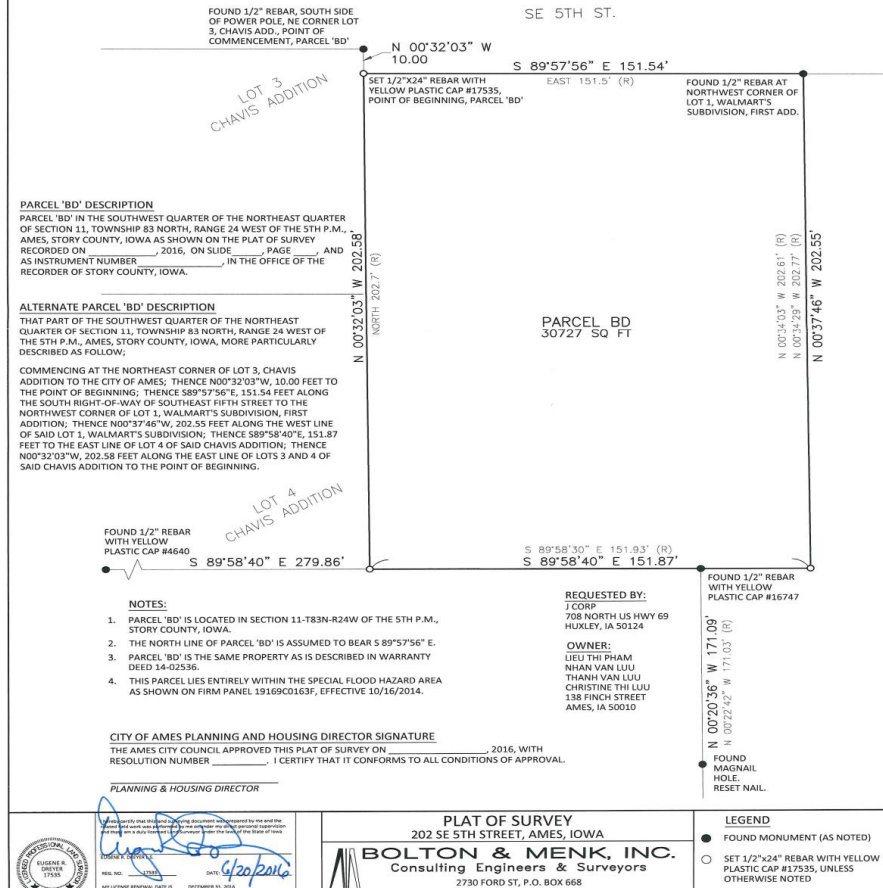
the Ames City Clerk's office and a digital image in Adobe PDF format has been submitted to the Planning & Housing Department.

Attachment A- Existing Conditions



Attachment B- June 2016 Plat of Survey

PLAT OF SURVEY



Attachment C- Amended Plat of Survey

**** AMENDED PLAT OF SURVEY ****

SURVEY DESCRIPTION: PARCEL 'BD' IN THE SOUTHWEST QUARTER OF THE NE 1/4 OF SEC. 11-83-24, AMES, STORY COUNTY, IOWA.

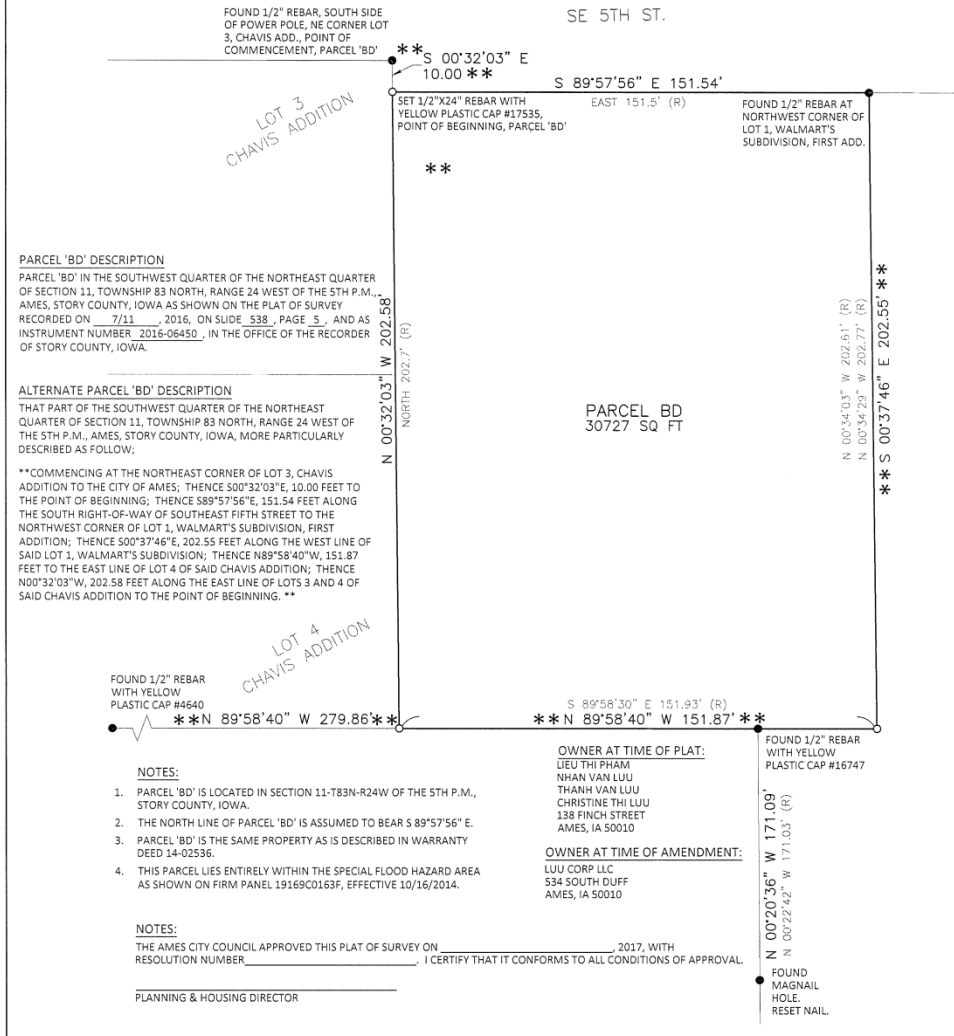
PROPRIETOR: LUU CORP LLC

REQUESTED BY: J CORP

SURVEYOR: EUGENE DREYER, PLS #17535
BOLTON & MENK, INC.
2730 FORD STREET
AMES, IOWA 50010
515-233-6100

SLIDE: _____ **PAGE:** _____

**** AMENDED PLAT OF SURVEY ****



I hereby certify that this land surveying document was prepared by me and the related field work was performed by me or under my direct personal supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Iowa.

EUGENE DREYER
PLS #17535
DATE: _____
MY LICENSE RENEWAL DATE IS: _____
PAGES OR SHEETS COVERED BY THIS SEAL: _____
SHEETS COVERED: _____

PLAT OF SURVEY
202 SE 5TH STREET, AMES, IOWA

BOLTON & MENK, INC.
Consulting Engineers & Surveyors
2730 FORD ST, P.O. BOX 668
AMES, IOWA 50010
(515)-233-1600

LEGEND

- FOUND MONUMENT (AS NOTED)
- SET 1/2"x24" REBAR WITH YELLOW PLASTIC CAP #17535, UNLESS OTHERWISE NOTED
- (R) RECORDED DIMENSION

COUNCIL ACTION FORM

SUBJECT: MAJOR FINAL PLAT FOR THE IRONS SUBDIVISION

BACKGROUND:

The City's subdivision regulations are included in Chapter 23 of the Ames Municipal Code. This "Subdivision Code" includes the process for creating or modifying property boundaries, and specifies whether any improvements are required in conjunction with the platting of property. The creation of new lots is classified as either a major or minor subdivision, with a major subdivision requiring a two-step platting process to finalize the creation of new lots. The "Preliminary Plat" is first approved by the City Council, and identifies the layout of the subdivision and any necessary or required public improvements. Once the applicant has completed the necessary requirements, including provision of required public improvements or provision of financial security for their completion, an application for a "Final Plat" may then be made for City Council approval. After City Council approval of the Final Plat, it must then be recorded with the County Recorder to become an officially recognized subdivision plat.

The Ames Golf and Country Club and The Irons, LLC own two parcels of land north of Ames in unincorporated Story County. The City Council approved a preliminary plat for 34 residential lots on June 14, 2016. The preliminary plat was amended and approved by the City Council on September 13, 2016. The preliminary plat was approved with the following conditions:

1. Allow a total of 34 residential lots with three lots on 190th Street with design and improvement waivers (access, sidewalk, and conservation buffer for 190th) for the frontage along 190th Street.
2. Treat all public improvements as if this were in the City, requiring City review of improvement plans, on-site installation inspections, and inspection billing to the developer.
3. Apply for and obtain a City COSESCO permit and be subject to City fees and inspections for storm water.
4. Complete the Xenia Water territory buy-out and territory transfer agreement prior to final plat approval.
5. Complete an agreement prior to final plat approval requiring property owners to abandon septic systems (Advantex systems), install sewer infrastructure, and connect to City sanitary sewer when it is brought to the site.
6. Complete an agreement for phosphorus reduction plan prior to final plat approval.
7. Increase the shared-use path width along George Washington Carver Avenue from eight feet to ten feet.
8. Waive the requirement for a five-foot sidewalk along 190th Street with the developer providing the cash equivalent to be used toward a future 190th Street improvement.

The applicant has submitted the required materials and these have been reviewed. In summary, the City Council is asked to approve:

- Resolution approving the final plat
- Resolution accepting the completed improvements for the water line
- Improvement Installation Agreement and accompanying letter of credit in the amount of \$352,567.10 for yet-to-be-completed infrastructure (excluding sanitary sewer)
- \$45,640 in cash for sidewalk waiver along 190th Street
- Future Infrastructure Installation and Connection Agreement and Conservation Management Agreement
- Phosphorus Reduction Agreement
- Various easements and covenants.

The Improvement Installation Agreement provides financial security in the amount of \$352,567.10 for the installation of the ten-foot shared use path along George Washington Carver Avenue, the paving of Stange Road and Irons Court, the five-foot sidewalks along the north side of Stange Road and both sides of Irons Court and Irons Way, a sidewalk connection to Irons Way, the COSESCO permit, and miscellaneous punch list items.

The developer has provided a separate amount of \$45,640 in cash. This will be held and applied toward a future improvement along 190th Street.

The Infrastructure Installation and Conservation Management Agreement provides the mechanism by which the owners will pay the costs of installing sanitary sewer to City specifications after annexation and when sanitary sewer is brought to the property. This will include the costs of abandoning the private Advantex septic systems. The agreement does the same for the water lines although the cost would be limited only to the physical disconnection from the Xenia water main and connection to the City water main when it is brought to the site. The water pipes have been installed to City specification, but will be used to supply Xenia water to the lots until City water is brought to the site. This agreement also includes the Conservation Easement Management Plan detailing the steps for the establishment and maintenance of prairie grasses on the conservation easement (a 25-foot wide easement along George Washington Carver Avenue the length of the home sites).

In granting waivers to the subdivision standards in 2014, the City Council expected a reduction of at least 60 percent of current releases. The Phosphorus Reduction Agreement binds the Ames Golf and Country Club to meet the obligation to reduce phosphorus usage on the course from about 970 pounds per year to about 60 pounds per year (nearly a 94 percent reduction). The reduction in application must be completed by May 1st 2019 and AGCC must maintain records of their phosphorus use for City review.

The City Council approved a territory transfer agreement with Xenia on November 15, 2016 whereby the developer will install water lines to City specifications, but connect to the Xenia water main in George Washington Carver Avenue. Xenia would continue to provide water to the development until such time as City water is brought to the site. A separate agreement between Xenia and the developer bought out the service territory rights.

ALTERNATIVES:

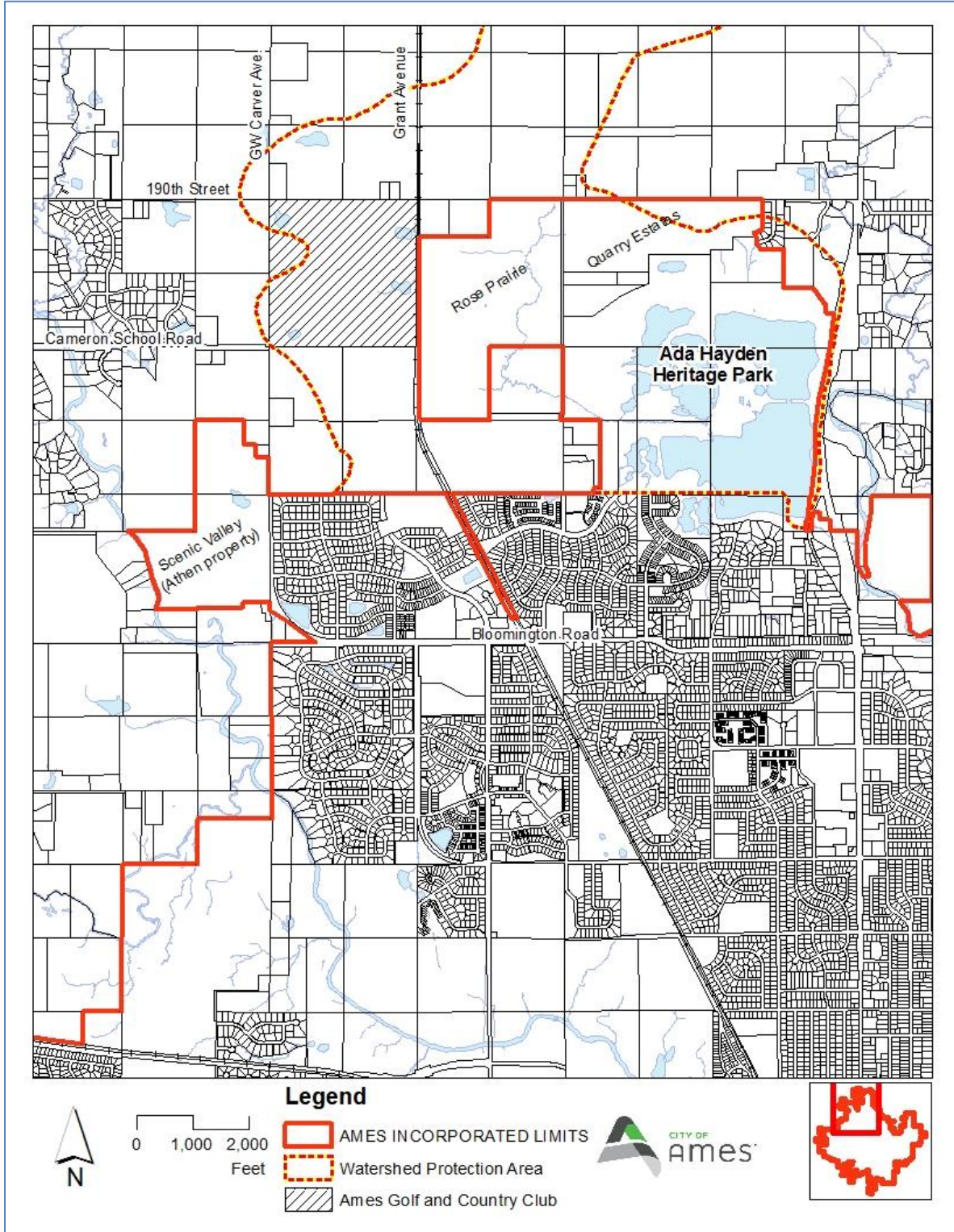
1. The City Council can take the following actions:
 - a. Approve the Final Plat of The Irons, based upon the staff's findings that the Final Plat conforms to relevant and applicable design standards, approved preliminary plat with conditions, ordinances, policies, and plans.
 - b. Accept the completed public infrastructure and the financial security in the amount of \$352,567.10 for the remaining improvements.
 - c. Accept the \$45,640 in lieu of sidewalk installation to be used for future improvements on 190th Street.
 - d. Approve the Infrastructure Installation and Conservation Management Agreement with The Irons
 - e. Approve the Phosphorus Reduction Agreement with the Ames Golf and Country Club.
2. The City Council can deny the Final Plat for The Irons if it finds that the development creates a burden on existing public improvements or creates a need for new public improvements that have not yet been installed or does not meet the conditions imposed by the preliminary plat.

CITY MANAGER'S RECOMMENDED ACTION:

City staff has evaluated the proposed final subdivision plat and determined that the proposal is consistent with the preliminary plat and conditions approved by City Council and that the plat conforms to the adopted ordinances and policies of the City as required by Code. The appropriate financial security has been provided in accordance with Chapter 23 of the Ames *Municipal Code* and with the conditions of approval of the preliminary plat.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1 as described above.

