

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

**AMES, IOWA**

**JANUARY 25, 2011**

**REGULAR MEETING OF THE AMES CONFERENCE BOARD**

The regular meeting of the Ames Conference Board was called to order by Chairperson Ann Campbell at 6:32 p.m. on January 25, 2011. Present from the Ames City Council were Davis, Goodman, Larson, Mahayni, Orazem, and Wacha. Story County Board of Supervisors present were Clinton, Sanders, and Toot. Representing the Ames School Board were Todey and Talbot. Gilbert School District and United School District were not represented.

**MINUTES OF THE FEBRUARY 23, 2010, CONFERENCE BOARD REGULAR MEETING:**

Moved by Clinton, seconded by Goodman, to approve the minutes of the regular meeting of the Conference Board on February 23, 2010.

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

**ASSESSOR'S BUDGET PROPOSALS:** City Assessor Greg Lynch reported that there is one vacancy on the Ames Board of Review. The Conference Board will need to appoint someone to fill that position.

Mr. Lynch advised that, between 2009 and 2010, the overall increase in the 100% Assessed Class was just 0.6%. The Residential valuation increased enough to offset the decrease in Commercial and Industrial. Regarding taxable values, overall there was a 2.0% increase between 2009 and 2010. The reason there was even 2.0% was due to a large increase in the taxable value for Residential properties. The roll-back increased, which meant that the amount of taxable value increased.

Noting in particular the 1.6% decrease in Commercial valuation, Chairperson Campbell asked Mr. Lynch to comment on the relationship between that and condominium conversions. Mr. Lynch brought the Board's attention to the chart on Page 4 of the Assessor's Report, which showed the change in class for Residential. Formerly classed Commercial properties (apartments) have been converted to a cooperative form of ownership; when that happens, the class changes to Residential and the roll-back is applied, decreasing the taxable value. There was a \$8.611 million loss based on the transfer of properties from Commercial to Residential. There were also some class transfers under Industrial, causing a decrease of 2.2%.

Mr. Lynch highlighted department activities. He stated that the overall sales volume for existing homes continued a downward trend (21%); however, the average sales price per square foot stayed about the same. The Iowa Department of Revenue conducts a Median Sales Ratio Study, which it uses for equalization; 2011 is an equalization year. Equalization Orders were defined by Mr. Lynch. He noted that the City Assessor's Office will not be sending out assessment notices for all residential properties in Ames; only those that changed in value will receive one. Median Sales Ratio for Commercial properties was explained. Mr. Lynch advised that he did not believe there was any adjustment necessary for Commercial properties for 2011.

Mr. Lynch reported that, since the Assessor's Report was printed, the City and County Assessors' Offices have come to an agreement regarding an equitable funding arrangement for the County GIS Coordinator position. The City and County Attorneys are now reviewing the information; an amended 28E or Memorandum of Agreement will be prepared that will indicate the change in funding. Mr. Lynch summarized the direction that had been given in 2010 pertaining to the funding arrangement for the County GIS Coordinator and Mapping Technician. He brought the Board's

attention to Attachment A1 of the Assessor's Report, which indicated a FY 2011/12 Proposed Budget of \$826,731. Mr. Lynch stated that that number includes around \$12,000 for MAPS/GIS. Mini-Board Member Larson explained that that amount includes a portion of the GIS Coordinator's salary (including FICA, IPERS and Flex).

Various line items were detailed by Mr. Lynch. Data Processing and Software account for \$45,310. Mr. Lynch advised that the City Assessor's Office now uses the City's IT Department for all of its needs. He explained that Tyler Technologies is the company that designed and maintains the abstract and reconciliation program (Incode). The annual maintenance fee is \$5,100 for this year; it will be an ongoing expense. Board Member Wacha asked for an explanation of the \$52,435 allocation to Tyler Technologies in FY 2010/11. Mr. Lynch advised that that was the City Assessor's portion of the cost for the software. The purchase of one license for both the City and County Assessors' Offices saved approximately \$14,000. Mr. Wacha said that he was surprised to see that listed in the budget because he considers that a one-time expense. Including it is misleading to him because it really affects the percentage of change. Mr. Wacha would like Mr. Lynch to re-run the numbers before the budget is finalized with the one-time expense portion (to Tyler Technologies) taken out so it presents a more accurate comparison.