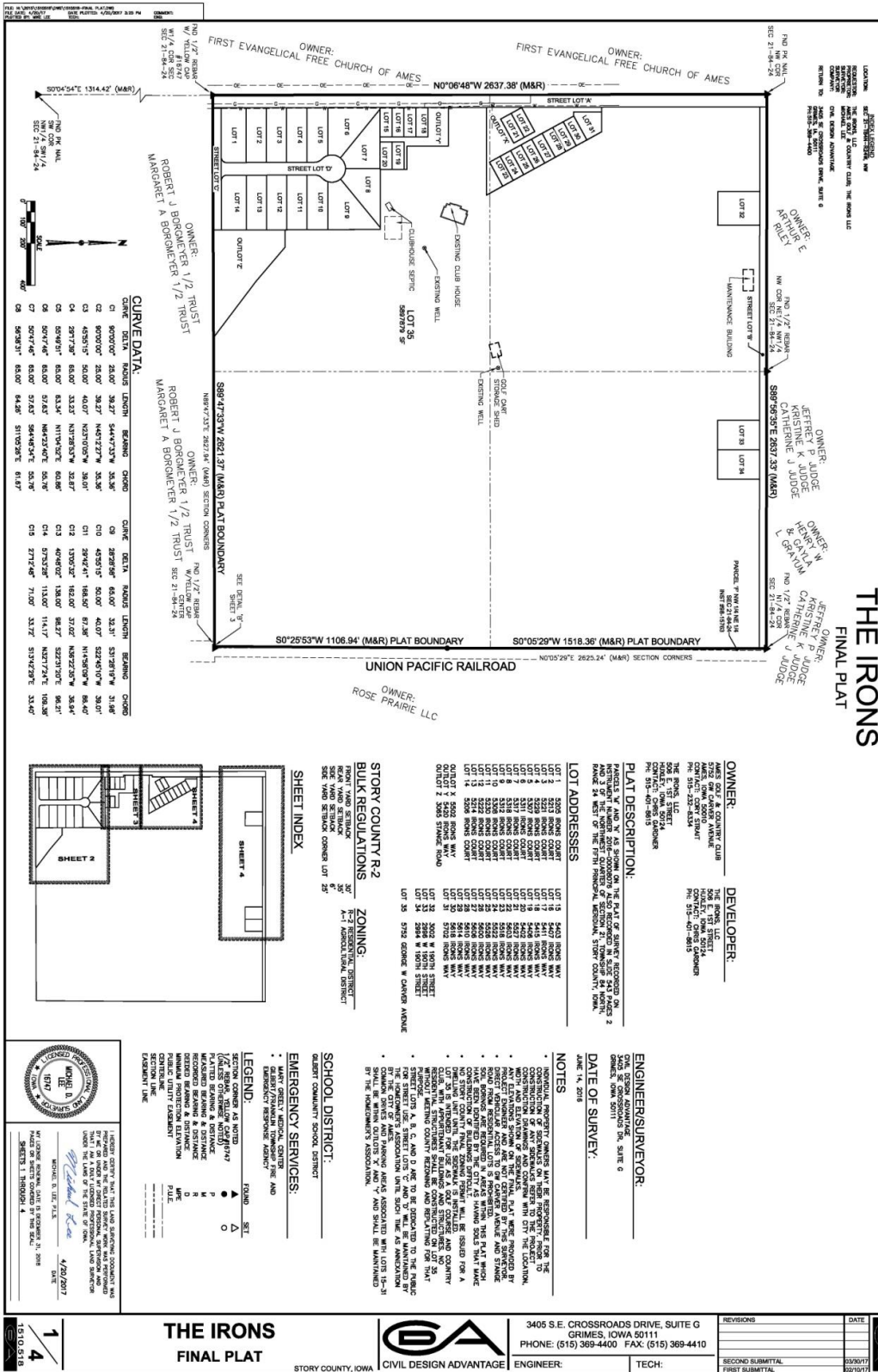
ATTACHMENT 1: LOCATION MAP

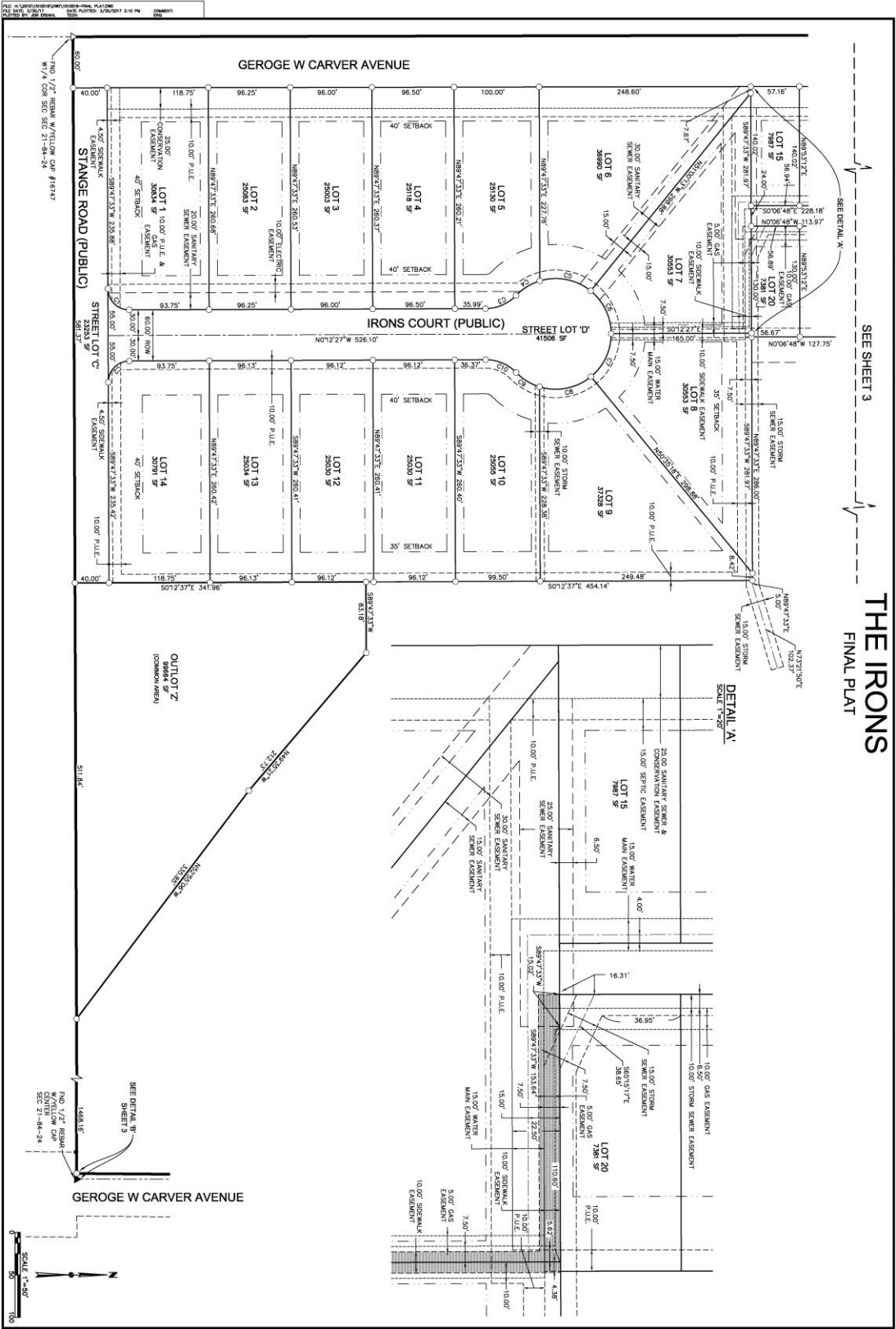


ATTACHMENT 2: LOT LAYOUT AND AERIAL

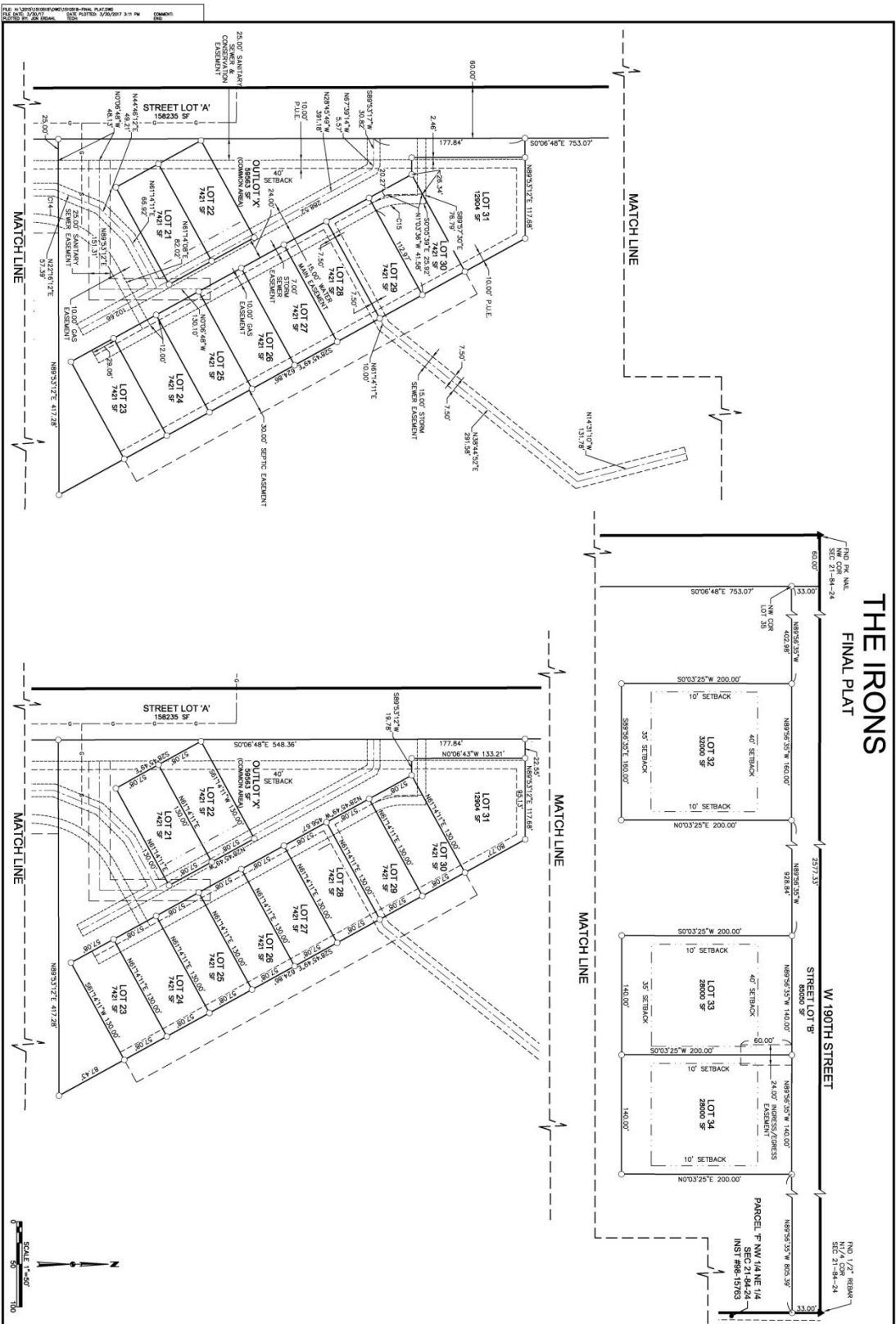


ATTACHMENT 3: THE IRONS [NORTH TO THE RIGHT]





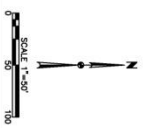
	THE IRONS FINAL PLAT		3405 S.E. CROSSROADS DRIVE, SUITE G GRIMES, IOWA 50111 PHONE: (515) 389-4400 FAX: (515) 389-4410	REVISIONS	DATE
				SECOND SUBMITTAL FIRST SUBMITTAL	03/30/17 02/15/17
STORY COUNTY, IOWA			ENGINEER:	TECH:	



THE IRONS FINAL PLAT

W 190TH STREET

PARCEL F NW 1/4 NE 1/4
SEC 21, 44, 24 -
INST #93-15703



	THE IRONS FINAL PLAT	3405 S.E. CROSSROADS DRIVE, SUITE G GRIMES, IOWA 50111 PHONE: (515) 369-4400 FAX: (515) 369-4410	REVISIONS _____ _____ _____ _____ _____	DATE _____ _____ _____ _____ _____
	STORY COUNTY, IOWA	ENGINEER:	TECH:	SECOND SUBMITTAL 03/30/17 FIRST SUBMITTAL 02/10/17

Applicable Laws and Policies Pertaining to Final Plat Approval

Adopted laws and policies applicable to this case file include, but are not limited to, the following:

Ames *Municipal Code* Section 23.302

(10) City Council Action on Final Plat for Major Subdivision:

(a) All proposed subdivision plats shall be submitted to the City Council for review and approval. Upon receipt of any Final Plat forwarded to it for review and approval, the City Council shall examine the Application Form, the Final Plat, any comments, recommendations or reports examined or made by the Department of Planning and Housing, and such other information as it deems necessary or reasonable to consider.

(b) Based upon such examination, the City Council shall ascertain whether the Final Plat conforms to relevant and applicable design and improvement standards in these Regulations, to other City ordinances and standards, to the City's Land Use Policy Plan and to the City's other duly adopted plans.

(c) The City Council may:

(i) deny any subdivision where the reasonably anticipated impact of such subdivision will create such a burden on existing public improvements or such a need for new public improvements that the area of the City affected by such impact will be unable to conform to level of service standards set forth in the Land Use Policy Plan or other capital project or growth management plan of the City until such time that the City upgrades such public improvements in accordance with schedules set forth in such plans; or,

(ii) approve any subdivision subject to the condition that the Applicant contribute to so much of such upgrade of public improvements as the need for such upgrade is directly and proportionately attributable to such impact as determined at the sole discretion of the City. The terms, conditions and amortization schedule for such contribution may be incorporated within an Improvement Agreement as set forth in Section 23.304 of the Regulations.

(d) Prior to granting approval of a major subdivision Final Plat, the City Council may permit the plat to be divided into two or more sections and may impose such conditions upon approval of each section as it deems necessary to assure orderly development of the subdivision.

(e) Following such examination, and within 60 days of the Applicant's filing of the complete Application for Final Plat Approval of a Major Subdivision with the Department of Planning and Housing, the City Council shall approve, approve subject to conditions, or disapprove the Application for Final Plat Approval of a Major Subdivision. The City Council shall set forth its reasons for disapproving any Application or for conditioning its approval of any Application in its official records and shall provide a written copy of such reasons to the developer. The City Council shall pass a resolution accepting the Final Plat for any Application that it approves.

(Ord. No. 3524, 5-25-99)

INFRASTRUCTURE INSTALLATION AND CONSERVATION MANAGEMENT AGREEMENT

Preparer Information:

Lisa R. Wilson
475 Alice's Road, Suite A
Waukee, Iowa 50263
(515) 369-2502

Taxpayer Information:

Story County, Iowa
Administration Building
900 Sixth Street
Nevada, Iowa 50201

Return Document To:

Wilson Law Firm, P.C.
475 Alice's Road, Suite A
Waukee, Iowa 50263

Grantor:

The Irons, L.L.C.

Grantee:

City of Ames, Iowa

Legal Description:

Lots One (1) through Thirty-two (32), and Outlots X and Y, in The Irons, an Official Plat, Story County, Iowa.

Document or instrument number of previously recorded documents:

N/A

Infrastructure Installation and Conservation Management Agreement

THIS Infrastructure Installation and Conservation Management Agreement (“Agreement”) is entered into this ____ day of _____, 2017, by and between the City of Ames, Iowa (“City”) and The Irons, L.L.C., an Iowa limited liability company (“Property Owners”) concerning Lots One (1) through Thirty-two (32), and Outlots X and Y, in The Irons (collectively “Lots” and individually “Lot”).

WHEREAS, the Property Owners acknowledge the Property is currently located within the county limits of Story County, Iowa but the City intends to annex the Property into the City of Ames as some point in the near future.

WHEREAS, once the Lots have been annexed into the City, it will be necessary for the Property Owners to connect to City water and sanitary sewer.

WHEREAS, in consideration of the City providing water and sanitary sewer service to the Lots, and in consideration of the Property Owners connecting to the City water and sanitary sewer services, the parties agree to certain matters as set out in this Agreement.

NOW, THEREFORE, the parties agree as follows:

1. As reasonably practicably after annexation, the City agrees to provide public water service (“Water Service”) and sanitary sewer service (“Sanitary Sewer Service”) to the southern boundary of the Lots for the use of the Property Owners.
2. Once Water Service is available to the Lots, the Property Owners, or its successors or assigns, agree to immediately disconnect water service from Xenia and connect to the City’s Water Service. Property Owners are responsible for payment of all connection and disconnection fees at the time the Property, or any portion thereof, is connected to the Water Service.
3. Once Sanitary Sewer Service is available to the Lots, the Property Owners agree to immediately disconnect from and abandon any existing septic system and connect to the City’s Sanitary Sewer Service. Property Owners are responsible for payment of all connection fees at the time the Lot(s) is/are connected to the Sanitary Sewer Service.
4. Property Owners, its/their successors and assigns, at its/their respective sole cost and expense, shall be responsible for the installation of all sanitary sewer infrastructure necessary to connect to the Sanitary Sewer Service within easement areas previously provided to the City in connection with the final plat of The Irons and consistent with City specifications. All sanitary sewer infrastructure, except individual service lines, will be owned, operated and maintained by the City.

5. Property Owners acknowledge the existence of the Conservation Easement Management and Public Outreach and Education Plan (“Conservation Plan”) developed by The Irons, L.L.C., and benefitting the City regarding management of conservation easement areas, a copy of which is attached hereto as Exhibit “A” and made a part hereof. Upon execution of this Agreement, Property Owners agree to be bound by said Conservation Plan.

6. In the event a breach by a party of its obligations under this Agreement is not cured within thirty (30) days following the date of written notice from the other party to the breaching party, the non-breaching party shall be entitled to exercise all rights and remedies available at law or in equity including, but not limited to, the right to obtain damages (including attorney fees and costs), restitution, specific performance, and injunctive relief. All rights and remedies provided for herein or which are otherwise available at law or in equity shall be distinct, separate, and cumulative, and may be exercised concurrently, independently or successively in any order whatsoever and as often as the occasion therefore arises.

7. This Agreement may be executed in any number of counterparts, each of which shall be deemed as original, but all of which together shall constitute one and the same instrument, and in making proof hereof, it shall not be necessary to produce or account for more than one such counterpart.

8. This Agreement shall run with the land and be binding upon and shall inure to the parties and their successors and assigns.

9. Time is of the essence in performance of this Agreement.

EXECUTED the day and year first above written.

City of Ames, Iowa

The Irons, L.L.C.

By: _____

By: _____

Its: _____

Christopher Gardner, Manager

STATE OF IOWA, _____ COUNTY, ss:

This instrument was acknowledged before me on this _____ day of _____, 2017, by _____, the _____ of the City of Ames, Iowa.

Notary Public in and for the State of Iowa

STATE OF IOWA, COUNTY OF _____, ss:

This instrument was acknowledged before me on this _____ day of _____, 2017, by Christopher Gardner, Manager of The Irons, L.L.C.

Notary Public in and for the State of Iowa

EXHIBIT "A"

Conservation Plan

THE IRONS

CONSERVATION EASEMENT MANAGEMENT AND PUBLIC OUTREACH AND EDUCATION PLAN

SITE PREPARATION

April - May 2017

- Mow existing grass/vegetation until herbicide application
- Apply glyphosate for grasses, aminopyralid for broadleaf vegetation
- Inspect as green-up occurs, perform additional treatments as necessary
- Prior to seeding, till easement area to 6" depth. Hand broadcast high density seed mix of short prairie species, with grasses and flowering species with a wide range of blooming times.

CONSTRUCTION PHASE MAINTENANCE & PROTECTION

Weeds must be kept under control in all areas near the conservation easement area.

- Do not allow weeds to go to seed. Control by mowing or spraying as construction progresses. If spraying, protect the easement area from overspray.

VEGETATION ESTABLISHMENT

Spring through Fall 2017

- Inspect seeded areas regularly for weed encroachment
- Weed or mow if weed encroachment begins to shade desired seedlings.
- Manually remove weeds where feasible – this is the preferred method.
- Spot mow if necessary where weeds are dense
- Damaged or poorly developed areas should be evaluated and reseeded.
- Monitor for invasive tree seedlings, remove as necessary

Spring through Fall 2018

- Mow easement area in early spring
- Continue maintenance as outlined above

LONG-TERM MAINTENANCE

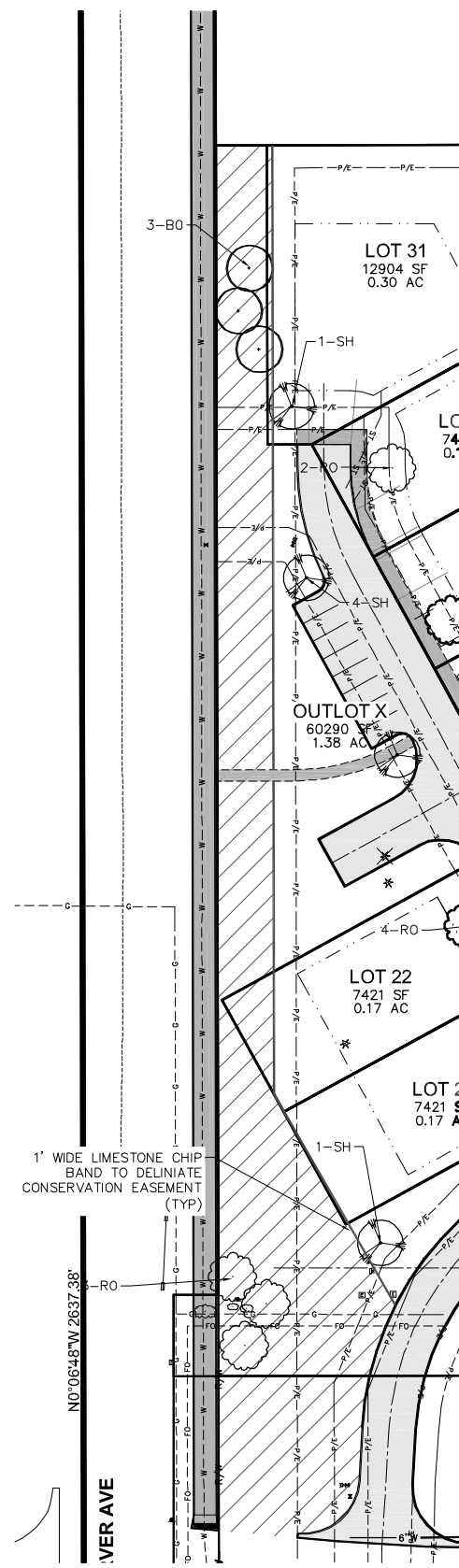
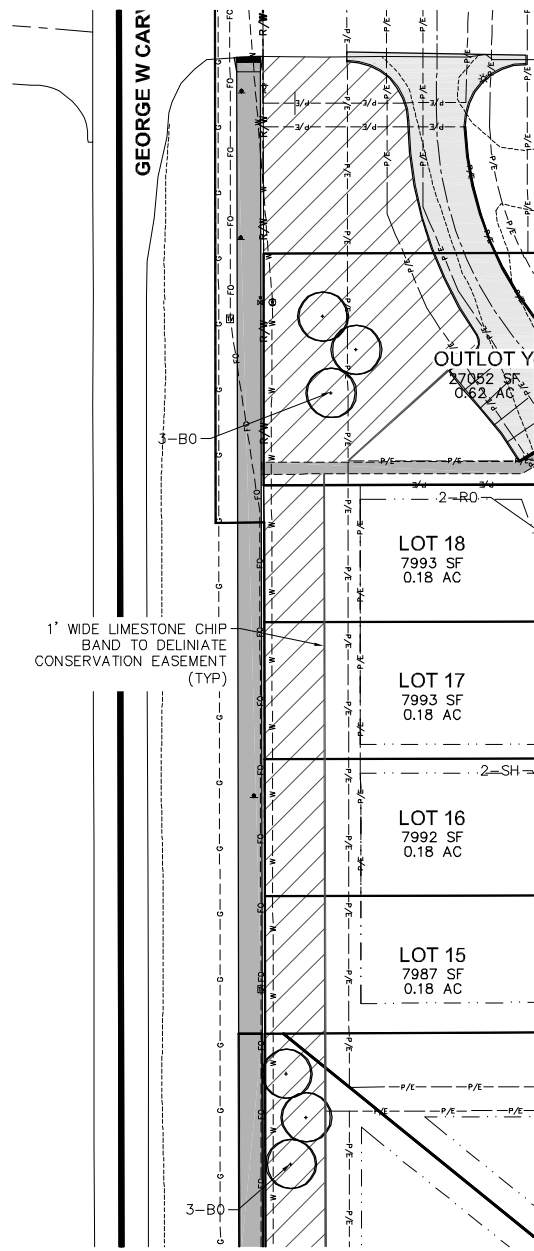
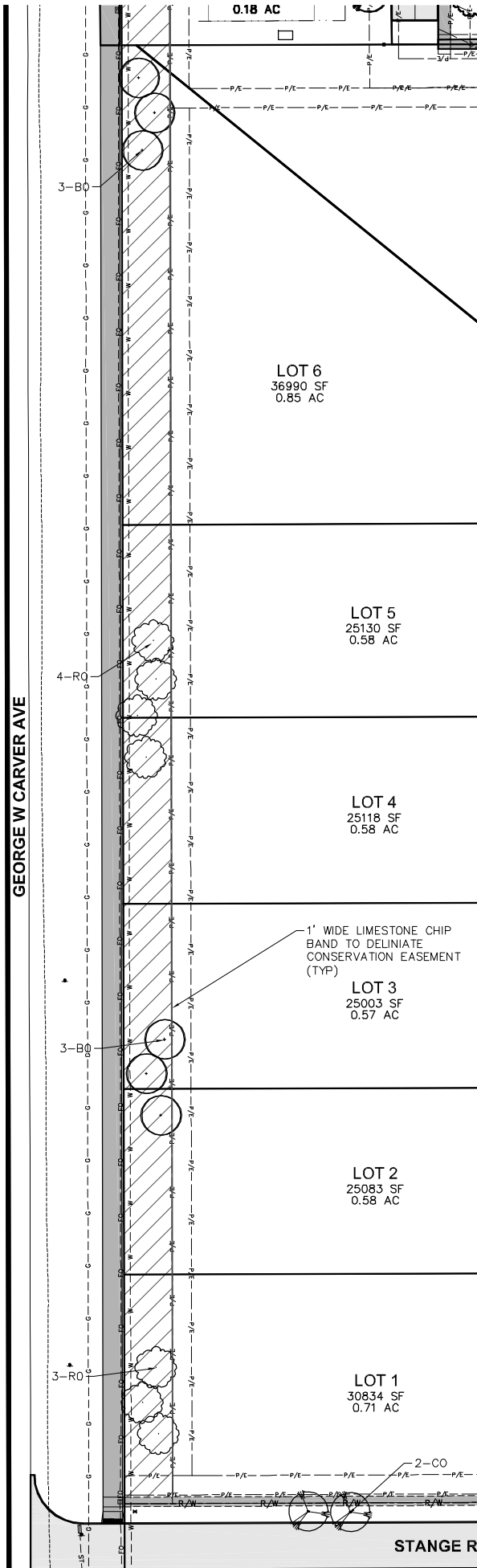
- The conservation easement areas are owned by the individual lot owners whose lots the easement crosses. However, the easement will be maintained by The Irons Homeowners Association. Maintenance will be contracted for and performed according to this document. Cost of maintenance will be funded by Association dues.
- Once established, the easement area should be mowed annually, in late spring.
- Once established, the easement area should be annually evaluated by a professional experienced in the management of such areas. The easement should be inspected for weeds, tree seedlings, and any invasive species, as well as for any physical damage. A restoration and/or repair solution shall be promptly determined and executed, following the procedures as outlined above.
- Exceptionally wet or dry periods may result in the reduction of desirable species. The annual evaluation shall include review of thin, weak, and poorly established vegetation. Recommendations shall be made for the re-establishment of these areas. The subject areas shall be re-seeded or planted with live plants and monitored and maintained to ensure re-establishment.