Regarding salaries, Mr. Lynch advised that a 2.00% cost of living increase and a 1.00% merit pool (for a total of 3.00%) is being proposed for the City Assessor's office. Board of Review members' salaries are proposed to increase by \$2.50/hour, which is in response to learning what other communities' Board members are paid. Taxable Fringe Benefits stayed the same. Health Insurance is going to see a slight increase due to one employee switching from a single plan to a family plan.

Supervisor Clinton noted that if the 28E Agreement is amended to change the funding arrangement for the GIS Coordinator, a 90-day notice of intent is required to be sent by the Ames Conference Board. He suggested that legal counsel for the City and the County review that requirement to make sure it is complied with.

Mr. Lynch summarized Assessment Appeals filed in 2010. There were 153 cases filed - 148 were residential condominium units located in six complexes, four were commercial cases. There were also four cases appealed to District Court in 2010. Agreement has been reached in all of those.

Moved by Todey, seconded by Larson, to approve the recommendations of the City Assessor's report, as presented.

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

Moved by Davis, seconded by Todey, to receive the proposed budget, as presented (adoption of the budget will occur after the hearing is held).

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

Moved by Davis, seconded by Clinton, to set 6:30 p.m. on February 22, 2011, as the date of public hearing on the proposed FY 2011/12 City Assessor's budget.

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

**ADJOURNMENT:** Moved by Davis, seconded by Clinton, to adjourn the Ames Conference Board at 7:00 p.m.

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

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

The regular meeting of the Ames City Council was called to order by Mayor Campbell at 7:05 p.m. on January 25, 2011, in the City Council Chambers in City Hall, 515 Clark Avenue. Present from the Ames City Council were Davis, Goodman, Larson, Mahayni, Orazem, and Wacha. *Ex officio* Member England was also present.

**CONSENT AGENDA:** Moved by Mahayni, seconded by Orazem, to approve the following items on the Consent Agenda:

1. Motion approving payment of claims
  2. Motion approving minutes of Special Meetings of January 8, and 18, 2011, and Regular Meeting of January 11, 2011
  3. Motion approving Report of Contract Change Orders for January 1-15, 2011
  4. Motion approving renewal of the following beer permits, wine permits, and liquor licenses:
    - a. Class C Liquor & Outdoor Service – West Towne Pub, 4518 Mortensen Road, Suite 101
    - b. Class C Liquor & Outdoor Service – Dublin Bay, 320 South 16<sup>th</sup> Street
    - c. Special Class C Liquor – Black Market Pizza, 2610 Northridge Parkway
  5. RESOLUTION NO. 11-023 approving Investment Report for quarter ending December 31, 2010
  6. RESOLUTION NO. 11-024 approving 2010/11 Airport Improvements (West Apron Rehabilitation) Engineering Services Agreement with Alfred Benesch & Company of Ames, Iowa, in an amount not to exceed \$124,191
  7. RESOLUTION NO. 11-025 awarding contract to Wesco Distribution, Inc., of Des Moines, Iowa, in the amount of \$164,352.00 to furnish 750 KCMIL Cable for Electric Services Department
  8. RESOLUTION NO. 11-026 canceling bid process for Cooling Tower Repairs
  9. RESOLUTION NO. 11-027 accepting final completion of 2008/09 Downtown Street Pavement Improvements (Burnett Avenue)
  10. Mary Adams Subdivision:
    - a. RESOLUTION NO. 11-028 consenting as owner to platting
    - b. RESOLUTION NO. 11-029 approving Minor Final Plat
- Roll Call Vote: 6-0. Resolutions declared adopted unanimously, signed by the Mayor, and hereby made a portion of these minutes.

**PUBLIC FORUM:** No one came forward to speak during Public Forum.

**SPECIAL CLASS C LIQUOR LICENSE FOR SHOGUN JAPANESE STEAKHOUSE:** Moved by Goodman, seconded by Davis, to approve a new Special Class C Liquor License for Shogun Japanese Steakhouse, 3704 Lincoln Way.