- Individual homeowners, the homeowners association, their lawn care providers, and the City and County road maintenance departments shall be made aware of the necessity of protecting the easement area.
- The shared use path will serve as a separator between the GW Carver r.o.w. and the easement, but care must be taken to protect the easement area from overspray when the City/County performs weed control.
- Separation of lawn and prairie areas:
 - A 1' wide limestone chip band be used to communicate the fact that the prairie area is intentional and not just a failure of maintenance.
 - Landscape boulders can also serve as lawn/easement delineation markers to prevent encroachment of mowing into easement areas. Plaques mounted to the boulders can provide further information regarding the easement area.

PUBLIC OUTREACH & EDUCATION

Naturalized or restored prairie areas are viewed by some as weedy and unsightly, especially during the establishment period. To address this, the following Education and Outreach is proposed:

- A document shall be prepared, to be given to all potential homeowners, describing the value, nature, establishment process, and maintenance and protection procedures relative to the easement area. This document will be available at the Golf Course as well.
- On-site signage will be implemented during the establishment period, describing the establishment process and communicating expectations. Once established permanent signage should be used to describe the value, benefits, and expectations for the area.



CONSERVATION EASEMENT LANDSCAPE PLAN

PLANT SCHEDULE

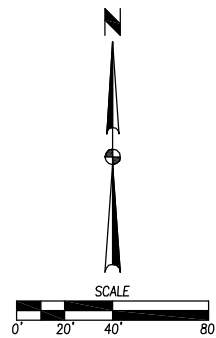
CODE	QTY	OVERSTORY TREES	SIZE	COND
AF	15	AUTUMN BLAZE MAPLE	2" CAL	B&B
TA	12	AMERICAN SENTRY LINDEN	2" CAL	B&B
		ACER X FREEMANI 'AUTUMN BLAZE'		
		TILIA AMERICANA 'WICKSENTRY'		

NOTES

- SOIL QUALITY PROCEDURES IN CONSERVATION EASEMENT
1. APPLY ROUNDUP MINIMUM OF 1 WEEK PRIOR TO GRADING
 2. REMOVE & STOCKPILE TOP 8" OF TOPSOIL
 3. PERFORM GRADING PER GRADING PLAN
 4. PRIOR TO RESPREAD OF TOPSOIL, ADD 1" OF COARSE COMPOST AND TILL TO A DEPTH OF 6"
 5. RESPREAD 8" OF TOPSOIL
 6. TILL TO A DEPTH OF 8"
 7. PLANT SHRUBS AND/OR TREES
 8. APPLY SEED

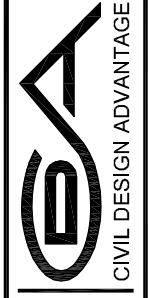
SEEDING

LOW GROW GRASS AND WILDFLOWER MIX FROM UNITED SEEDS
 SEED PER SUPPLIERS SPECIFICATIONS



REVISIONS	DATE

3405 S.E. CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PHONE: (515) 369-4400 FAX: (515) 369-4410
 ENGINEER: ENH TECH: MDM



THE IRONS
 CONSERVATION AREA LANDSCAPE
 STORY COUNTY, IOWA

PHOSPHOROUS REDUCTION AGREEMENT

Preparer Information:

Lisa R. Wilson
475 Alice's Road, Suite A
Waukee, Iowa 50263
(515) 369-2502

Taxpayer Information:

Story County, Iowa
Administration Building
900 Sixth Street
Nevada, Iowa 50201

Return Document To:

Wilson Law Firm, P.C.
475 Alice's Road, Suite A
Waukee, Iowa 50263

Grantor:

Ames Golf and Country Club a/k/a Ames Golf & Country Club

Grantee:

City of Ames, Iowa

Legal Description:

Lot 35 in The Irons, an Official Plat, Story County, Iowa.

Document or instrument number of previously recorded documents:

N/A

Phosphorous Reduction Agreement

THIS Phosphorous Reduction Agreement (“Agreement”) is entered into this ____ day of _____, 2017, by and between the City of Ames, Iowa (“City”) and Ames Golf and Country Club a/k/a Ames Golf & Country Club (“Property Owners”) concerning Lot 35 in The Irons (“Property”).

WHEREAS, the Property Owners acknowledge the Property is currently located within the county limits of Story County, Iowa but the City intends to annex the Property into the City of Ames as some point in the near future.

WHEREAS, at the request and direction of the City of Ames, the Property Owners have developed a plan for reducing the use of phosphorus.

NOW, THEREFORE, the parties agree as follows:

1. Property Owners acknowledge the existence of the Phosphorous Reduction Plan (“Reduction Plan”) developed by Ames Golf and Country Club, and benefitting the City regarding the management and reduction of the use of phosphorus on the Property, a copy of which is attached hereto as Exhibit “A” and made a part hereof. Upon execution of this Agreement, Property Owners agree to be bound by the terms and obligations included in said Reduction Plan and shall become fully compliant no later than May 1, 2019.

2. In the event a breach by a party of its obligations under this Agreement is not cured within thirty (30) days following the date of written notice from the other party to the breaching party, the non-breaching party shall be entitled to exercise all rights and remedies available at law or in equity including, but not limited to, the right to obtain damages (including attorney fees and costs), restitution, specific performance, and injunctive relief. All rights and remedies provided for herein or which are otherwise available at law or in equity shall be distinct, separate, and cumulative, and may be exercised concurrently, independently or successively in any order whatsoever and as often as the occasion therefore arises.

3. This Agreement may be executed in any number of counterparts, each of which shall be deemed as original, but all of which together shall constitute one and the same instrument, and in making proof hereof, it shall not be necessary to produce or account for more than one such counterpart.

4. This Agreement shall run with the land and be binding upon and shall inure to the parties and their successors and assigns.

5. Time is of the essence in performance of this Agreement.

EXECUTED the day and year first above written.

City of Ames, Iowa

**Ames Golf and Country Club a/k/a Ames
Golf & Country Club**

By: _____
Its: _____

By: _____
Its: _____

STATE OF IOWA, _____ COUNTY, ss:

This instrument was acknowledged before me on this _____ day of _____, 2017, by _____, the _____ of the City of Ames, Iowa.

Notary Public in and for the State of Iowa

STATE OF IOWA, COUNTY OF _____, ss:

This instrument was acknowledged before me on this _____ day of _____, 2017, by _____, the _____ of Ames Golf and Country Club a/k/a Ames Golf & Country Club.

Notary Public in and for the State of Iowa

EXHIBIT "A"

Reduction Plan

**Phosphorus Reduction Plan
Ames Golf and Country Club
April 1st, 2016**

In order to properly maintain our Golf Course with the current irrigation system and current strain of Blue Grass we apply phosphorus at the following recommended levels:

<i>Greens:</i>	<i>4 Acres = 164 LBS</i>
<i>Tee 's:</i>	<i>2.2 Acres = 50 LBS</i>
<i>Blue grass Fairways:</i>	<i>24 Acres = 660 LBS</i>
<i>Sod Farms:</i>	<i>3.5 Acres = 100 LBS</i>
	<i>Total = 974 LBS</i>

Weather permitting, some years exceed 1,000 LBS of phosphorus due to our poor watering capability.

In order to properly maintain our Golf Course with a proposed new irrigation system and a proposed new strain of Bent or Low Mow Blue Grass we will apply phosphorus at the following recommended levels:

<i>Greens:</i>	<i>4 Acres = 30 LBS</i>
<i>Tee 's:</i>	<i>2.2 Acres = 30 LBS</i>
<i>Fairways:</i>	<i>24 Acres = 0 LBS</i>
<i>Sod Farms:</i>	<i>Acres = 0 LBS</i>
	<i>Total = 60 LBS</i>

As you can see, the above rates are well below the "allotted" 236LBS AGCC will be allowed to put down due to the agreement with the City of Ames at the 60% reduction of phosphorus.

Currently, we believe that 70% of our ground water runoff, including phosphorus residue, is filtered by our current ponds.

The Reason for the reduction is due to two factors. Bent and Low Mow Blue grass does not require over seeding which in turn eliminates the need for fertilizer (phosphorus). The other factor is proper water control due to a new irrigation system. Nick E. Christians, (Professor of Horticulture at ISU, Author, and multiple award recipient,) has outlined studies showing that with proper water control you can actually use less fertilizer yet and ensure that 100% of the phosphorus is consumed by the plant fully eliminating any leaching.

I am confident that the levels listed above are accurate as Veenker went through a similar conversion process a few years ago and has shared their experience with us. John Newton, (Veenker Superintendent), has confirmed that has almost eliminated phosphorus.

Future phosphorus amounts will be monitored through Ames Golf and Country Club monthly and provide logs to the City of Ames upon request.



Cory Strait
General Manager
Ames Golf and Country Club

COUNCIL ACTION FORM

SUBJECT: FINAL PLAT FOR CRANE FARM THIRD ADDITION

BACKGROUND:

The City's subdivision regulations are included in Chapter 23 of the Ames Municipal Code. This "Subdivision Code" includes the process for creating or modifying property boundaries, and specifies whether any improvements are required in conjunction with the platting of property. The creation of new lots is classified as either a major or minor subdivision, with a major subdivision requiring a two-step platting process to finalize the creation of new lots. The "Preliminary Plat" is first approved by the City Council, and identifies the layout of the subdivision and any necessary or required public improvements. Once the applicant has completed the necessary requirements, including provision of required public improvements or provision of financial security for their completion, an application for a "Final Plat" may then be made for City Council approval. After City Council approval of the Final Plat, it must then be recorded with the County Recorder to become an officially recognized subdivision plat.

Pinnacle Properties LLC, representing the owners of 896 South 500th Avenue requests approval of a major final plat for Crane Farm Subdivision 3rd Addition. The Final Plat creates a new outlot that serves as a common area for the single-family development area of the subdivision and for a CyRide bus turnaround. The Crane Farm Subdivision lies north of Highway 30 on the east side of South 500th Avenue as shown on Attachment A – *Location Map*.

A preliminary plat for the Crane Farm Subdivision was approved with a development agreement in May of 2016. The Final Plat for Crane Farm Subdivision 3rd Addition includes outlots X for future development and Outlot D for creation of useable open space and a bus turnaround. The proposed outlot X is 10.8 acres and outlot D is .73 acres. The proposed outlots will have frontage on Mortensen Road. The bus turnaround must be constructed prior to occupancy of the apartments that are under construction on Lot 1 of the Crane Farm Subdivision to meet the requirements of the development agreement.

The easement area for the bus turnaround meets the design specifications of the City and CyRide and the remaining open area meets the 10% requirements of the FS development standards. A sidewalk is planned to be constructed abutting the bus turnaround lane within outlot D. This sidewalk will connect to the sidewalk along Mortensen Road. Final approval of the bus turnaround will be with a Minor Site Development Plan.

No public improvements are attributable to the Final Plat's proposed outlot. The 1st Addition included financial security for the construction of Mortenson Road and the abutting sidewalk on the north side of Mortenson Road. Public utilities will be in place to serve all outlots and no additional extensions of water, sewer, or storm sewer are needed.

ALTERNATIVES:

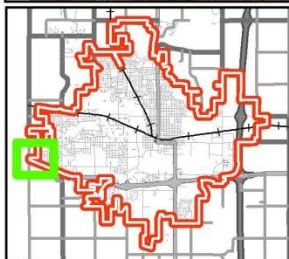
1. The City Council can approve the final plat for Crane Farm Subdivision 3rd Addition, and accept the pedestrian and bus turn around easements, based upon the findings of consistency with the Subdivision Ordinance.
2. The City Council can deny the final plat for Crane Farm Subdivision 3rd Addition, if the City Council finds that the proposed subdivision does not comply with applicable ordinances, standards or plans.
3. The City Council can refer this request back to staff or the applicant for additional information.

CITY MANAGER'S RECOMMENDATION:

The proposed final plat for Crane Farm Third Addition is consistent with the City's existing subdivision and zoning regulations. The proposed outlot helps to facilitate the construction of the bus turnaround as is required by the development agreement. The outlot meets all subdivision and zoning specifications.

Therefore, it is the recommendation of the City Manager that the City Council accept Alternative #1.

Attachment A- location Map



Location Map
896 S. 500th Avenue

Code of Iowa, Chapter 354.8 states in part:

A proposed subdivision plat lying within the jurisdiction of a governing body shall be submitted to that governing body for review and approval prior to recording. Governing bodies shall apply reasonable standards and conditions in accordance with applicable statutes and ordinances for the review and approval of subdivisions. The governing body, within sixty days of application for final approval of the subdivision plat, shall determine whether the subdivision conforms to its comprehensive plan and shall give consideration to the possible burden on public improvements and to a balance of interests between the proprietor, future purchasers, and the public interest in the subdivision when reviewing the proposed subdivision and when requiring the installation of public improvements in conjunction with approval of a subdivision. The governing body shall not issue final approval of a subdivision plat unless the subdivision plat conforms to sections 354.6, 354.11, and 355.8.

Ames Municipal Code Section 23.303(3) states as follows:

(3) City Council Action on Final Plat for Minor Subdivision:

(a) All proposed subdivision plats shall be submitted to the City Council for review and approval in accordance with Section 354.8 of the Iowa Code, as amended or superseded. Upon receipt of any Final Plat forwarded to it for review and approval, the City Council shall examine the Application Form, the Final Plat, any comments, recommendations or reports examined or made by the Department of Planning and Housing, and such other information as it deems necessary or reasonable to consider.

(b) Based upon such examination, the City Council shall ascertain whether the Final Plat conforms to relevant and applicable design and improvement standards in these Regulations, to other City ordinances and standards, to the City's Land Use Policy Plan and to the City's other duly adopted plans. If the City Council determines that the proposed subdivision will require the installation or upgrade of any public improvements to provide adequate facilities and services to any lot in the proposed subdivision or to maintain adequate facilities and services to any other lot, parcel or tract, the City Council shall deny the Application for Final Plat Approval of a Minor Subdivision and require the Applicant to file a Preliminary Plat for Major Subdivision.

COUNCIL ACTION FORM

REQUEST: APPEAL OF CONDITIONS OF APPROVAL OF SITE PLAN FOR 2516 LINCOLN WAY

BACKGROUND INFORMATION:

Mr. Scott Randall is the property owner of a single parcel that contains four existing buildings within Campustown, addressed as 2510, 2512, 2518, and 2522 Lincoln Way. (Location Map Attachment 1) A recent plat of survey combined these into a single parcel addressed as 2516 Lincoln Way. **The property owner submitted an application for a Minor Site Development Plan on February 8th to redevelop the 2516 Lincoln Way site with a single building that includes ground floor commercial uses and apartments on the upper floors.** The commercial uses are accessed from the street with the apartment access by a combination of internal stairwells and an external ramp to the second floor. Outdoor patio space is included in the rear and front of the building. A driveway is proposed along the west property line. The proposed project does not include any parking on site or as part of a remote parking agreement. (Attachment 3- Approved Minor Site Development Plan)(Page 16 excerpt of site layout)

The project was reviewed through the Development Review Committee (DRC) process and the applicant was provided comments by affected departments, including Public Works, Planning and Housing, Fire, Police, and Ames Electric. A revised plan and response to comments was submitted the Planning Division on March 14th. Details of the project can be found in the addendum and Attachment 3 includes the approved Site Development Plan.

After reviewing the revised plan, response to comments, and communication with the applicant, Scott Renaud of FOX Engineering, the Planning and Housing Director approved with conditions the Minor Site Development Plan on March 30th. **In accordance with Ames Municipal Code Section 29.1502 (3)(g), the Director imposed seven conditions to ensure compliance with applicable regulations. The conditions include a requirement that the applicant identify eight remote parking spaces and to prepare a remote parking agreement for City Council approval. Another condition denies the request for curb cut to Lincoln Way and requires the developer to install bollards to prevent access onto Lincoln Way. The remaining conditions address preparation of a storm sewer easement, lighting, preconstruction meeting, electric load calculations, and compliance with post indicator valve standards.** The complete approval letter can be found in Attachment 2. The approved site plan can be found in Attachment 3.

Mr. Randall, through his engineer Scott Renaud, wishes to appeal the conditional approval as allowed by Ames Municipal Code Section 29.1502 (3) (h). Specifically, he is appealing the two conditions identified above for requiring parking and to restrict a

driveway curb cut to Lincoln Way. He indicates the other conditions will be met. The letter of appeal, along with a rendering of the project, can be found in Attachment 4.

As an appeal of the conditional approval, the City Council must review the project *de novo* and make a decision to approve, approve with conditions, or deny the proposed Minor Site Development Plan based upon the criteria of 29.1502 of the Ames Municipal Code. (See Attachment 5)

ALTERNATIVES:

1. The City Council can approve the Minor Site Development Plan for 2516 Lincoln Way with the seven conditions of approval described by the Planning Director in the Addendum.
2. The City Council can approve the Minor Site Development Plan with conditions different from or in addition to those of the Planning Director.
3. The City Council can deny the Minor Site Development Plan if it finds that the proposed project does not conform to the requirements of 29.1502 (3).

CITY MANAGER'S RECOMMENDED ACTION:

The two conditions at issue within the appeal are the requirement to provide one parking space for each residential unit for a total of eight parking spaces and to restrict vehicle access to Lincoln Way. As described in the attached Addendum, the Planning and Housing Director found the conditions to be reasonable to meet the requirements of the City and that their application to this project is consistent with other developments in Campustown.

The City's Zoning Ordinance requires one parking space for each residential unit and the interpretation offered by the applicant is not substantiated by either the meaning of the parking standards or by the practice of the City when approving Campustown redevelopment projects. Providing for remote parking as a condition of approval to receive a building permit is a reasonable condition of approval for the proposed development. Although the City's zoning standards require a mid-block opening, as the applicant has provided for in the design, it does not necessitate providing for vehicular access. Furthermore, the curb cut would be inconsistent with the desired pedestrian character of the area and would reduce on-street parking to allow for the curb cut. The condition of approval (to add bollards to restrict vehicle access across the sidewalk) is reasonable to manage the safety and convenience of pedestrians and vehicles along Lincoln Way.

Therefore, it is the recommendation of the City Manager that the City Council act in accordance with Alternative #1, which is to approve the site plan of 2516 Lincoln Way with the conditions of approval as described by the Planning and Housing Director.

ADDENDUM

Project Description:

The proposed project contains two ground floor commercial tenant spaces accessed directly from Lincoln Way. Above the commercial spaces are four floors of residential space with two apartments on each floor for a total of eight apartments. Each apartment contains five bedrooms for a total of 40 bedrooms. Access to the upper floors is by an internal staircase having access onto Lincoln Way. There is a ramp originating at the rear of the building that travels along the east façade and provides an accessible entry to the apartments on the second floor. There is no elevator within the building.

There is a covered patio adjacent to the western commercial space as well as an uncovered patio adjacent to the eastern space. In addition, a landscaped open patio is in the rear of the building. The rear patio abuts the City's property that includes Parking Lot X. The City's open lot is used for access to the interior of the block bounded by Lincoln Way, Welch Avenue, Chamberlain Street, and Haywood Avenue.

The building design includes 100 percent clay brick exterior finishes and includes more than 50 percent of the ground floor facades as windows. The provision of the 20-foot setback along the west property line meets the mid-block corridor requirement of the Zoning Ordinance. CSC zoning does not prohibit outdoor space or elevated exterior balconies or landings, unless they are above the third floor of a building and the proposed ramp complies with these standards by only extending to the second floor. The property owner does not intend to apply for property tax abatement and therefore does not include many of the features that are prerequisites for tax abatement eligibility.

Conditional Approval:

The Ames *Municipal Code* allows the Planning and Housing Director to "impose such reasonable conditions on an approval as are necessary to ensure compliance with applicable regulations" (Section 29.1503 (3)(g)). Alternatively, the Director could have denied the Minor Site Development Plan for failure to comply with the applicable regulations and require the applicant to submit a new application.

Condition #1: Remote Parking

In this case, the project contained no vehicle parking (CSC zoning requires one parking space for each residential unit) and no indication of remote parking. The one parking space per unit requirement is consistent with the Ames *Municipal Code* Table 26.406 (2) and has been applied to all recent residential development in Campustown. Since providing parking on the site would require a new site plan, the Director placed a condition on the approval that a remote parking agreement be approved by the City Council prior to the issuance of a building permit.

Condition #2: Driveway access to Lincoln Way

The project includes a twenty-foot wide mid-block opening as described in Table 29.809 (3) (excerpt below).

In order to provide access for vehicles and/or utilities to the interior of the block, there shall be a twenty foot wide opening between buildings, at the approximate mid-point of

each face of each block. In addition to this midblock areaway or drive, any lot without other means of access from a public street or alley may have one driveway from the street of up to 20-ft in width

The applicant proposes using this opening along the west side of the property to access the side and rear of his project for trash collection and loading and unloading with a curb cut onto Lincoln Way.

The property owner does not have a requirement for vehicle access to the property. After reviewing the proposal with the City's traffic engineer, it was determined to be undesirable to remove on-street parking and to cut across the sidewalk in this highly trafficked area. Accordingly, the Director conditioned approval on placement of decorative bollards at the north end of the opening to prevent vehicular access across the sidewalk and onto Lincoln Way. The property owner is not restricted from accessing the property from the rear if they so desire. Since no permanent parking or access is required for the project, the City did not require an easement or formal approval for rear access as was required last year for the 122 Hayward Avenue project.

Condition #3: Sewer Easement

An existing storm sewer runs underneath the existing buildings. This is the same sewer that affected the site layout of 122 Hayward Avenue. The applicant desires to rebuild over the existing sewer line. The City has requested that an easement be prepared and accepted by the City to protect the existing storm water line under the property, to allow the City to maintain the storm water line, and that the property owner is responsible for any damages that may occur due to the construction of the project. This easement will need to be in place prior to approval of a building permit.

Condition #4: Lighting

The City does not have a mandatory lighting requirement within the CSC zoning ordinance. However, to promote a safe and attractive Campustown, staff has added a condition of approval to require minimal lighting for the open areas. A fourth condition requires exterior lighting to illuminate the pedestrian ways with 6,500 lumen LED fixtures--this is similar to the urban revitalization criteria.

Condition #5: Preconstruction Meeting

Also prior to issuance of a building permit, the applicant must meet with the Public Works Department to review staging and temporary obstruction permits.

Condition #6: Post Indicator Valve

The penultimate condition is that the Post Indicator Valve located within that side access area must be recessed into the wall or protected with bollards. Although the mid-block areaway will not have access to Lincoln Way, the project's dumpster is located there, requiring occasional truck pickups.

Condition #7: Electric

The last condition is that electrical load calculations be submitted to prior to issuance of an electrical permit.

Applicant Appeal

As noted in the appeal letter, the applicant can meet these last five conditions and the applicant is appealing the first two conditions of approval. Attachment 4 is the Appeal letter.

Parking Condition:

The City Council recently approved a zoning text amendment (Ordinance Number 4295) clarifying the parking requirements for Campustown and Downtown that apartments require one parking space per unit. This amendment was necessitated by an inadvertent change to the ordinance that occurred during a previous text amendment not related to the Downtown/Campustown requirements. Mixed Use development requires the sum of required parking, which in Campustown is none for commercial uses and one space per residential unit.

The owner argues that any required on-site parking will impact the landscaped patio at the rear of the property. The owner prefers to see the use of that area as a more aesthetically pleasing amenity space than devoted to parking.

The owner believes that the parking requirements do not meet the parking needs of Campustown. He states that short-term parking for commercial uses is the issue and that long-term parking for residential uses is not an issue. He also argues that the remote parking allowance is unusable and should be revised.

The owner finally argues that the project was compliant with their interpretation of the code at the time of submittal on February 24, 2017.

Response:

Notwithstanding the owner's final argument, Ames Municipal Code Section 29.105 (2) requires permits to be issued only if the plans meet the code requirements at the time of approval, not at the time of submittal. Additionally, staff indicated at the time of the first review of the project the parking standard was one space per unit and has been applied in this manner since the creation of CSC zoning.

As to the efficacy or usefulness of the City's parking regulations for Campustown, the owner was advised he could seek an amendment to the parking regulations or to work with staff on a broader perspective of public and private parking needs in the Campustown area or, more specifically, within this particular block.

With the current parking standards of the Zoning Ordinance, parking is required for the project. The only question is if it can be located off site rather than on site. The property owner would need to seek a variance to have no parking required for the project.

Driveway Condition:

Ames *Municipal Code* Table 29.809 (3) states,

“In order to provide access for vehicles and/or utilities to the interior of the block, there shall be a twenty foot wide opening between buildings, at the approximate

mid-point of each face of each block. In addition to this mid block areaway or drive, any lot without other means of access from a public street or alley may have one driveway from the street of up to 20-ft in width.”

The owner has provided a twenty foot wide opening between his building and the building adjacent to the west. Within this area, the owner has recessed an enclosure for the trash receptacle. He has also shown a curb cut onto Lincoln Way to allow access through this area. The owner claims that he has no access to the “parcel” in the rear of the building and that, therefore, he is allowed to use this mid-block areaway as his driveway.

He claims that no parking will be lost on Lincoln Way as the trucks accessing this driveway will arrive very early in the morning when no vehicles are parked on the street. Therefore, the parking meters can remain and the only physical change would be a curb cut.

The owner claims that trucks will enter from Lincoln Way and exit out onto either Hayward Avenue or Welch Avenue. There will be no backing onto Lincoln Way.

Response:

Staff believes that this opening is warranted for access to the trash receptacle and to access the underground grease trap serving the commercial uses. However, staff believes the opening can function without the safety issue of having access across the sidewalk and onto Lincoln Way.

Staff also believes the language of the ordinance does not require that there be access onto an adjacent street. The language requires only “...a twenty foot wide opening between buildings.” It also does not require that it must be vehicle accessible. It states, “...for vehicles **and/or** utilities [emphasis added]....” Additionally, the wording is “...may have access if there is no other means of access.”

The opening can provided access to the trash receptacle by entering from the south (the rear) and backing out. As stated earlier, the rear parcel is City owned property that was acquired through the variety of means. The parcel currently provides two way access to Welch and west bound exiting to Hayward. The parcel includes some public parking and a floating access easement for the 122 Hayward Avenue project from 2016.

There is always a safety issue when vehicles exit a street by crossing a sidewalk—even more so due to the heavy usage of the Lincoln Way sidewalk. The owner cannot guarantee that access through this driveway will be limited to only early morning traffic and that access will be in-bound only. Once there, the driveway could be used at any hour of the day or night and in either direction, as the access points on Welch Avenue and Hayward Avenue show.

The general site development standards of the Site Development Plan (criterion v. & viii.) directly address determining that a project meets access and safety expectations. Staff believes the letter of the ordinance is met by allowing the twenty-foot areaway, but that denying vehicular access across the sidewalk and onto Lincoln Way is a

reasonable condition for safety and convenience of the public. By having this access, the entryway poses a pedestrian safety issue with vehicles crossing the sidewalk either entering or existing.

ATTACHMENT 2: LETTER OF CONDITIONAL APPROVAL



March 30, 2017

FOX Engineering Associates
Attn: Scott Renaud
414 S. 17th Street, Ste. 107
Ames IA 50010

RE: Minor Site Development Plan for 2516 Lincoln Way (SDP-17-05)

Dear Mr. Renaud:

City staff has reviewed the Minor Site Development Plan (Site Plan) for 2516 Lincoln Way signed by you on March 14, 2017 and submitted to our office on that date. After review of the submitted site plan and associated responses to comments, we have determined that the project cannot be approved as submitted. After our discussion on the phone on March 22nd it was clear the applicant does not intend to provide for parking required for the proposed project and desires to proceed with the submitted plan.

In accordance with the Ames *Municipal Code*, Section 29.1502 (3)(g), to ensure compliance with the Zoning Ordinance standards and to meet the Site Development Plan requirements of 29.1502 (f), the Planning Director has approved SDP-17-05 with the following conditions:

Conditions of Approval

1. Prior to the issuance of a building permit for construction of the project, evidence must be submitted to the Planning Director of an approved remote parking agreement for one parking space for every apartment unit that is consistent with Ames Municipal Code Section 29.406 (18).
2. No driveway to Lincoln Way is permitted. A permanent barrier of decorative bollards that are 3 to 4 feet in height must be installed along the north property line for the open area between the building and the west property line to ensure there is no vehicle access across the sidewalk to Lincoln Way. Prior to installation, provide a detail to the Planning Division for the bollards.
3. Prior to issuance of a building permit, an easement that provides for protection of the existing storm water line shall be provided to the City for acceptance by the City Council. The easement shall specify that the City has the rights and ability to maintain the storm sewer line, that the property owner is responsible for any impairment or damages to their property that may result from presence of a storm sewer through the property, and that the developer is only permitted to build over the easement with acceptance of responsibility for repairs caused by any disturbance or damages to the storm water line as a result of the construction of the building or the placement of the building above the storm water line. The final language for such an easement will be drafted by the City Attorney for review and acceptance by the property owner prior to City Council acceptance.

4. External lighting must be added to each façade of the project to adequately illuminate the pedestrian accessible areas of the site for nighttime safety. Lighting shall be placed between the first and second floor of the building to illuminate the ground level of the site and lighting shall be placed one floor above the ramped access to the apartments. Wall sconces below awnings may be permitted as well. The external lighting shall provide for appropriate lighting that is equal to lighting efficacy and quality of a 6,500 lumen LED fixture.
5. Prior to the issuance of building permit, the applicant and contractor must meet with a representative of the Public Works Department to review staging and temporary obstruction plans for construction of the project.
6. The Post Indicator Valve (PIV) must be protected with bollards or recessed into the wall.
7. Prior to the issuance of a building permit, provide electrical load calculations to Ames Electric.

This approval is valid for 24 months from this date. Any departure from the approved plans may require review and approval by staff.

As a conditional approval of the Minor Site Development Plan, the applicant has the right to appeal the conditional approval to the City Council. If there is an appeal of the approval, please provide to the Planning Director a written notice of the appeal and rationale for the objections to the conditions. Once an appeal has been made, City staff will contact the applicant for the timing of the City Council's review of the appeal.

Sincerely,



Kelly Diekmann
Planning and Housing Director

S:\PLAN_SHR\Committees\DRC\DRC APPROVAL LETTERS\2017 Letters\2516 Lincoln Way_MSDP_Approval-03-30-17.docx

ATTACHMENT 3: APPROVED SITE PLAN

MAJOR SITE DEVELOPMENT PLAN FOR 2516 LINCOLN WAY MIXED USE DEVELOPMENT AMES, IOWA



FOX Engineering
1-800-292-8989
www.foxesabi.com

LEGEND

PROPOSED	EXISTING
Concrete Paving	Concrete Paving
Asphalt	Asphalt
Gravel	Gravel
Grass	Grass
Water	Water
Water Main	Water Main
Sanitary Sewer	Sanitary Sewer
Storm Sewer	Storm Sewer
Electric	Electric
Gas	Gas
Telephone	Telephone
Other	Other

PROJECT LOCATION



INDEX OF SHEETS

No.	Description
G1.1	COVER SHEET / LOCATION MAP / LEGEND
C1.1	EXISTING CONDITIONS AND REMOVALS
C2.1	PROPOSED UTILITY PLAN
C3.1	SITE GRADING PLAN

2516 LINCOLN WAY

GENERAL NOTE: ALL UTILITIES ARE ONLY GENERALLY LOCATED. ALL UTILITIES TO BE MAINTAINED BY THE UTILITY CONTRACTOR BEFORE CONSTRUCTION BEGINS.

THIS PROJECT IS COVERED BY A PROFESSIONAL ENGINEER'S SEAL AND LICENSE. THE ENGINEER HAS REVIEWED THE INFORMATION AND HAS FOUND IT TO BE ACCURATE AND COMPLETE. THE ENGINEER'S REVIEW IS LIMITED TO THE INFORMATION PROVIDED AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED. THE ENGINEER'S REVIEW IS LIMITED TO THE INFORMATION PROVIDED AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED.

UTILITY CONTACT INFORMATION:

Water: City of Ames, Call 515-291-3205
Sanitary Sewer: City of Ames, Call 515-291-3205
Storm Sewer: City of Ames, Call 515-291-3205
Electric: Ameren Electric, Call 515-239-5153
Gas: Ameren Energy, Call 515-239-5153
Telephone: Ameren Energy, Call 515-239-5153
Other: City of Ames, Call 515-239-5153

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C1.1	EXISTING CONDITIONS AND REMOVALS
C2.1	PROPOSED UTILITY PLAN
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COVER SHEET / LOCATION MAP / LEGEND

AMES, IOWA

FOX Engineering
414 SOUTH 17TH STREET, SUITE 101
AMES, IOWA 50010
PHONE: (515) 239-5000
FAX: (515) 239-0103

PROJECT NO.: 2516-17A
DATE: 12/15/2016

PROJECT: 2516 LINCOLN WAY MIXED USE DEVELOPMENT

DATE: 12/15/2016

PROJECT: 2516 LINCOLN WAY MIXED USE DEVELOPMENT

SITE PLAN DATA:

Applicant / Owner: Scott E. Binnick, 2516 Lincoln Way, Ames, IA 50010, (515) 239-2400

Professional Engineer: Fox Engineering, Inc., 414 South 17th Street, Suite 101, Ames, IA 50010, (515) 239-5000

Project Description: Mixed Use Development

Site Address: 2516 Lincoln Way

Utility Contact Information:

Water: City of Ames, Call 515-291-3205
Sanitary Sewer: City of Ames, Call 515-291-3205
Storm Sewer: City of Ames, Call 515-291-3205
Electric: Ameren Electric, Call 515-239-5153
Gas: Ameren Energy, Call 515-239-5153
Telephone: Ameren Energy, Call 515-239-5153
Other: City of Ames, Call 515-239-5153

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C2.1	PROPOSED UTILITY PLAN
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COVER SHEET / LOCATION MAP / LEGEND

AMES, IOWA

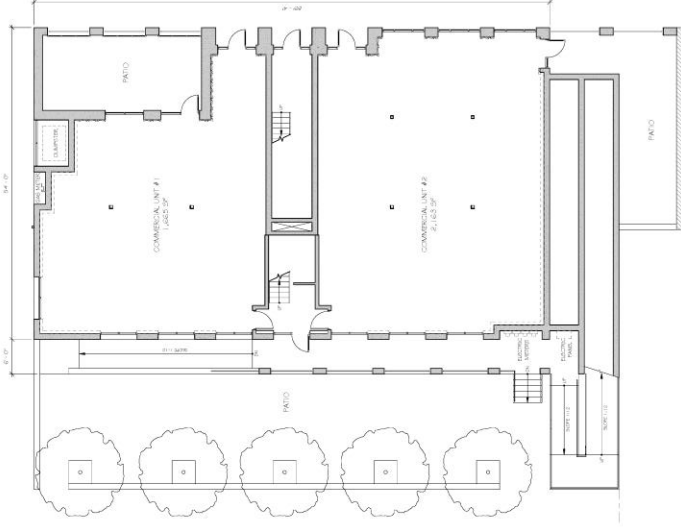
FOX Engineering
414 SOUTH 17TH STREET, SUITE 101
AMES, IOWA 50010
PHONE: (515) 239-5000
FAX: (515) 239-0103

PROJECT NO.: 2516-17A
DATE: 12/15/2016

PROJECT: 2516 LINCOLN WAY MIXED USE DEVELOPMENT

DATE: 12/15/2016

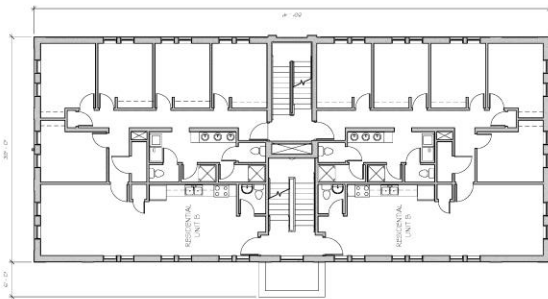
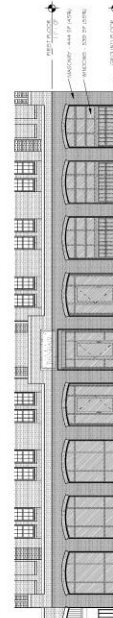
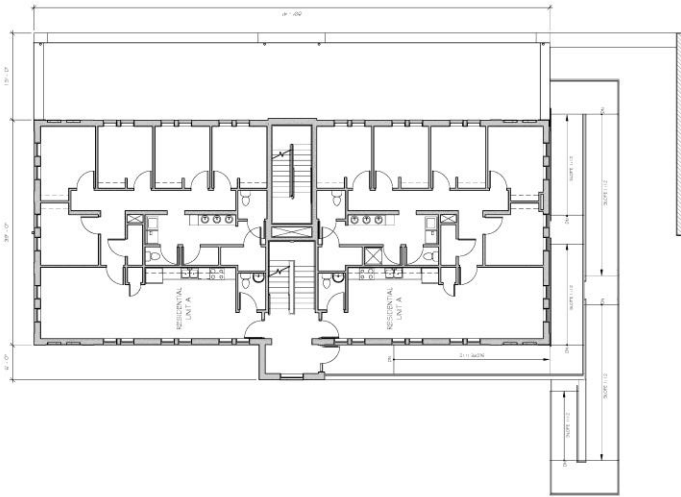
PROJECT: 2516 LINCOLN WAY MIXED USE DEVELOPMENT



OWNER
CITY OF ANN ARBOR
150 SOUTH ZEEB STREET
ANN ARBOR, MI 48106-0001

APPLICANT
ANN ARBOR COMMUNITY DEVELOPMENT DEPARTMENT
100 HARRIS CENTER
ANN ARBOR, MI 48106-0001

LEGAL DESCRIPTION/ADDRESS
PARCELS 1007, 1008, 1009, 1010, 1011 & 1012 OF THE CITY OF ANN ARBOR, MI
ANN ARBOR COMMUNITY DEVELOPMENT DEPARTMENT
100 HARRIS CENTER
ANN ARBOR, MI 48106-0001



**Roseland
Mackey
Harris**
ARCHITECTS P.C.

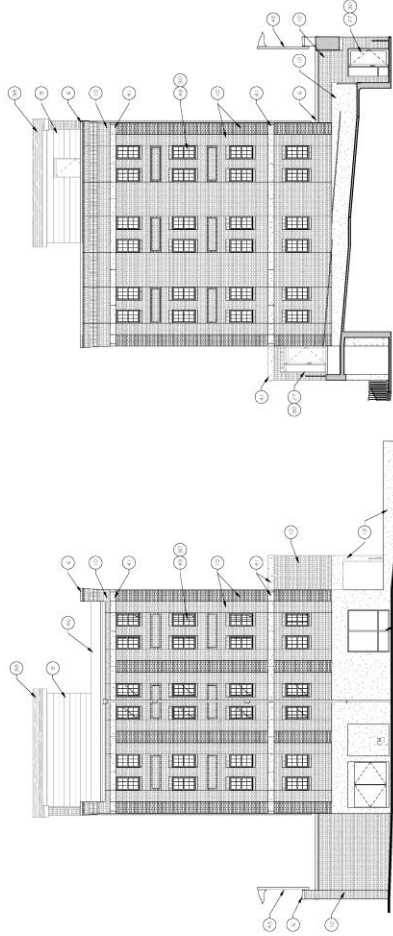
1415 Golden Square Drive
Suite 110
Annex, Iowa 50310
515.281.4444
515.292.6370 Fax
roselandmackeyharris.com
www.roselandmackeyharris.com

Print Record
DNC Resubmittal 3/14/17

Revision Record

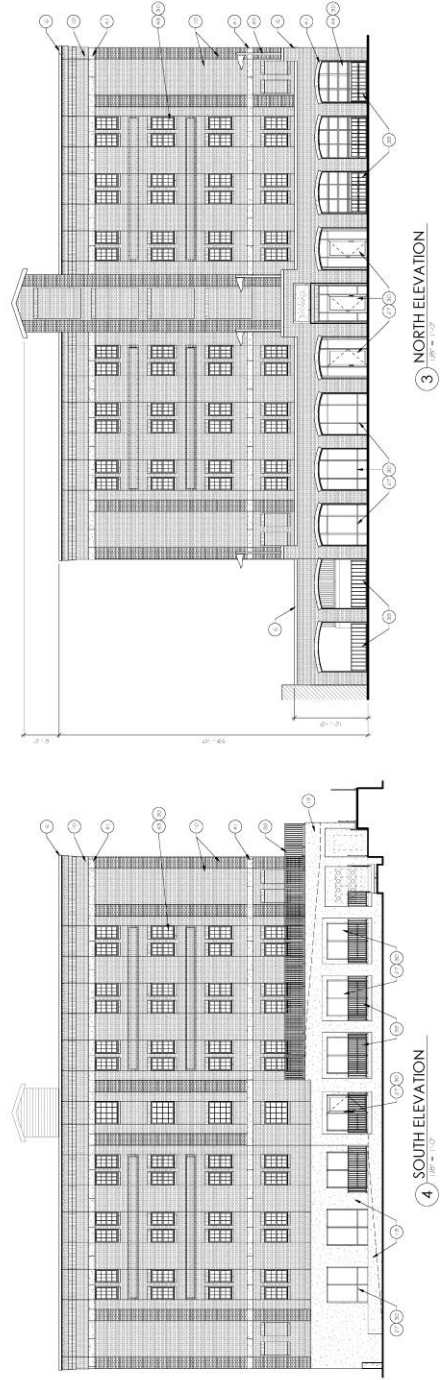
Consultant

MATERIALS LIST	
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3	BRICK, GLAZED, 2 1/2" x 3 1/2" x 8"
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48	BRICK, GLAZED, 2 1/2" x 3 1/2" x 8"
49	BRICK, GLAZED, 2 1/2" x 3 1/2" x 8"
50	BRICK, GLAZED, 2 1/2" x 3 1/2" x 8"



1 EAST ELEVATION
1/8" = 1'-0"

2 WEST ELEVATION
1/8" = 1'-0"



4 SOUTH ELEVATION
1/8" = 1'-0"

3 NORTH ELEVATION
1/8" = 1'-0"

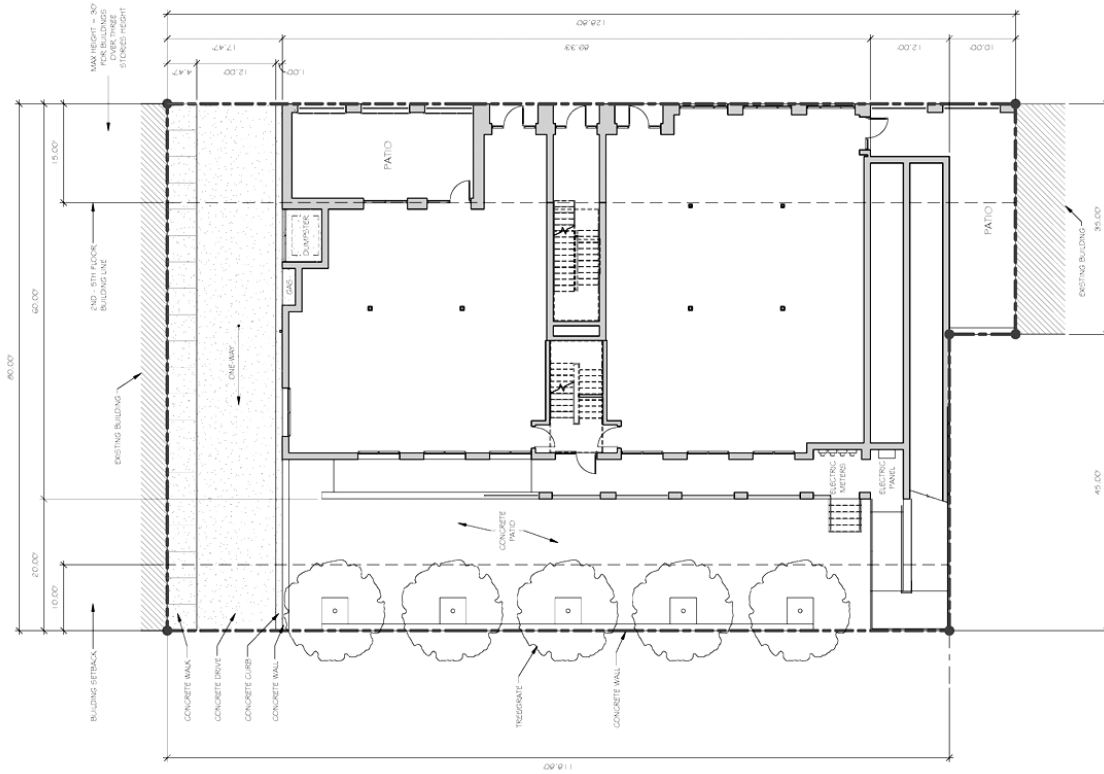
PRELIMINARY ONLY
NOT FOR CONSTRUCTION

251 HUNTCOURT WAY

EXTERIOR ELEVATIONS

2

0 1/8" = 1'-0" (1/8" = 1'-0")



1 SITE PLAN
1" = 10'-0"

ATTACHMENT 4: LETTER OF CONDITIONAL APPEAL



Aspen Business Park | 414 South 17th Street, Suite 107 | Ames, Iowa 50010

April 14, 2017

Kelly Diekmann, Director
Planning & Housing Department
City of Ames
515 Clark Avenue
Ames, Iowa 50010

RE: Appeal of Conditions of Approval for Minor Site Plan Development for 2516 Lincoln Way (SDP-17-05)
FOX Ref. No. 5439-17a.

Dear Mr. Diekmann:

The Owner wishes to appeal Conditions of Approval 1 and 2 from your letter dated March 30, 2017. The other five conditions can be completed by the Owner in general conformance to the requirements.

Condition 1 reads *"Prior to the issuance of a building permit for construction of the project, evidence must be submitted to the Planning Director of an approved remote parking agreement for one parking space for every apartment unit that is consistent with Ames Municipal Code Section 29.403(18)"*.

At the time our site plan was submitted the parking requirements for Mixed Use Developments were "none". The City has since modified the code to require parking for Mixed Use Developments. We ask the City to approve the site plan consistent with the code at the time of submittal.

We do not have to provide remote parking. The site has sufficient room to park onsite to meet the updated requirements for parking. This will eliminate the rear patio of the project and convert it to parking. We believe the rear patio is a better use of the property than parking. Beautification over parking.

There has been considerable recent discussion concerning parking in the Campustown area. The parking issues are mainly *short-term* parking issues. Long term parking, such as required for residential apartments, is not an issue.

The City's remote parking requirement is enforced in such a manner that it's unusable and should be revised to reflect the needs of the tenants and parking available in the Campustown area. The maximum distance to parking is 300 feet as measured by Staff by several different methods. The remote parking requirement should be updated in addition to addressing the parking issues that are unique to the Campustown area. However, the requirement for this building is so low, *8 spaces*, that it is not worth the time and effort of the Owner or Council to amend now. The CSC parking issue will require considerable discussion and effort. We are simply asking the City to follow the ordinance in force at the time the site plan was submitted.

Condition 2 reads *"No driveway to Lincoln Way is permitted. A permanent barrier of decorative bollards that are 3 to 4 feet in height must be installed along the north property line for the open area between the building and the west property line to ensure there is no vehicle access across the sidewalk to Lincoln Way. Prior to installation, provide a detail to the Planning Division for the bollards."*

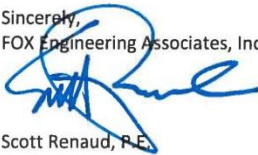
800.433.3469 | 515.233.0000 | www.foxeng.com

Table 29.809(3) Campustown Service Center (CSC) Zone Development Standards requires an opening between buildings and states *"In order to provide access for vehicles and/or utilities to the interior of the block, there shall be a twenty foot wide opening between buildings, at the approximate mid-point of each face of each block. In addition to this mid-point block areaway or drive, any lot without other means of access from a public street or alley may have one drive from the street of up 20-ft in width."*

Our site plan is conformance with this ordinance requirement. The parcel is in the center of the block. The parcel does not have access to a public street or alley. The area in the rear is a *parcel* – not an alley. We specifically asked this question at DRC and were told it was a "parcel". There is no requirement for pedestrian access. There is no limitation expressed for the number of driveways to Lincoln Way as other parcels will not have access to the street or an alley. The driveways on to Lincoln Way are right in and right out due to the median in Lincoln Way. We ask the City to waive this condition to be in conformance with the zoning ordinance.

We have included rendering of the building prepared by the architect. This is brick structure with patios on the north, east and south sides. This building is completely brick. This building is not requesting tax abatement. This is an excellent project as presented to the City and should be approved without conditions 1 and 2.

Sincerely,
FOX Engineering Associates, Inc.



Scott Renaud, P.E.
Project Manager

Cc: Scott Randall
Kurt Mackey – RMH Architects

K:\proj\5000\5439-17a Randall LW Campustown\City Council\2017 04 14 ltr to Kelly D.docx

Roseland
Mackey
Harris
ARCHITECTS PC



AERIAL VIEW FROM NORTHWEST



2510 – 2526 Lincoln Way
12/12/16

1615 Golden Aspen Drive
Suite 110
Ames, Iowa 50010
515.292.6075 Phone
515.292.6370 Fax
www.mharchitects.com

Roseland
Mackey
Harris
ARCHITECTS PC



AERIAL VIEW FROM NORTHEAST



2510 – 2526 Lincoln Way
12/12/16

1615 Golden Aspen Drive
Suite 110
Ames, Iowa, 50010
515.292.6075 Phone
515.292.6370 Fax
www.rmharchitects.com

Roseland
Mackey
Harris
ARCHITECTS PC



STREET VIEW FROM NORTHEAST



2510 – 2526 Lincoln Way
12/12/16

1615 Golden Aspen Drive
Suite 110
Ames, Iowa 50010
515 292 6075 Phone
515 292 6370 Fax
www.rmharchitects.com

Roseland
Mackey
Harris
ARCHITECTS PC



AERIAL VIEW FROM SOUTHEAST



2510 – 2526 Lincoln Way
12/12/16

11615 Golden Aspen Drive
Suite 110
Ames, Iowa 50010
515.292.6075 Phone
515.292.6370 Fax
www.rmharchitect.com



STREET VIEW FROM SOUTHWEST

1415 Golden Aspen Drive
Suite 110
Ames, Iowa 50010
515 292 6075 Phone
515 292 6370 Fax
www.rmharchitects.com

2510 – 2526 Lincoln Way
12/12/16

Attachment 5

(iii) An expired Building/Zoning Permit shall be considered null and void. Any further renewal will require a new application or a new Building/Zoning Permit and other necessary approvals as applicable.

(b) Issuance of Building/Zoning Permit. If after a review of the Plot Plan, the Zoning Enforcement Officer finds that the Plot Plan complies with all provisions of the Zoning Ordinance and all other applicable codes, the Zoning Enforcement Officer shall, upon payment of the required fee, issue a Building/Zoning Permit therefore.

(c) Refusal of Building/Zoning Permit. If after a review of the Plot Plan the Zoning Enforcement Officer finds that the Plot Plan does not comply with all provisions of the Zoning Ordinance and all other applicable codes, the Zoning Enforcement Officer shall furnish the applicant with a signed statement refusing to issue such permit and setting forth reasons for such refusal. The refusal by the Zoning Enforcement Officer may be appealed by the applicant to the Zoning Board of Adjustment.

(4) **Record-Keeping.** The Zoning Enforcement Officer shall keep a record of all zoning applications filed, Building/Zoning Permits issued or refused and, if refused and appealed, the final action thereon. The Zoning Enforcement Officer shall keep a record of all permit fees collected and shall remit the amount of such fees to the office of the Director of Finance at such intervals as the Director shall require.

Sec. 29.1502. SITE DEVELOPMENT PLAN REVIEW.

(1) **Purpose.** This Section is intended to:

- (a) Plan for and review proposed development or redevelopment of property;
- (b) Provide approval procedures for all types of Site Development Plans;
- (c) Insure the orderly and harmonious development of property;
- (d) Promote the most beneficial relationship between uses of land;
- (e) Provide for orderly and efficient circulation of traffic within the development and throughout the City;
- (f) Insure that the proposed development or redevelopment is within the capacity limitations of public facilities and services;
- (g) Insure adequate provision for surface and subsurface drainage; and
- (h) Provide for suitable screening of parking, truck loading, refuse disposal, and outdoor storage from adjacent property.

(2) **General Requirements for Site Plan Review.**

(a) Issuance of Permits. All Site Development Plans shall be submitted, reviewed and approved prior to the issuance of a Building/Zoning Permit for the development or redevelopment of any lot, tract or parcel of land in any of the Zones.

(b) Exceptions. No Site Development Plan shall be required for the development or redevelopment of a single-family dwelling or a two-family dwelling in any Zone, or for a project that meets the following conditions:

- (i) The development or redevelopment does not require the provision of any additional parking spaces;
- (ii) The development or redevelopment does not increase the rate of storm water runoff as determined by the City Public Works Department; and
- (iii) The development or redevelopment does not exceed 150 square feet of area, as calculated from the exterior dimension of the structure.

The exceptions stated above shall meet the submittal requirements in Section 29.1501(2).

(c) Number of Copies. An application for Site Development Plan approval, filed in accordance with Section 29.1502, shall be accompanied by the following:

- (i) 7 copies of Minor Site Development Plans; or
- (ii) 7 copies of Major Site Development Plans and one (1) reduced copy of the Major Site Development Plan no larger than 11" x 17".

(d) Submission Requirements.

(i) Site Plan. It is the intent of the City to insure that site plans be prepared with a high degree of accuracy and insure proper coordination of the site plan development and review responsibilities, which serve to facilitate compliance with the requirements of the city. To accomplish this intent, the applicant shall provide copies of a site plan, drawn to scale on a sheet not to exceed 24" X 36", prepared by a Civil Engineer, a Land Surveyor, a Landscape Architect, or an Architect. The site plan must be certified as "substantially correct" by a Professional Engineer, Land Surveyor, Landscape Architect, or Architect, licensed by the State of Iowa, showing

Attachment 5

the following information as of the date of application:

- a. Name of applicant and name or owner of record;
- b. Legal description and street address of property;
- c. North point, graphic scale and date with the graphic scale. The scale shall be not less than 1" to 10' and no greater than 1" to 60' unless an alternate scale is approved by the Director of the Department of Planning & Housing;
- d. Dimensions of the present lot and lot area;
- e. Specific types of uses, size and location of all existing and proposed buildings, additions, structures, and uses of land;
- f. Dimensions of all setbacks to the property lines observed by buildings and structures;
- g. Location and dimensions of parking areas, individual parking spaces and drive aisles, driveways, curb cuts, easements and rights-of-way;
- h. Location and size of sanitary sewer mains and service lines or septic tank, and leaching field;
- i. Location and size of water mains, service lines and hydrants and/or water well;
- j. Location and size of the proposed electrical service (electrical riser diagram) and location of high pressure gas lines and high tension transmission lines;
- k. Location of waterbodies, watercourses, swamps and flood-prone areas with delineated channel encroachment lines, wetland boundary lines, 100-year flood plain boundary line, and floodway boundary line;
- l. Location of all storm drainage facilities on the property and adjacent to the property;
- m. When an application pertains to any new permanent detached building or structure (principal or accessory), include existing and proposed contours at 2 foot intervals based on City datum;
- n. When an application is located in a flood-prone area include existing and proposed site grades, contours or elevations, base flood elevation data, top-of-foundation elevations, finished floor elevations, and any proposed watercourse relocation;
- o. A sediment and erosion control plan meeting the requirements of Chapter 5A Construction Site3 Erosion and Sediment Control;
(Ord. 4179, 4-22-14)
- p. A storm water management plan meeting the requirements of this chapter and Chapter 5B Post-Construction Stormwater Management Ordinance;
(Ord. 4179, 4-22-14)
- q. A landscape plan, showing location of plants, and a plant list to include: plant species, number of each plant, and plant size; and
- r. Soils tests, traffic impact studies, utility capacity analysis, and other similar information if deemed necessary by the Department of Planning and Housing to determine the feasibility of the proposed development.
- s. For Village Residential projects, Suburban Residential projects, or Planned Residence District projects that are to develop in phases, the applicant shall provide a phasing plan indicating areas to be developed in each phase and the time frame for the development of each phase.
(Ord. No. 3571, 6-27-00)

(ii) Building Plan. The applicant shall provide 2 copies of architectural drawings of all new building or structures, or alterations, at a scale not to exceed 1" = 8 feet, showing the following information:

- a. Name of applicant and name of the owner of record;
- b. Legal description and street address of property;
- c. Numerical scale and date;
- d. All exterior wall elevations, indicating floor heights, overall building height an fenestration; and
- e. Building floor plans indicating existing and proposed usage, interior floor area and/or patron floor area.

(Ord. No. 3606, 1-23-01)

(3) **Procedures for Approval of a Minor Site Development Plan.** For all uses listed in Article 6 through Article 10 that require a minor site plan approval by staff, the Planning Director or designee shall review applications for development and issue a Certificate of Compliance certifying that the Minor Site Development Plan

Attachment 5

conforms with this Ordinance. Upon receipt of such a Certificate, the Zoning Enforcement Office shall issue a Building/Zoning Permit.

(a) Applications for a Certificate of Compliance shall be submitted to the Planning Director;

(b) The Planning Director shall prescribe the forms on which applications are made. Applications shall include the name and address of the applicant, the name and address of the owner of each lot involved, and the relationship of the applicant and property owner in connection with the application. If the applicant or property owner listed on an application for a Certificate of Compliance is an entity other than a natural person, the application shall also include detailed information regarding the principals of the entity. The Planning Director shall prescribe any other material that may reasonably be required to determine compliance with this Ordinance, with sufficient copies for necessary referrals and records.

(c) No application shall be accepted by the Planning Director unless it complies with the submittal requirement as set forth in Section 29.1502(2). Applications that are not complete shall be returned to the applicant, with a notation of the deficiencies in the application.

(d) Where an Engineering Construction Permit, Building/Zoning Permit, or Sign Permit is required, applications for such permits may be made concurrently with the application for a Certificate of Compliance.

(e) Upon receipt of a complete application, the Planning Director shall forward copies to the Development Review Committee for a determination of compliance with applicable provisions of this chapter.

(f) Design Standards. When acting upon an application for minor site plan approval, the Planning Director shall rely upon generally accepted site planning criteria and design standards. These criteria and standards are necessary to fulfill the intent of the Zoning Ordinance, the Land Use Policy Plan, and are the minimum necessary to safeguard the public health, safety, aesthetics, and general welfare. These criteria and standards include:

(i) The design of the proposed development shall make adequate provisions for surface and subsurface drainage to limit the rate of increased runoff of surface water to adjacent and down stream property;

(ii) The design of the proposed development shall make adequate provision for connection to water, sanitary sewer, electrical and other utility lines within the capacity limits of those utility lines;

(iii) The design of the proposed development shall make adequate provision for fire protection through building placement, acceptable location of flammable materials, and other measures to ensure fire safety;

(iv) The design of the proposed development shall not increase the danger of erosion, flooding, landslide, or other endangerment to adjoining and surrounding property;

(v) Natural topographic and landscape features of the site shall be incorporated into the development design;

(vi) The design of interior vehicle and pedestrian circulation shall provide for convenient flow of vehicles and movement of pedestrians and shall prevent hazards to adjacent streets or property;

(vii) The design of outdoor parking areas, storage yards, trash and dumpster areas, and other exterior features shall be adequately landscaped or screened to minimize potential nuisance and impairment to the use of adjoining property;

(viii) The proposed development shall limit entrances and exits upon adjacent streets in order to prevent congestion on adjacent and surrounding streets and in order to provide for safe and orderly vehicle movement;

(ix) Exterior lighting shall relate to the scale and location of the development in order to maintain adequate security, while preventing a nuisance or hardship to adjacent property or streets;

(x) The proposed development shall ensure that dust and other forms of air pollution, noise disturbances, odor, glare, and other nuisances will be limited to acceptable levels as prescribed in other applicable State and City regulations; and

(xi) Site coverage, building scale, setbacks, and open spaces shall be in proportion with the development property and with existing and planned development and structures, in adjacent and surrounding property.

(g) Planning Director Decision. Final action by the Planning Director or designee on an application shall be based solely on findings as to compliance with all applicable provisions of this Ordinance and shall be one of the following:

(i) Approval;

(ii) Approval subject to conditions; or

(iii) Denial.

Attachment 5

The Planning Director may impose such reasonable conditions on an approval as are necessary to ensure compliance with applicable regulations.

Final action by the Planning Director shall be taken within 30 days of the filing of an application or within such further time consented to by written notice from the applicant.

(h) Applicant's Appeal of Conditions. An applicant may appeal any conditional approval to City Council upon written notice to the Planning Director.

(i) Other Approvals. In conjunction with Minor Site Development Plan approvals, the applicant shall obtain and submit all other approvals, in writing, required by any other local, state or federal agency. Such prior approvals include:

- (i) Variance from Zoning Board of Adjustment;
- (ii) Curb cut;
- (iii) Flood Plain Development Permit;
- (iv) Historic Preservation Commission Approval;
- (v) Iowa Department of Transportation Permit(s); and
- (vi) Sediment & Erosion Control Plan Approvals.

All such approvals shall be duly noted on a copy of the site plan and/or building plan, as applicable. Any such plan shall include the date of approval and signature of the approval official, as applicable.

(4) Major Site Development Plan Review

(a) When Applicable. Major Site Development Plans are required for all development or redevelopment of any lot, track, or parcel of land not otherwise qualifying for Minor Site Development Plan Review.

(b) Submission Requirements.

(i) Site Plan. The applicant shall provide copies of a site plan, in such number as required by Section 29.1502(2).

(c) Procedures for Approval of a Major Site Development Plan. The City Council shall review applications for development and issue a Certificate of Approval certifying that the Major Site Development Plan conforms with this Ordinance. Upon receipt of such a Certificate, the Zoning Enforcement Officer shall issue a Building/Zoning Permit.

(i) Applications for Major Site Development Plan approvals shall be submitted to the Planning Director.

(ii) The Planning Director shall prescribe the forms on which applications are made. Applications shall include the name and address of the applicant, the name and address of the owner of each lot involved, and the relationship of the applicant and property owner in connection with the application. If the applicant or property owner listed on the application is an entity other than a natural person, the application shall also include detailed information regarding the principals of the entity. The Planning Director shall prescribe any other material that may reasonably be required to determine compliance with this Ordinance, with sufficient copies for necessary referrals and records.

(iii) No application shall be accepted by the Planning Director unless it complies with the submittal requirements set forth in Section 29.1502(4)(b). Applications that are not complete shall be returned to the applicant, with a notation of the deficiencies in the application.

(iv) Where an Engineering Construction Permit, Building/Zoning Permit, or Sign Permit is required, applications for such permits may be made concurrently with the application for a Major Site Development Plan approval.

(v) Development Review Committee. Upon receipt of a complete application the Planning Director shall forward copies to the Development Review Committee for a determination of compliance with applicable provisions of this Chapter. Upon its review the Development Review Committee shall forward the application and its recommendations to the Planning and Zoning Commission.

(vi) Planning and Zoning Commission. Commission review shall not be concluded until consideration is given to comments at a public hearing, which may be scheduled as part of the regularly scheduled meeting. Notification of the public hearing shall be made by mail and posting in accordance with Sections 29.1500(2)(d)(i) and (iii) above. Within 30 days of the hearing the Planning and Zoning Commission shall submit the written recommendation to the City Council setting forth the reasons for its recommendation of acceptance, denial or modification of the application.

(vii) City Council Decision. After the transmittal of the recommendation from the Planning and Zoning Commission, the City Council shall consider the application at a public hearing conducted as part of a regularly scheduled meeting. Notification of the public hearing shall be made by mail and posting, in

COUNCIL ACTION FORM

SUBJECT: INITIATE ZONING TEXT AMENDMENT FOR TEMPORARY BATCH PLANT REDUCED SETBACKS FROM HOTELS WITHIN THE HOC ZONING DISTRICT

BACKGROUND:

The City established a Special Use Permit process and siting standards for temporary use of a Highway Oriented Commercial (HOC) zoning district property for asphalt or concrete batch plants in 2011. The request to create such standards was made by Manatt's Inc. in response to a project they had desired to operate at the former Cyclone Truck Stop at 1811 South Dayton Place. The standards allow for the batch plant use for no more than 9 months total and must be located more than 500 feet from a property with a residential use and 250 feet from a property with a commercial use. The standards were designed to ensure there were undeveloped properties adjacent to any batch plant site.

Although the Special Use Permit process was established in 2011, no project has requested approval since the adoption of the standards, until this year. **Manatt's recently applied for a Special Use Permit for 1811 South Dayton Place and staff determined the site was not eligible for a temporary batch plant based upon the siting setback criteria as short term lodging (hotels) properties are within 500 feet of the 1811 South Dayton Place property.** Hotel properties are within 270 feet of the 1811 South Dayton Place property.

Staff is bringing this issue to Council in light of the facts that the conditions pertaining to 1811 South Dayton are no different in regards to the hotels than they were in 2011 and staff believes it was unintentional that the residential setback applies to hotels as well as other residential uses. However, the 2011 standards must include hotels by its use of the words "residential use" and consistency of the use of that term throughout the Zoning Ordinance.

Staff has brought this issue to City Council to determine if there is an interest in a zoning text amendment to clarify that the 500-foot residential setback does not apply to short term lodging (hotels) and only applies to permanent residential uses, such as household living and group living. Hotels properties would have a 250 foot setback standard.

Manatt's has a need to set up and use a temporary batch plant before the end of May to support work on three road projects this year. If the 1811 South Dayton Place site is not eligible for their use, they would need find an alternative location either within the City or the County. **If City Council is interested in a zoning text amendment, it would need**

to expedite the process to meet the timing interests of Manatt's. An expedited schedule would require City Council to authorize an application for the text amendment by Manatt's and to waive the rules for adoption of an ordinances on three readings at sequential meetings. The required steps would include the following:

1. April 25th- Authorize Manatt's to apply for a text amendment by April 27th
2. May 3rd- Planning and Zoning Commission Public Hearing
3. May 9th- City Council Public Hearing and first reading of ordinance
4. May 9th- Waive the rules and approve the 2nd and 3rd reading of ordinance
5. May 10th –Zoning Board of Adjustment Special Use Permit, conditional approval subject to publishing of the ordinance

ALTERNATIVES:

1. The City Council can authorize an application for a text amendment to exclude hotels from the 500-foot residential setback and apply the 250-foot commercial property setback with an expedited schedule of review.
2. The City Council can decline to authorize an application for a text amendment.

CITY MANAGER'S RECOMMENDED ACTION:

Locally, there have been few instances of a project large enough to require the establishment of a temporary concrete or asphalt batch plant. The most recent instance was in 2011. However, when such a use is needed, it has a large impact on the surroundings due to the high levels of truck traffic and the industrial nature of the use. The current Special Use Permit process allows for review and consideration of these impacts and includes minimum siting standards of 250 feet for commercial properties and 500 feet for residential properties.

The unique situation is whether to apply the 250 or 500-foot setback to hotel properties. Staff does not believe that the 500-foot setback was intended in 2011 to apply to hotel properties, but by the use of the term “residential use” it does apply based upon short term lodging listed as a residential use in Article V of the Zoning Ordinance. **The requested amendment is only relevant at this time if it can be done on an expedited schedule. Without the assurance of the expedited schedule, even without the assurance of approval, Manatt's would pursue alternative sites for the temporary batch plant use.**

Therefore, it is the recommendation of the City Manager that the City Council act in accordance with Alternative #1, which is to authorize the application for a text amendment and indicate to the applicant the Council would consider the request on an expedited schedule.

COUNCIL ACTION FORM

SUBJECT: **AUBURN TRAIL ANNEXATION**

BACKGROUND:

The City of Ames received an annexation petition from Hunziker Land Development LLC, representing a 68.19-acre parcel owned by Erben and Margaret Hunziker Apartments LLC. The property has an address of 4605 Hyde Avenue, lying on the west side of Hyde Avenue immediately north of Bloomington Heights and south of Rose Prairie. The owner refers to it as Auburn Trail. A location and ownership map is found in Attachment A. At the direction of the Ames City Council, four properties comprising 14.50 acres are included in the annexation request as allowed by Code of Iowa. These properties are included in order to create more uniform boundaries.

The annexation includes land owned by the following:

Proposed Annexation Property Owners	Acres
Erben and Margaret Hunziker Apartments, LLC	68.19
Paul and Margot Eness (non resident)	5.10
Mark Taylor and Allison Eness (resident)	1.24
Clayton Gregg and Julie Schwery (resident)	1.17
Roger and Lori Hamblin (resident)	6.99
Total	82.69
Percent Consenting/Non-consenting	82.46% / 17.54%

The City Council previously held a public hearing on this same request on February 14, 2017 and voted 6-0 to approve the annexation. Staff presented this annexation to the state City Development Board on March 8, 2017 as required by the Code of Iowa. At that time, the City Development Board did not accept the application as being complete and properly filed since there was an omission in the City Council resolution. In order to avoid any uncertainty, the annexation consultation and public hearing process was restarted by the City in order to file a new application with the City Development Board.

The proposed annexation territory is designated Urban Residential in the Ames Urban Fringe Plan. These designations allow for the annexation and development of the land. An excerpt from the Urban Fringe Plan is found in Attachment B.

The territory is also designated as part of the Allowable North Growth Area. This Land Use Policy Plan designation is intended to identify the residential areas of the City needed to accommodate the future population growth of Ames. An excerpt from the LUPP is found in Attachment C.

Inclusion of Non-consenting Owners

Annexations are governed by the Code of Iowa Section 368. Annexation petitions initiated by individuals or entities are classified as a voluntary application. With a voluntary application, the City may include up to 20 percent of the total annexed land area with additional, non-consenting property owners. This is allowed to avoid creating islands (the Code of Iowa does not allow islands to be created by annexations) or create more uniform boundaries (to make the provisions of services more efficient). This rule is often referred to as the 80/20 rule for a minimum of 80 percent consenting land owner area and a maximum of 20 percent non-consenting land owner area.

The City Council included four non-consenting owners in order to create more uniform boundaries. The properties border the City already. Their inclusion allows for consistent road maintenance responsibilities and emergency service response along Hyde Avenue between the City and Story County. Sanitary sewer service and water infrastructure have been extended into this area and is available to serve these properties as well, although the non-consenting property owners are under no obligation to connect to them until they choose to make that investment.

The Urban Services Area designation of the Ames Urban Fringe Plan includes all the land lying east of the Union Pacific railroad tracks. The policy of the City is to seek the annexation of this Urban Services Area to provide residential housing choices for Ames residents. Under the 80/20 allowance, it is not possible to include this entire area of unincorporated land. However, with the inclusion of these non-consenting owners, it does reduce the area of unincorporated land lying east of the railroad tracks thus making more uniform boundaries.

Annexation Considerations

The City has a policy requirement that annexations be consistent with the Land Use Policy Plan (LUPP) and the Ames Urban Fringe Plan (AUF). The growth areas identified in these documents are areas that were selected on, among other things, the ability to provide services to allow for annexation and development. In this circumstance, the annexation area is consistent with the existing LUPP and AUF, the pre-annexation agreement signed with the owner (Hunziker) in 2013, and the recent installation of infrastructure (sanitary sewer, water mains, paved roadway).

Upon annexation, a property will automatically assume the LUPP land use designation consistent with its use designation as described in the AUF. In this case, the Village/Suburban Residential designation would be assigned to these properties upon annexation.

All newly-annexed property is automatically zoned Agriculture. Zoning would not change unless a request is initiated by an individual property owner or by the City Council. Any proposed zoning would need to be consistent with the Land Use Policy Plan. City policy would require a Master Plan designating the types and numbers of housing units or other development at the time of rezoning consideration.

Also upon annexation, the City of Ames would provide fire and police protection, replacing the rural fire service (in this case, Gilbert Fire Department) and the County sheriff, respectively. Property taxes would change based on the next calendar year

assessment. The new levy would be reflected in the tax statement in the fall of the following calendar year.

Traditionally, water service areas have been managed by the City at the time of annexation. The Hunziker property has secured an agreement with Xenia Rural Water Association on the terms of the buyout of service territory. All these properties fall within a water connection district for which fees would be assessed based on total acreage. **The non-consenting owners are not obligated to disconnect from Xenia and may remain customers indefinitely.** If they wish to connect to City water, however, they can do so under the terms that are in place at the time they wish to connect.

The properties are also on private septic systems. That may continue although if the system fails, a property owner may be obligated to connect to the City sanitary sewer system if the house lies within 200 feet of a city sanitary main. It appears that only one house (Eness/Taylor) would be subject to this in the future. If any choose to connect to the City sanitary sewer, they can do so consistent with the policies and fees at the time they seek connection. All these properties fall within a sanitary sewer connection district for which fees would be assessed based on acreage.

This land lies within the Gilbert School District and also within the Ames Electric service territory. These boundaries are unaltered by annexation.

The Hunziker property is also subject to a special assessment for the costs of the paving of Hyde Avenue.

Land Use Policy

In 2010, the Ames Urban Fringe Plan—a component of the Land Use Policy Plan—was amended to designate the area between H.P. Jenson Subdivision (west of the former Oaks golf course) and the Union Pacific Railroad as Urban Residential. The areas identified as Natural Area were retained. As Urban Residential, the policy of the City is that development will not occur on the land unless and until the land is annexed and full City services are extended to the site.

The Allowable Growth Area map of the Land Use Policy Plan was also amended in January 2011 to designate the area between the H.P. Jenson Subdivision and George Washington Carver Avenue as the North Allowable Growth Area.

The proposed territory is consistent with these goals of meeting the residential needs of the City and of requiring annexation prior to development.

Planning and Zoning Commission: The Commission voted 5-1 to recommend approval of the annexation at their April 5 meeting. No one spoke in favor or in opposition. There was little Commission discussion.

ALTERNATIVES:

1. The City Council can approve the annexation of 82.69 acres of land, including 14.50 acres of non-consenting property in order to create more uniform boundaries as shown on Attachment 1.

2. The City Council can approve an annexation of less than 82.69 acres by identifying which properties to exclude from the current proposal.
3. The City Council can deny the annexation.

CITY MANAGER’S RECOMMENDATION:

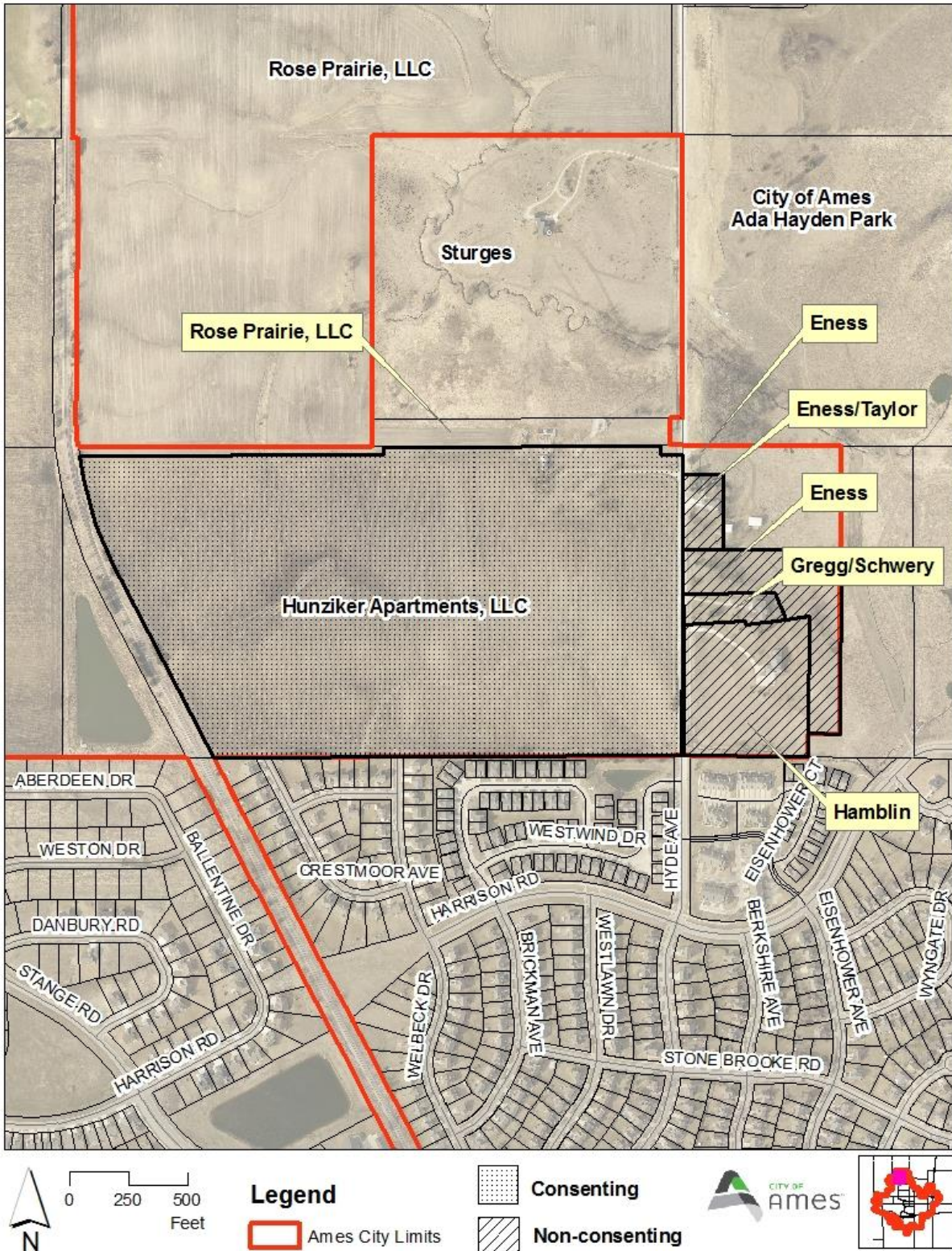
Since the LUPP and Urban Fringe Plan were amended, the policy of the City has been to annex and allow development in the North Growth Area. Recent annexations in this area include the Rose Prairie, Quarry Estates, and Hayden’s Crossing. This Auburn Trail development is the last significant development parcel along Hyde Avenue.

There are smaller parcels of land between Ada Hayden Park and the Union Pacific railroad that have not indicated a desire to annex or to allow development. The City has accommodated those desires since the last annexation in 2013, but further annexation complicates future growth plans by leaving them in unincorporated Story County.

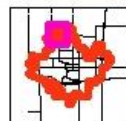
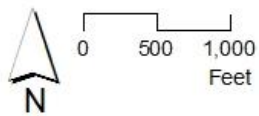
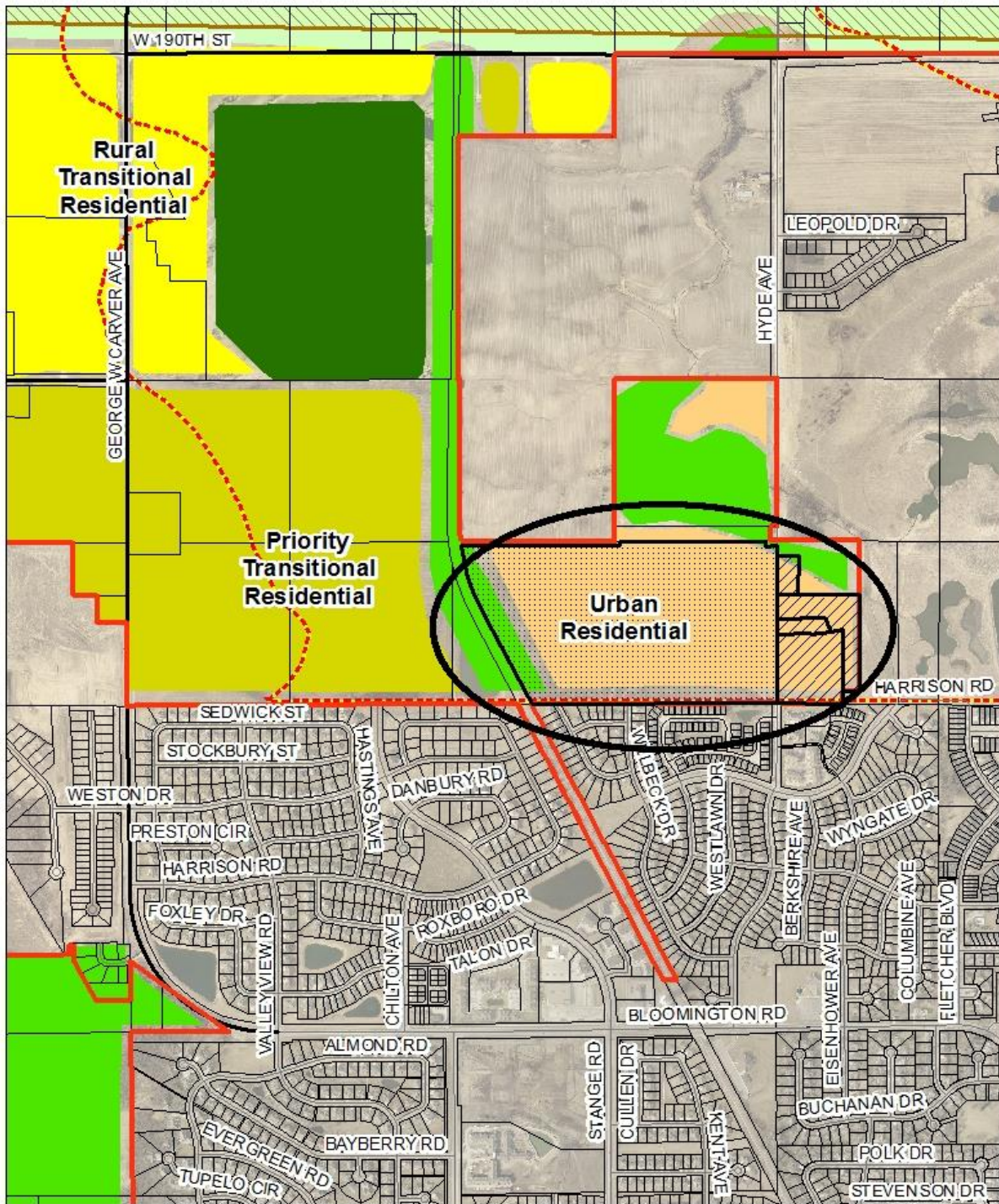
The non-consenting owners are included to reduce the area of unincorporated land lying west of the Union Pacific railroad tracks. The inclusion of these properties also reduces the amount of Hyde Avenue right-of-way that lies outside the city limits. For these reasons, the inclusion of the non-consenting owners creates more uniform boundaries of the City.

Therefore, it is the recommendation of the City Manager that the City Council support Alternative #1 thereby approving the annexation of 82.69 acres of land, including 14.50 acres of non-consenting property in order to create more uniform boundaries as shown on Attachment 1.

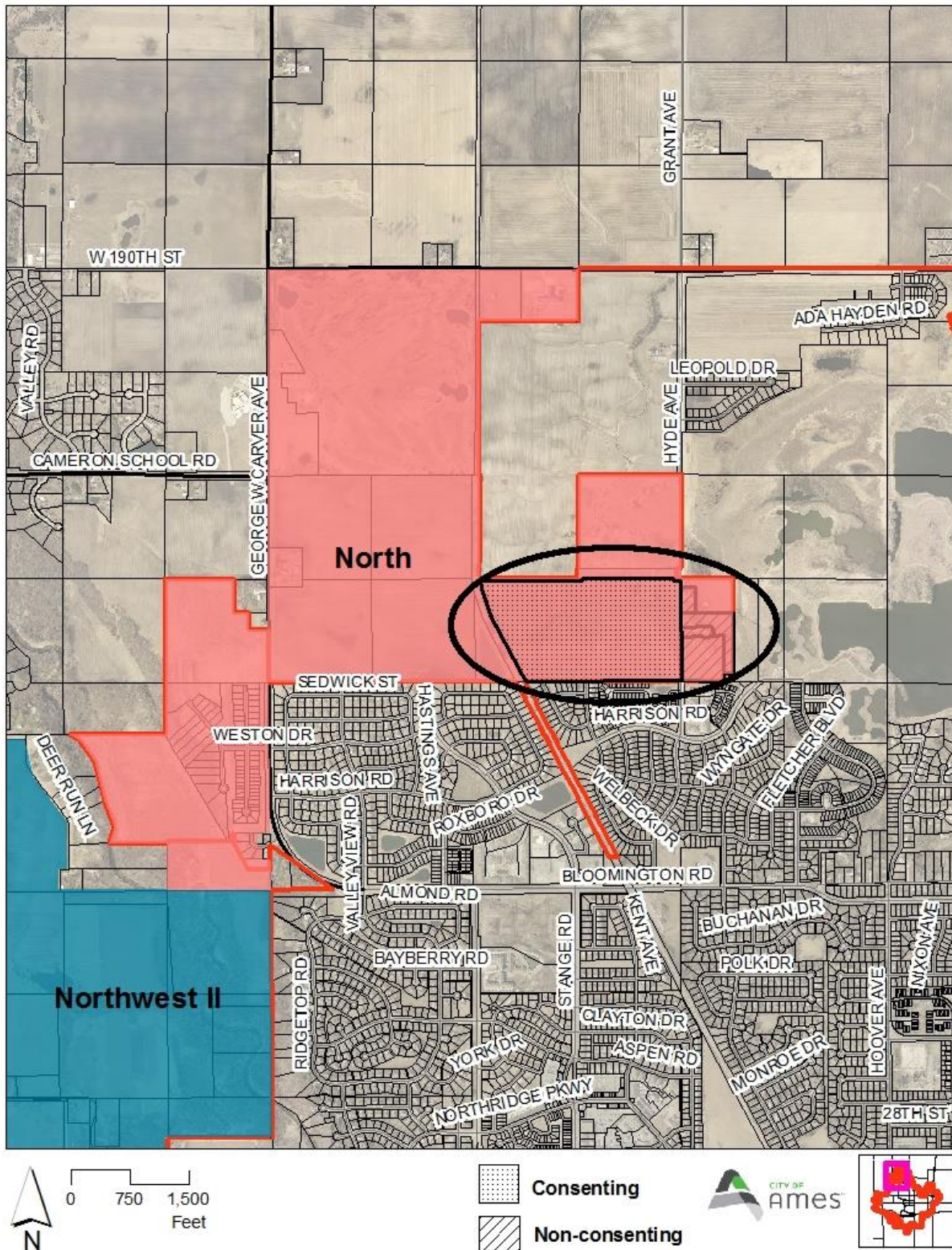
ATTACHMENT 1: PROPOSED ANNEXATION TERRITORY AND OWNERSHIP



ATTACHMENT 2: AMES FUTURE LAND USE MAP [AUF EXCERPT]



ATTACHMENT 3: AMES ALLOWABLE GROWTH AREAS [LUPP EXCERPT]



ATTACHMENT 4: QUESTIONS REGARDING ANNEXATION

What will be the zoning of my property after annexation and what does that mean? Will it have to change?

Upon annexation, a property is automatically zoned A-Agriculture. It will remain A-Agriculture until action by the City Council to change the zoning map. According to Ames City Code, the property owner, the Planning and Zoning Commission, or the City Council can initiate a zoning map change.

The property will be subject to all the zoning requirements of the City. For any specific question about how the requirements impact a particular property, please contact the Planning Division. However, a residential property in the A-Agriculture zoning district would be allowed to maintain that use indefinitely. If damaged or destroyed, a residential use could be re-established subject to the zoning requirements regarding setback, height, etc. There may be greater restrictions than the county would have on accessory and out buildings.

Inside the City, there are other restrictions that are often not found in the county. For example, discharging a firearm (except on agricultural land) and the burning of garbage is prohibited.

Am I required to disconnect from Xenia and hook up to water service when it comes near my property? Will there be connection fees? Can I connect to the new water main with my existing service line? What inspections will I need?

There is no requirement to connect to city water upon annexation unless you are subject to a covenant with the City of Ames to connect and pay the costs associated with the buyout of rural water. You may continue to use a well or, if you are already an existing Xenia customer, you may continue to purchase water from Xenia. If you choose to connect to the City of Ames water system, you may have to pay the costs of buying out water service territory from Xenia. New connections to Xenia will not be possible.

If you choose to connect to the public water system, you may be subject to an inspection of your plumbing system to determine whether the system has adequate venting and backflow protection to protect the public water system. You will need to correct any deficiencies found in that inspection prior to connecting to the public water system. It may be possible to use your existing service lines if it can be verified that they are made of approved materials and are in a safe condition. Any connection will need a plumbing permit and an inspection. Unless you are subject to a previous agreement with the City, there is a water connection fee, subject to change, of \$18 per linear foot of frontage.

Am I required to hook up to the sanitary sewer when it comes near my property? Will there be connection fees? What inspections will I need?

A connection to the City sanitary sewer system is required only if the existing system needs to be repaired and it is within 200 feet of a public sanitary sewer. The owner will need to obtain a plumbing permit and the connection is subject to review by the

Inspections Division. Unless you are subject to a previous agreement with the City, there is a sewer connection fee, subject to change, of \$18 per linear foot of frontage.

The Story County Environmental Health Department does not determine if the septic system is functioning at the time of annexation, nor does the City. The County does inspect on-site septic systems when a house with a septic system is sold, whether it is in the city or out in the county.

If an on-site septic system is abandoned, the septic tank shall be pumped, the tank lid crushed into the tank, and the tank filled with sand or soil. The Story County Environmental Health Department can provide further information.

How will my taxes change after annexation?

After annexation, your property will be subject to the City of Ames levy, but no longer subject to the Rural Service Basic levy. Other levies, for example school district and county, will remain. The total levy for properties in Ames and in the Gilbert School District (for taxes payable July 1, 2016 through June 30, 2017) is \$36.23845 per \$1,000 of taxable valuation. This compares with \$29.75465 per \$1,000 of taxable valuation for property owners in Franklin Township in the Ames Community School District. The new levy will not be applied immediately upon annexation but will appear in your property tax statements about 20 months after the first day of the year that the City assessor revalues the property. The Story County web site has a tool to help you estimate your taxes, based on the city and school district in which your property is located. It can be found at: <http://www.storycountyiowa.gov/index.aspx?nid=486>.

Can I continue to heat using LP gas? Am I required to connect to natural gas? If so, when will that be brought to my property?

There are no prohibitions on LP tanks in the A-Agriculture zoning district. If you were to seek a change in zoning to some other residential district, there may be restrictions and be subject to the approval of the Ames Fire Department.

The City's natural gas provider is Alliant Energy. Under the terms of the franchise agreement, the provider must provide natural gas to the property line of anyone who requests in writing to Alliant Energy, to be served. If you wish to connect to natural gas, you will need a permit from the City and have the work inspected.

Under what circumstances can I get a burn permit for trees and brush? Are there fees?

The burning of yard waste is prohibited unless you apply for and obtain a burn permit from the Ames Fire Department. When evaluating an application for a burn permit, the Shift Commander will look at a number of factors, such as hydrant location, fire department access, proximity to combustibles, weather conditions, etc. There is no guarantee that a permit will be issued but the department will always do their best to work with you to find a solution. There is no fee for a burn permit.

I have a building under construction. If I am annexed prior to finishing it, will I need permits to complete it?

The County and the City have different permitting requirements and every project is unique. Please coordinate directly with the Ames Inspection Division to determine permitting needs. Also, please contact the Planning Division to determine zoning requirements for your project.

Important Numbers:

Planning Division.....	515-239-5400
Inspections Division.....	515-239-5153
Fire Department	515-239-5108
Story County Environmental Health Department.....	515-382-7241

MEMO

Legal Department



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To: Mayor Campbell and Members of the City Council

From: Victoria A. Feilmeyer, Assistant City Attorney

Date: April 6, 2017

Subject: Sale of 1201 Dayton Avenue by Mary Greeley Medical Center

Mary Greeley Medical Center has entered into a purchase agreement for the sale of real property located within the City of Ames to Manatt's Inc., locally known as 1201 Dayton Avenue, and legally described as "Lot 2, Mary Greeley Subdivision, Ames, Story County, Iowa." The legal titleholder to the property is **The City of Ames, Iowa d/b/a Mary Greeley Medical Center, A City Hospital.**

Under the terms of the purchase agreement, the Seller is required to provide Manatt's Inc., with marketable title. Buyer's attorney has examined the abstract as provided in the purchase agreement and requires that the City Council approve the proposed sale and execute a deed to Manatt's Inc., to convey marketable title as provided by Iowa Code 364.7.

Prior sales of property with the identical titleholder have not been brought before Council for approval due to the authority contained in Iowa Code sections 347.14(3) and 392.6, which collectively grant to the hospital Board of Trustees power to sell hospital property upon a concurring vote of a majority of all members of the board of hospital trustees.

On January 23, 2017, the Board of Trustees passed Resolution 17-01 proposing the sale of the property to Manatt's Inc., and later approved the sale with Resolution 17-03 on February 27, 2017. Copies of both Resolutions of the Board of Trustees are attached.

In order to satisfy the request of Manatt's title examiner, we request that council set forth the proposal in a resolution and publish notice of a date, time and place of a public hearing on the proposal and approve the proposal at its subsequent meeting on April 25, 2017.

Request to Complete Form Documents Incident to Residential Real Estate Transaction

Buyer and Seller request that Broker(s) select and complete documents as authorized by Iowa law or by Iowa Supreme Court Ruling, such as purchase agreements, groundwater hazard and declaration of value incident to a residential real estate transaction.

Sellers' Signatures: [Signature: Gary Botone] Date: [Signature]

Buyers' Signatures: [Signature: Duane Haasebrack] Date: [Signature]

Buyer: Manatt's INC.

Seller: Mary Greeley Medical Center

Property Address: 1201 Dayton Avenue, Ames, IA 50010

Legal Description: MARY GREELEY SD LOT:2 AMES See attached plat

City: Ames County: Story County State: IA Zip Code: 50010

Buyer hereby agrees to buy, and Seller agrees to sell, the property on the following terms and conditions:

Date of Offer: Date: 12/12/2016 Time: 2:00pm Offer Expires On: Date: 12/30/2016 Time: 2:00pm

Purchase Price \$75,000

Terms The purchase price is payable as follows:

- Checked: Cash, cashier's check, or certified funds at closing, including Earnest Money.
Other options: New Loan, Contingent upon closing, Contingent upon buyer's closing, Seller Financing/Contract, Other.

Earnest Money \$1000 With Offer Within 3 Business Days of Acceptance.

Evidenced By: [Checked] Personal Check, [Checked] Cashier's Check, [Checked] Cash. To be Held by: [Checked] Listing Broker, [Checked] Selling Broker. Other Remarks: [Blank]

Earnest Money to be deposited in trust account upon acceptance of this agreement by all parties.

Financing Contingency Yes No [Checked] No

This Agreement is contingent upon Buyer securing the following financing:

- Assume Existing Loan
New Loan: Type of Loan: Conv. FHA VA Other
Amount: \$/% Maximum % of Rate: Fixed Rate Adj. Rate
Years: Maximum Points:
Sellers to credit buyers at time of closing for closing costs and/or prepaid expenses.
Property must appraise at no less than the purchase price.
Preliminary Approval. With Offer or By (date) Buyer shall provide Seller with a letter from Buyer's lender evidencing Buyer's ability to qualify for the loan amount and terms set forth above, subject only to such reasonable and customary conditions as the lender typically imposes on such preliminary approval letters.

Other Terms: [Blank]

HOME WARRANTY: Included with this sale YES No Paid for by SELLER or BUYER Warranty Co. Plan, at a cost not to exceed \$

Sellers [Signature: JB] 02/28/17 5:26PM CST

Buyers [Signature: DH] 12/16/16 2:54PM CST

1. BUYERS agree to pay all customary loan costs unless otherwise agreed upon in writing. BUYERS agree upon acceptance of this offer to immediately make application for such mortgage with a lender and to make their best effort to obtain a mortgage commitment as above provided. If BUYERS have not obtained a written commitment with **appraisal or loan denial** by N/A, SELLERS may rescind this Agreement by giving written notice to the BUYERS stating that if a mortgage commitment has not been obtained within five (5) business days of receipt of such notice then this Agreement shall be null and void and the earnest money shall be returned to the BUYERS. If SELLERS do not choose to give such written notice, then this Agreement shall remain valid until the BUYERS have obtained mortgage commitment or denial. In addition to the proceeds of aforementioned mortgage the BUYERS shall pay the balance of purchase price in cash at the time of closing with adjustment for closing costs to be added or deducted from this amount. SELLERS acknowledge and agree that the property will be taken off the market until SELLERS receive notice of a mortgage commitment or denial from BUYERS, unless otherwise agreed in writing by both parties.

IF LOAN COMMITMENT IS NOT OBTAINED, THE EARNEST MONEY SHALL BE REFUNDED TO THE BUYERS.

2. POSSESSION AND CLOSING:


Closing and Possession is to be given on 03/01/2017 or as agreed. Adjustment of interest, rents, prepaid fuel and all charges attributed to the SELLERS' possession are to be made on this date. Closing shall occur upon delivery of an instrument of title. Possession shall be given upon signing of closing documents. This transaction shall be considered closed upon filing of documents and receipt of all funds. If for any reason possession or closing are not on the above date, the parties shall make a separate written agreement. If no separate written agreement has been made, either party with the ability to close may rescind this agreement by giving written notice to the other party stating closing must occur within five (5) business days of receipt of such notice or this agreement shall be null and void. If neither party chooses to give such notice then this agreement shall remain valid until closing.


3. **TRUST PAYMENTS:** All funds deposited as part payments shall be held by Broker in trust pending acceptance of this offer, and examination of the abstract and delivery of deed or formal contract. Buyer authorizes the company financing this purchase to pay all funds to Broker for the benefit of Seller and Seller authorizes Agent to accept and manage payments and disbursements. At time of settlement, funds of the purchase price may be used to pay taxes, other liens, and closing costs to comply with the above requirements, to be handled under supervision of Broker, and subject to approval of Buyer on title questions which may be needed to produce marketable title. If Buyer is refunded any Earnest Money, any expenses incurred on Buyer's behalf shall be deducted and paid to creditors.

If agreed to by the broker, any interest on trust account shall be forwarded to the Iowa Association of REALTORS® Foundation, a charitable non-profit entity, or as directed and mutually agreed in writing by both Buyer and Seller.

4. **INSURANCE:** Within 10 days from acceptance of this offer, BUYERS agree to make application for homeowner's insurance, if required. If BUYERS are unable to procure homeowner's insurance, the BUYERS may rescind this Agreement by giving written notice to the SELLERS stating the agreement is null and void. SELLERS shall bear the risk of loss or damage to the property prior to closing or possession, whichever occurs first. SELLERS agree to maintain existing insurance and BUYERS may purchase additional insurance. In the event of substantial damage or destruction prior to closing, this Agreement shall be null and void, if Buyer desires. Buyer, however, shall have the right to complete the closing and receive insurance proceeds regardless of the extent of the damage plus a credit towards the purchase price equal to the amount of the Seller's deductible on such policy. The property shall be deemed substantially damaged or destroyed if it cannot be restored to its present condition on or before closing date.

5. **SPECIAL ASSESSMENTS:** The SELLERS shall pay in full all special assessments that are certified as liens on the public record at closing. Any preliminary or deficiency assessment, which cannot be discharged by payment, shall be paid through an escrow account with sufficient funds to pay such liens when payable with any unused funds returned to the SELLERS'. SELLERS shall pay all charges for solid waste removal, sewage, and assessments of maintenance that are attributable to SELLERS possession.

Sellers  02/28/17 5:26PM CST

Buyers  12/16/16 2:54PM CST

6. **TAXES:**

- A. The SELLERS shall pay all real estate taxes that are liens for prior years and all those that are due and payable in the fiscal year in which possession is given.
- B. The SELLERS shall pay their prorated share, based upon date of possession, of real estate taxes for the fiscal year in which possession is given due and payable in the subsequent fiscal year. The BUYERS shall be given a credit for such proration at closing based upon the last known actual real estate taxes payable according to public record. However, if such taxes are not based upon the full assessment of the present property improvements or the tax classification as of the date of possession, such perorations shall be based on the current millage and the assessed values as shown by the Assessor's Records on the date of possession. **In the event of such partial assessment, it shall be the duty of the SELLERS to so notify the BUYERS and BROKER.**

7. **DUTIES OF PARTIES:**

- A. The BROKER, its agents, employees, and associates make no representations or warranties as to the physical or mechanical condition of the property, its size, future value, or income potential.
- B. SELLERS and BUYERS acknowledge that the SELLERS of real property have a legal duty to disclose material defects of which SELLERS have actual knowledge and which a reasonable inspection by the BUYERS would not reveal.

8. **REMEDIES OF THE PARTIES:** If the SELLERS fail to fulfill this Agreement, they will pay the BROKER the commission in full. The BUYERS shall have the right to have all payments returned, and/or to proceed by any action at law or in equity, and the SELLERS agree to pay costs and reasonable attorney fees, and a receiver may be appointed. If the BUYERS fail to fulfill this Agreement, SELLERS may forfeit the same as provided in Chapter 656 of the Code of Iowa, and all payments made herein shall be forfeited, or the SELLERS may proceed by an action at law or in equity. The BUYERS agree to pay costs and reasonable attorney fees, including the BROKER'S commission and any other expense incurred by the SELLERS. For purpose of collecting the BROKER'S commission from either the SELLERS or the BUYERS, BROKER shall be deemed an intended third party beneficiary to this Agreement and may bring an action of law against either the SELLERS or BUYERS for the collection thereof which will include all costs and expenses incurred and reasonable attorney's fees.


9. **MEDIATION:** In the event of a dispute, Buyer and Seller agree to consider mediation as an alternative to initiating legal action. The mediation will be conducted in accordance with the rules and procedures of a mutually agreed mediation service. Even when utilizing mediation, parties may still seek legal remedies.


10. **INCLUDED PROPERTY:** Included with the property shall be all fixtures that integrally belong to, or specifically adapted to or are a part of the real estate, whether attached or detached, such as: attached wall to wall carpeting, built-in appliances, ceiling fans, light fixtures (including light bulbs), water softeners (except rentals), smoke alarms, shutters, shades, rods, blinds, vertical blinds, awnings, storm windows, storm doors, screens, television antennas, air conditioning equipment (except window type), door chimes, automatic garage door openers, garage door remotes, electrical service cables, mailboxes, sump pumps, attached mirrors, fencing, attached shelving, gates, LP tank (if owned), bushes, trees, shrubs and plants. Also included shall be the following:

The following items shall not be included: _____

Any personal property and debris not included in the sale of the property must be removed at the expense of the SELLERS prior to day of possession.

11. **FUNDS:** It is agreed that at time of closing, funds of the purchase price received from BUYERS and/or BUYERS' lender, may be used to apply to the purchase price, to pay taxes and other liens, same to be handled under supervision of the BROKER and subject to approval of BUYERS' attorney on title questions needed to produce marketable title. SELLERS hereby appoint the BROKER to receive such funds and make such payments and disbursements.

Sellers  02/28/17
5:26PM CST

Buyers  12/16/16
2:54PM CST

12. **CONDITION OF PROPERTY:** Federal law (known as Title X) requires notification of potentially dangerous levels of lead-based paint in properties built prior to 1978 (See Lead-Based Paint Disclosure). If applicable, the SELLER will provide BUYERS copies of any records or prior test results pertaining to lead-based paint. SELLERS shall have water, gas and electrical utilities on for BUYERS' inspections through the date of possession. The property as of the date of this Agreement including buildings, grounds, and all improvements will be preserved by the SELLERS in its present condition until possession, ordinary wear and tear expected. The BUYERS shall be permitted to make an inspection of the property prior to possession or closing, whichever is sooner, in order to determine that there has been no change in the condition of the property. SELLERS represent that as of the date of possession the heating, air conditioning, plumbing, electrical and other mechanical fixtures and equipment, if any, are performing the function for which they were intended, unless otherwise specified. BUYER's choice below in no way affects any improvements to the property that may be required by BUYER's lender.

A. The BUYERS may choose one of the following alternatives relative to the condition and quality of the property.



1. Within _____ business days (M-F) after the final acceptance date BUYERS may, at their sole expense, have the property inspected by a qualified person or persons of Buyer's choice to determine if there are any major structural, mechanical, radon gas, fungal, roof, plumbing, electrical, siding, or lead-based paint deficiencies. These inspections are not construed as inspections to bring an older home into compliance with current local building codes nor are they to be used for the purposes of obtaining any replacement or upgrade to any functional water heater or HVAC system. These inspections are intended to discover any major deficiencies existing on the property. Major deficiency is a material defect existing on the property, which if not corrected by the Sellers prior to closing, would have a significant negative impact on the fair market value of the property or pose an unreasonable risk to the safety of persons on the property. BUYER agrees minor repairs and routine maintenance items are not a part of this contingency. BUYER to indemnify SELLER for any damage resulting from the environmental investigation. **Within this same period**, BUYER may notify SELLER in writing of any such deficiency. Failure to do so shall be deemed a waiver of BUYER'S inspection and repair rights and BUYER agrees to accept the property in its present condition. In the event of any claim or request by BUYER as a result of inspections, SELLER shall within three (3) business days of notification notify the BUYER in writing of what steps, if any, the SELLER will take to correct any deficiencies before closing. The BUYER shall then within three (3) business days in writing notify the SELLER that (1) such steps are acceptable, in which case this Agreement, as so modified, shall be binding upon all parties; or (2) shall negotiate in good faith a modification of the agreement; or (3) that such steps are not acceptable, in which case this Agreement shall be null and void, and any earnest money shall be returned to BUYER.



2. BUYER accepts, or SELLER has offered, this property in "AS-IS" condition and no repairs or corrections will be made by the SELLER. However, BUYER reserves the right to conduct an inspection of the property within _____ business days after the final Acceptance Date. Buyer understands the Seller shall not be obligated to repair, replace or modify any item identified in the Buyer's Inspection Report and the transaction shall proceed to closing despite the contents of any inspection report.

3. SELLER has offered Property in its "As-is" condition and BUYER accepts Property in its "As-is" condition. No inspection will be completed. Even if an inspection is conducted, SELLER shall not be obligated to replace/repair any item(s) and is not bound to release any Earnest Money or void contract.

B. New Construction: If the improvements on the subject property are under construction or are to be constructed, this Agreement shall be subject to approval of plans and specification by the parties within _____ days of final acceptance of this Agreement. New construction shall have the warranties implied by law, specifically made by suppliers of materials/appliances, or specifically tendered by the contractor. The Broker and its agents make no warranties as to the quality of construction or materials.

C. Ground Water Hazard Statement will be filed at closing for the SELLERS regarding the following items: (1) wells; (2) solid waste; (3) hazardous waste; (4) underground storage tanks (5) private burial grounds located on the property.

Sellers  
02/28/17
5:26PM CST

Buyers  
12/16/16
2:54PM CST

13. **PEST INSPECTION.** If the subject property contains at least one and not more than a four family residential dwelling (matches 558A.1 (4) definition), **SELLERS**, at their sole expense, shall have the property inspected for any wood destroying insects by a licensed Pest Inspector prior to closing. If active wood destroying insect infestation or damage due to prior or active infestation is discovered, **SELLERS** shall have the options of either A) declaring this Agreement void and return the earnest money to the **BUYERS** within five (5) days after receipt of the inspection report, provided however, Buyers may accept the property in its existing condition without such treatment or repairs or B) have the property treated by a licensed pest exterminator and if damage has been discovered to the property, have the damage repaired to the **BUYERS'** satisfaction prior to closing. If repairs are not made to the **BUYERS'** satisfaction, upon receipt of written notice by the **BUYER** this Agreement shall be null and void and any Earnest Money shall be returned to the **BUYER**. This provision shall not apply to fences, trees, shrubs or outbuildings other than garages.
14. **NON PUBLIC WATER WELLS AND SEWAGE, COMMERCIAL WASTE AND EXCRETE DISPOSAL INSPECTIONS:** The **SELLERS** shall obtain satisfactory inspection reports on these two systems from the State & County Board of Health and present them to the **BUYERS** prior to closing of the sales transaction if such is required by the State & County Board of Health. Cost of inspections, if any and cost of repairs required by County Board of Health to be paid by **SELLERS**.
15. **RENTAL PROPERTY:** If this property is currently used as rental property, this Agreement is contingent upon **SELLERS** providing **BUYERS** a letter of compliance with all applicable rental codes and ordinances, if applicable, unless otherwise provided herein. **BUYERS** shall take the property, subject to the rights of existing tenants. **SELLERS**, shall within the time specified in Paragraph 12A, deliver to **BUYERS** copies of all leases, rental agreements, outstanding notices sent to tenants and current income and expenses statements. **SELLERS** shall make no changes in leases and tenancies, and shall enter into no new leases or rental agreements during the pendency of this transaction, without **BUYERS'** prior written request. **SELLERS** shall surrender to **BUYERS** all security deposits of tenants if required by law and will prorate all rentals received.
16. **SURVEY:** The **BUYERS** may, no later than 10 days prior to closing, have the property surveyed at their expense. If the survey, certified by a Registered Land Surveyor, shows any encroachment on said property or if any improvements located on the subject property encroach on land of others, such encroachments shall be treated as a title defect.
17. **ABSTRACT AND TITLE:** **SELLERS** within five (5) business days of acceptance shall provide, at Seller's expense, an abstract of title. Said abstract shall be continued to and including the date of acceptance of this Agreement. Continued abstract shall be delivered to an attorney selected by the Buyer or Buyer's lender for a title opinion. Seller shall, in the alternative if requested by Buyer or Buyer's lender, provide at Seller's expense a written lien search continued to and including the date of acceptance of this Agreement. Such lien search shall be delivered to a title insurer. Seller agrees to make every reasonable effort to promptly perfect title in accordance with such opinion or title policy so that upon conveyance, title shall be deemed marketable in compliance with this Agreement and the laws of the State of Iowa, and if applicable, the title policy. If closing is delayed due to Sellers' inability to provide marketable title, this Agreement shall continue in force and effect until either party rescinds the Agreement after giving 10 days written notice to the other party and the **BROKER**. The **SELLERS** shall not be entitled to rescind unless they have made a reasonable effort to procure marketable title.
18. **COURT APPROVAL:** If the property is an asset of any estate, trust or conservatorship, this Agreement is contingent upon Court approval unless declared unnecessary by **BUYERS'** attorney. If necessary, the appropriate fiduciary shall promptly obtain court approval and Court Officer's Deed shall make conveyance.
19. **GENERAL PROVISIONS:** In the performance of each part of this Agreement, **Time Shall Be Of the Essence**. This Agreement shall be binding on and inure the benefit of the heirs, executors, administrators, assigns and successors in interest of the respective parties. This Agreement shall survive this closing. Paragraph headings are for the convenience of reference and shall not limit nor affect the meaning of this Agreement.

Sellers

<i>JB</i> 02/28/17 5:26PM CST

Buyers

<i>DH</i> 12/16/16 2:54PM CST

20. OTHER PROVISIONS: _____

21. AGENCY DISCLOSURE:

Buyer and Seller confirm that written disclosures of agency representation were provided to them, they understand who is representing them, and the disclosures were provided prior to signing this Offer For Real Estate.

Buyer's Brokerage _____ Seller's Brokerage _____
Dual Agent/Brokerage Hunziker & Associates

22. SURVIVAL: The warranties, representations, covenants, agreements, duties and remedies contained herein shall survive the execution and delivery of this agreement, the closing of the transactions contemplated herein and the recording of any contract or deed conveying title.

23. CALCULATING TIME PERIODS: All references to days shall be construed as business days unless otherwise noted. A day shall begin at 12:00 a.m. and end at 11:59 p.m. In computing any time period prescribed or allowed herein, the day of the act or event from which the time period runs is not included and the last day of the time period is included unless that last day is a state or federal holiday, in which event the last day shall be the next business day.

24. ACCEPTANCE

- a. I/We hereby accept the above offer at _____ A.M. /P.M. _____ day of _____, 20____.
- b. This offer rejected by _____ SELLER, Time _____ Date _____

If accepted by the SELLERS on a later date and such acceptance if ratified in written form by BUYERS, then this Agreement will be valid and binding. Copies of all such notices shall also be sent to the Listing Agent and Selling Agent, or their Brokers.

NOTICE: Any notice required under this agreement shall be deemed delivered when it is received or provided either by hand delivery, facsimile, electronic communications or certified mail. Person designated for receipt or to give any notice shall Seller(s) and Buyer(s) at the addresses set forth below or their Broker or Agent. Electronic or facsimile transmissions sent to the other party or to the appropriate Broker, followed by electronic or faxed acknowledgement of receipt, shall constitute delivery of signed document. In the event this form is received by electronic transmission and/or email, the parties hereto acknowledge that they have not changed or altered the content of this form template. The parties agree to confirm such delivery by mailing or personally delivering a signed copy of the original document to the appropriate Broker/Agent.

Seller(s)/Buyer(s) Acceptance. Seller/Buyer hereby acknowledges having read this Agreement in its entirety, including the Standard Terms, and having received a copy of this Agreement.
 Addendum(s) Attached 1 _____ (#)

Seller's Signature	Date
<i>Gary Botine</i>	<small>dotloop verified 02/28/17 5:26PM CST ZN6P-41XZ-XPFM-12QM</small>
Printed Name <u>Gary Botine</u>	
Address <u>1111 Duff Ave. Ames, IA 50010</u>	
Phone <u>515-239-2114</u>	

Buyer's Signature	Date
<i>Duane Hassebock</i>	<small>dotloop verified 12/16/16 2:54PM CST RETP-UXW6-HIHD-03HR</small>
Printed Name <u>Duane Hassebock</u>	
Address <u>2120 E. 13th Street</u>	
Phone <u>(515) 233-2005</u>	

Seller's Signature	Date
Printed Name _____	
Address _____	
Phone _____	

Buyer's Signature	Date
Printed Name _____	
Address _____	
Phone _____	

Listing Brokerage:
Hunziker & Associates
Brokerage # _____ Agent # B3279600
Chuck Winkleblack 515-290-7007
Agent Cell Phone

Selling Brokerage:
Hunziker & Associates
Brokerage # _____ Agent # B3279600
Chuck Winkleblack 515-290-7007
Agent Cell Phone

Proof Of Publication In
THE AMES TRIBUNE

STATE OF IOWA, STORY COUNTY, ss.

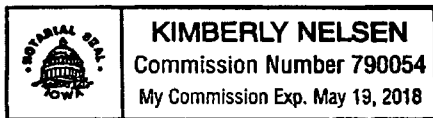
I, Scott Anderson, on oath depose and say that I am Publisher of **THE AMES TRIBUNE**, a daily newspaper, published at Ames, Story County, Iowa; that the annexed printed

MARY GREELEY MEDICAL CENTER

Resolution No. 17-01

was published in said newspaper 1 time(s) on February 14, 2017 the last of said publication was on February 14, 2017

Scott Anderson



Kimberly Nelsen

Notary Public
sworn to before me and subscribed in my presence by Scott Anderson
this February 14, 2017

AMT: \$14.14
AD #: 927890
ACCT: 34342

#927890
Resolution No. 17-01
Resolution Proposing Sale of
the Land Located at
1201 Dayton Avenue, Ames, Iowa

Be it Resolved: That it is hereby proposed that Mary Greeley Medical Center enter into a sale with Manatt's, Incorporated for the land located at 1201 Dayton Avenue, Ames, Iowa, more particularly described as follows:
Lot 2, Mary Greeley Subdivision of Ames, Story County, Iowa
A public hearing on the proposed sale as aforesaid shall be held as required by law to coincide with the Mary Greeley Medical Center Board of Trustees meeting on February 27, 2017, which shall begin at 5:00 p.m. in the Administrative Conference Room, 1111 Duff Ave-

Resolution No. 17-03

**Resolution Approving Sale of 1201 Dayton Avenue Property
Ames, Iowa**

Be It Resolved: That on the 23rd day of January, 2017, the Board of Trustees approved Resolution 17-01 proposing the sale of the land located at 1201 Dayton Avenue, Ames, Iowa, setting the public hearing thereon and authorizing the publication of notice.

That on this date, the 27th day of February, 2017, a public hearing was held to receive public comment and to consider the proposal to sell the said premises under the terms of a proposed purchase agreement.

That it is hereby approved that Mary Greeley Medical Center enter into an agreement with Manatts, Incorporated, for sale of the land located at 1201 Dayton Avenue, Ames, Iowa for \$75,000.


Lot 2, Mary Greeley Subdivision of Ames, Story County, Iowa

Approved this 27th day of February, 2017.



Chair, Board of Trustees

Attest:)



Secretary, Board of Trustees

STATE OF IOWA, STORY COUNTY, SS:

This record was acknowledged before me on this 27th day of February, 2017, by Sarah Buck and Kenneth McCuskey, the Chairperson and the Secretary, respectively, of the Board of Trustees of Mary Greeley Medical Center, a hospital of the City of Ames, Iowa.

Michele Gillespie
Notary Public in and for the State of Iowa

My commission expires 12/23/17



ITEM #: ~~Additional Item~~
 DATE: ~~04-11-17~~

COUNCIL ACTION FORM

SUBJECT: VACATION OF AN ACCESS EASEMENT BETWEEN THE CITY OF AMES AND SCOTT E. RANDALL AND JANE S. RANDALL ON THE WEST 20 FEET OF OUTLOT B, ASPEN BUSINESS PARK SUBDIVISION, FIRST ADDITION.

BACKGROUND:

In 1994 the property owner of Outlot B, Aspen Business Park Subdivision granted an access easement to the City along the entire length of Outot B, to allow the City to maintain a billboard if the property owner failed to do so. This site in now proposed for development. The lot layout and proposed development for Aspen Business Park Subdivision, Third Addition no longer requires an easement of such size. The property owner will have access to the billboard from the proposed Lot 2, Aspen Business Park Subdivision, Third Addition.

ALTERNATIVES:

1. Set the date of public hearing as April 25, 2017, to approve the vacation of the accesses easement on the west 20 feet of Outlot B, Aspen Business Park Subdivision, First Addition.
2. Choose not purse the vacation of the accesses easement on the west 20 feet of Outlot B, Aspen Business Park Subdivision, First Addition.

MANAGER'S RECOMMENDED ACTION:

Vacation of the existing access easement will allow the proposed development to occur without encroachment into the easement. The City does not have a need to continue this access easement as billboard maintenance is not the responsibility of the City.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby setting the date of public hearing as April 25, 2017, to approve the vacation of the accesses easement on the west 20 feet of Outlot B, Aspen Business Park Subdivision, First Addition.

COUNCIL ACTION FORM

SUBJECT: MUNICIPAL CEMETERY LANE IMPROVEMENTS

BACKGROUND:

The Capital Improvement Plan reflects funding to enhance the physical appearance and services at the Cemetery. The five-year plan for restoration and improvement of the driving lanes and water service lines began in 2011/12. The water service line and final lane paving (this project) is expected to be completed in the spring of 2017.

This project will replace the existing asphalt surface along the northern loop and ancillary side lanes of the northern part of the Cemetery. The existing Cemetery lanes have deteriorated due to age and freeze/thaw conditions of Iowa winters. This project will involve the removal of the upper two inches of asphalt and replacement with new asphalt. Also included were add alternate bids to perform additional paving work if funding allows. Work will be completed either entirely before Memorial Day or after Memorial Day since it is the busiest time in the Municipal Cemetery.

On April 19, 2017 bids for the project were received as follows:

<i>Bidder</i>	<i>Base Bid Amount</i>	<i>Alternate 1: 9th Street Entrance</i>	<i>Alternate 2: Oakwood 5 - 2nd Addition</i>	<i>Alternate 3: Shop Area</i>
Engineer's estimate	\$181,000.00	\$23,985.00	\$10,504.00	\$25,181.00
Manatts, Inc.	\$184,038.30	\$23,800.50	\$13,352.00	\$53,267.50

Based off available funding Staff recommends the awarding the Base Bid only in the amount of \$184,038.30. Funding of \$187,000 is identified from this program in the Capital Improvements Plan. The Base Bid will address concerns in the northern loop and ancillary side lanes. The alternate bids can be programmed in a future Capital Improvement Plan.

ALTERNATIVES:

1. a.) Accept the report of bids for the Ames Municipal Cemetery Lane Improvement Project.

b.) Approve the final plans and specifications for this project.

c.) Award the Ames Municipal Cemetery Lane Improvement Project to Manatt's, Inc., of Ames, IA in the amount of \$184,038.30

2. Do not proceed with this project.

MANAGER'S RECOMMENDED ACTION:

By approving plans and specifications and setting the letting date, it may be possible to move forward with the lane improvement project prior to Memorial Day in 2017.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as noted above.

COUNCIL ACTION FORM

REQUEST: ASSIGNING WARDS AND PRECINCTS OF TWO ANNEXATIONS

BACKGROUND INFORMATION:

Following an annexation, the City needs to assign the newly annexed territory to the appropriate ward and precinct for local election purposes as required by *Code of Iowa*, Section 49.8. In most instances, the territory is assigned to the immediately adjacent ward and precinct. However, state law also allows newly annexed territory to be designated its own precinct provided that there are no fewer than 50 registered voters. Neither of the two recently annexed territories yet contains that number of voters.

The two most recent annexations that now need to be assigned are noted below. See Attachment 1 for the map of the current wards and precincts with the new territories.

1. Territory annexed by Resolution #16-686 on 11/22/16 (East Industrial Annexation) is attached to Ward 1, Precinct 3;
2. Territory annexed by Resolution #17-126 on 03/07/17 (Trinitas) is attached to Ward 3, Precinct 4;

ALTERNATIVES:

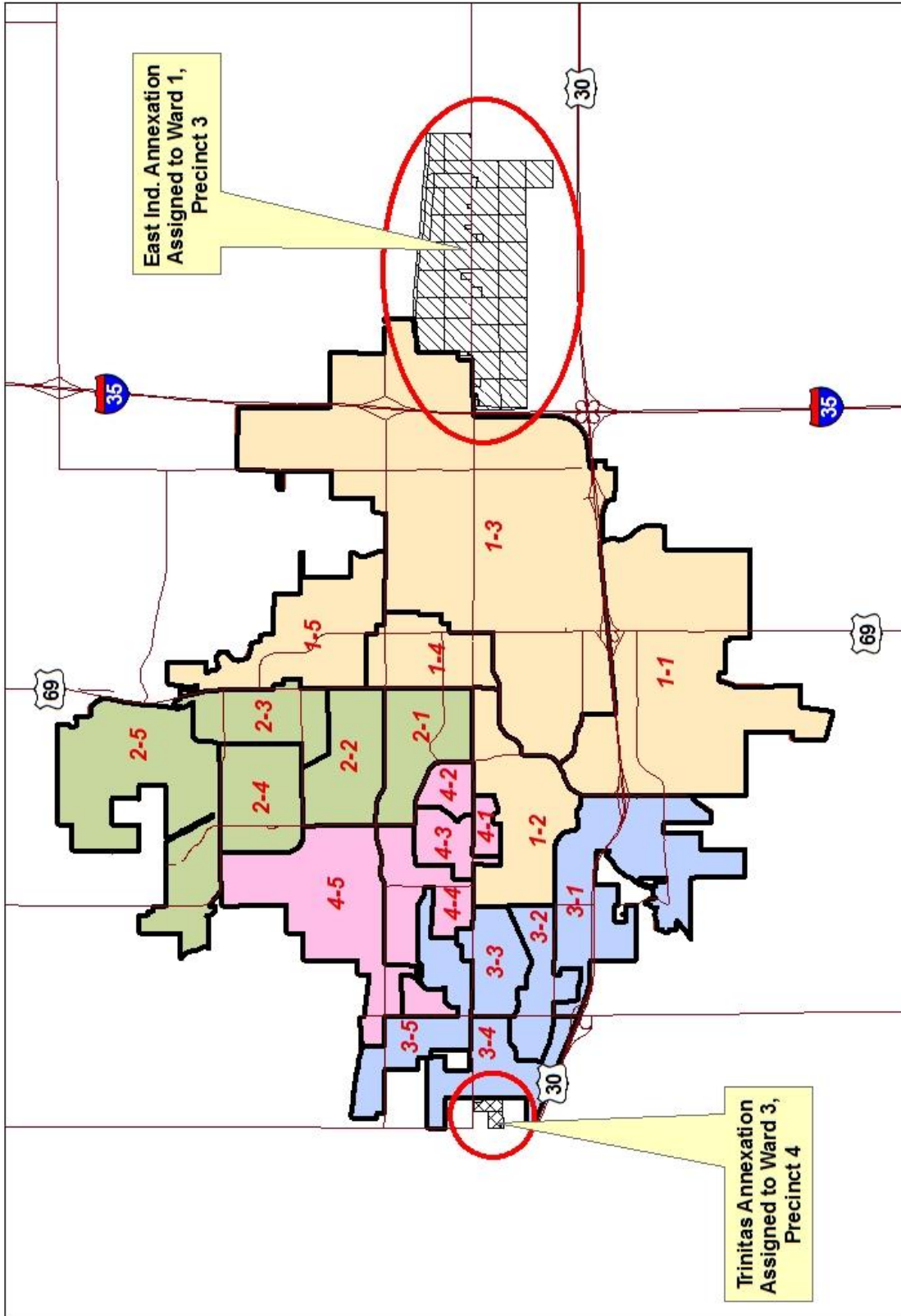
1. The City Council can approve the assignments of recently annexed territories to their appropriate ward and precinct.
2. The City Council can defer action on this request and refer it back to City staff with specific direction.

MANAGER'S RECOMMENDED ACTION:

A territory annexed by the City needs, by ordinance, to be assigned to the appropriate ward and precinct. There is little to no discretion in the assignments since the wards and precincts have to be contiguous. While some recently annexed areas are experiencing quick population growth with residential construction underway, the City will only be able to rebalance the populations of precincts following the 2020 decennial census.

Therefore, it is the recommendation of the City Manager that the City Council act in accordance with Alternative #1, which is to approve the assignments of two recently annexed territories to their appropriate ward and precinct. If approved, the ordinance will be recorded and the County Commissioner of Elections will notify the residents of their new voting locations.

**ATTACHMENT 1: CURRENT WARDS AND PRECINCTS WITH NEW TERRITORIES
[NORTH TO LEFT]**



ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF AMES, IOWA, BY ENACTING A NEW SUBSECTION 6.14 (8), (9), THEREOF, FOR THE PURPOSE OF UPDATING WARDS AND PRECINCTS; REPEALING ANY AND ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT TO THE EXTENT OF SUCH CONFLICT; AND ESTABLISHING AN EFFECTIVE DATE.

BE IT ENACTED, by the City Council for the City of Ames, Iowa, that:

Section One. The Municipal Code of the City of Ames, Iowa shall be and the same is hereby amended by enacting a new Section as follows:

“Sec. 6.14. ANNEXATIONS.

Pursuant to Section 49.8(2) Code of Iowa, territory annexed to the City of Ames is attached to established precincts that are contiguous to the annexed territory as follows:

...

(8) Territory annexed by Resolution #16-686, 11/22/16 (East Industrial Annexation) is attached to Ward 1, Precinct 3;

(9) Territory annexed by Resolution #17-126, 03/07/17 (Trinitas) is attached to Ward 3, Precinct 4.”

Section Two. All ordinances, or parts of ordinances, in conflict herewith are hereby repealed to the extent of such conflict, if any.

Section Three. This ordinance shall be in full force and effect from and after its passage and publication as required by law.

Passed this _____ day of _____, _____.

Diane R. Voss, City Clerk

Ann H. Campbell, Mayor



MEMO

Legal Department

To: Mayor Campbell and Members of the City Council

From: Judy K. Parks, City Attorney

Date: April 17, 2017

Subject: Mayor and Council Member Compensation Ordinance

During approval of the City's FY 2017/18 budget, an increase in the annual compensation of elected officials was approved. The compensation of the Mayor is to increase from the present annual amount of \$8,000 to \$11,000, and the compensation of council members is to increase from its current rate of \$7,000 per annum to \$10,000.

Because compensation of elected officials is established by ordinance, amendment to the existing Municipal Code is needed to make these changes. The amendment needs to be done prior to January 1, 2018, when the change will go into effect.

A proposed ordinance which will establish these changes is attached. Your favorable consideration of this is requested in order to have all three readings and publication completed as council directed.

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF AMES, IOWA, BY REPEALING SUBSECTION 2.11(4) AND SECTION 2.23 AND READOPTING THE SAME AS REVISED FOR THE PURPOSE OF INCREASING THE COMPENSATION OF THE MAYOR AND MEMBERS OF THE CITY COUNCIL; REPEALING ANY AND ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT TO THE EXTENT OF SUCH CONFLICT; AND ESTABLISHING AN EFFECTIVE DATE.

BE IT ENACTED, by the City Council for the City of Ames, Iowa, that:

Section One. The Municipal Code of the City of Ames, Iowa shall be and the same is hereby amended by repealing Subsection 2.11(4) and Section 2.23 and readopting the same revised to state as follows:

“Sec. 2.11. OTHER MATTERS PERTAINING TO THE MAYOR AND MAYOR PRO TEM.

...

(4) The mayor shall receive as full compensation for service the sum of Eleven Thousand Dollars (\$11,000) per annum.

...

Sec. 2.23. COMPENSATION OF COUNCIL MEMBERS.

Each Council member shall receive as full compensation for his or her services the sum of Ten Thousand Dollars (\$10,000.00) per annum.”

Section Two. All ordinances, or parts of ordinances, in conflict herewith are hereby repealed to the extent of such conflict, if any.

Section Three. This ordinance shall be in full force and effect commencing on January 1, 2018, after its passage and publication as required by law.

Passed this _____ day of _____, _____.

Diane R. Voss, City Clerk

Ann H. Campbell, Mayor

COUNCIL ACTION FORM

SUBJECT: **FIRST PASSAGE OF ORDINANCE CHANGING
ELECTRIC NET METERING**

BACKGROUND:

On March 1, 2017, Section 28.109 in the Municipal Code for the City of Ames, Iowa went into effect. This section is titled “Renewable Energy Buyback Rates” and outlines the rates a customer will receive if excess energy is produced by the customer’s solar panel; this is known as Net Metering.

Net metering applies to a customer-owned generating system that primarily offsets part or all of the customer’s electric service energy requirements provided by the City’s Electric Services. Net Metering is available to any retail customer receiving electric service under a City of Ames Electric Services rate schedule who owns and operates an approved on-site generating system powered by a renewable resource capable of producing not more than 500 kW of power, and who interconnects with the City’s electric system.

Following the mailing of the first electric bills to customers with Section 28.109 in effect, staff identified an error in the original Municipal Code language. The Residential Service rate for non-summer months was correctly written as:

40% of \$0.0966 per kWh, plus \$0.025

However, the answer to the formula was **incorrectly** stated as:

40% of \$0.0966 per kWh, plus \$0.025 = \$0.0525

Whereas the **correct** answer is:

40% of \$0.0966 per kWh, plus \$0.025 = \$0.0636

As a result of this error, participating residential customers were under-credited for the excess energy they produced by using the \$0.0525/kilowatt-hour instead of \$0.0636/kilowatt-hour. Based on calculations by the Finance Department, the underpayments to date total less than \$300.

Council is being asked to approve three recommendations.

1. Approve the attached ordinance to change the Municipal Code to correct this mathematical mistake.

2. Make the correction retroactive to March 1, 2017 billing so that the Finance Department may refund the underpayment for this energy to the customers.
3. Waive the second and third readings so that we can prevent continued delay in correctly paying the City's Net Metering customers for excess energy produced.

ALTERNATIVES:

1.
 - a. Approve first passage of the attached ordinance to change Chapter 28 of the City of Ames Municipal Code pertaining to Net Metering as outlined above.
 - b. Approve the effective date of the correction to March 1, 2017 and authorize the refund of any underpayment.
 - c. Waive the second and third readings and adopt the code change immediately.
2. Retain the existing language regarding Net Metering.

MANAGER'S RECOMMENDED ACTION:

The proposed code changes implemented on March 1, 2017 reflected the direction Council gave to staff on November 15, 2016. However, a mathematical mistake has caused the City to under pay residential Net Metering customers for excess energy. This change corrects that error back to the start of the program.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1.

ORDINANCE NO.

AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF AMES, IOWA, BY REPEALING SECTION 28.109(1)(b) AND ENACTING A NEW SECTION 28.109(1)(b) THEREOF, FOR THE PURPOSE OF ESTABLISHING RESIDENTIAL, COMMERCIAL AND INDUSTRIAL RENEWABLE BUYBACK RATES; REPEALING ANY AND ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT TO THE EXTENT OF SUCH CONFLICT; AND ESTABLISHING AN EFFECTIVE DATE.

BE IT ENACTED, by the City Council for the City of Ames, Iowa, that:

Section One. The Municipal Code of the City of Ames, Iowa shall be and the same is hereby amended by enacting a New Section 28.109(1)(b) as follows:

“Sec. 28.109. Renewable Energy Buyback Rates.

Renewable electrical energy produced by an Ames Electric Utility customer and delivered to the City's electric system (in accordance with the conditions of service specified in Section 2.7 of Appendix H of the Ames Municipal Code) shall receive a credit to their utility account as follows:

(1) **Residential service.** A residential rate customer's account shall be credited:

...

(b) 40% of \$0.0966 per kWh, plus \$0.025 = \$0.0636 per kWh of delivered energy for bills mailed on or between November 1 and June 30 (winter period).”

...

Section Two. All ordinances, or parts of ordinances, in conflict herewith are hereby repealed to the extent of such conflict, if any.

Section Three. This ordinance shall be in full force and effect from and after its passage and publication as required by law.

Passed this _____ day of _____, _____.

Diane R. Voss, City Clerk

Ann H. Campbell, Mayor