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

**PRIVATE PROPERTY TOWING:** Police Chief Cychosz recalled that the Council had referred to staff a letter from a citizen requesting a change to the City Ordinance regarding towing vehicles from private property. After City staff reviewed and compared other cities' tow ordinances and collected comments from private towing companies, it was determined that if the City was going to get more involved in private property tows, two steps needed to be followed: (1) require the property owner or agent to co-sign the tow and (2) require notification to the Police Department when a private property tow has been done. After being questioned by Council Member Wacha, Chief Cychosz said that the Police Department's call volume would increase. He felt that the Police Department could better serve those whose vehicle is missing rather than having them call the tow companies trying to find it. Council Member Goodman suggested that the process be detailed on the Department's web page to lessen the need for people to call the Police Department.

Moved by Wacha, seconded by Mahayni, to direct the City Attorney to draft an ordinance requiring the property owner or agent to co-sign the tow and require notification to the Police Department when a private property tow has been done.

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

**2011-2016 CAPITAL IMPROVEMENTS PLAN (CIP):** Mayor Campbell invited the public to provide input on the 2011-2016 CIP.

George Covert, 3000 Northridge Parkway, Ames, spoke on the portion of the CIP that allocates funds for storm sewer upgrades. He applauded the City's efforts taken so far. Mr. Covert noted a report submitted to the General Assembly by Dr. Gene Takle and others who were brought together by the Governor to try to explain why flood waters invading Cedar Rapids were not predicted more accurately by the forecasters. According to Mr. Covert, the report is available through the DNR website. He also referenced a *Des Moines Register* article on river rage and said that both the report and article point to Iowa's flood safeguards being inadequate and data in the computer models used to project floods being out-of-date. Mr. Covert advised that, according to researchers at Iowa State University, Iowa's rainfall is expected to increase by over 20% by 2040. He believes that the man-made changes to the Iowa landscape, particularly in urban areas have an effect on where that water goes. Mr. Covert feels that there will be much more flash-flooding occurring in the City of Ames.

Regarding the Water Treatment Facility project, Mona Kilborn, 1964 Vance Avenue, Marshalltown, Iowa, identified herself as one of the co-owners of the Griffith Century Farm. Ms. Kilborn gave the family's history on the farm, which is slated to be acquired by the City for this project and traded in a land swap with the NADC. Ms. Kilborn advised that she has heard from Senators Harkin and Grassley that Senator McCain will drop his opposition to the proposal that would allow the City to purchase the land it needs outright from the NADC without requiring a land swap. Senators Harkin and Grassley are supportive of the efforts, and with a little more time, Ms. Kilborn believes it will be a win-win situation. If the requested legislation goes through, the NADC would be able to sell the land that it does not use to the City, and the Griffith Century Farm will be able to remain in her family.

Matt Frame, 2811 Dayton Avenue, Ames, clarified that he is not one of the land owners whose property would be subject to condemnation. However, if the land swap went through, his property would become an island, i.e., surrounded by property owned by the USDA and thus bordered on all sides by barbed wire fences. A main concern of Mr. Frame is that the NADC plans to spread manure on the land, which would have a significant impact on his family and their property values.

Judy Lemish, 327 South Maple, Ames, commented on the proposed Interactive Fountain. She proposed that the funds allocated for that project be used for something else because she does not believe that the Fountain is worth \$1 million of taxpayer money. She sees it as being a three-month facility that carries no health benefits. Council Member Larson noted that there would be no taxpayer monies involved; it would be funded by private donations.

Susie Petra, 2011 Duff Avenue, Ames, also spoke on the proposed Interactive Fountain. She feels it would benefit a very small segment of the population and would only be used for three months/year. Ms. Petra prefers that the City Council pursue a 12-month warm-water facility that would benefit the older adult segment of the community who want the health benefits of swimming..

Neala Benson, 614 Hodge Avenue, Ames, Immediate Past-President of the Ames Foundation, noted that she had sent a letter to the Mayor and City Council two years ago this month offering to raise

funds for the interactive fountain part of the project. Since then, the project has been expanded to include a civic plaza. The Foundation members like the new plan; however, they need to determine what their responsibilities would be for the overall project. She reiterated that when they committed to help with the project, it was a much smaller amount. Ms. Benson said that the Foundation members were very pleased to see that the project has been included in Year 4 of the CIP.

Don Erickson, 4960 Copperstone Drive, Ames, identified himself as a member of Ames Foundation. Also speaking on the Interactive Fountain, Mr. Erickson noted that the scope of the project has changed since the Foundation made its commitment to fund-raise. If the civic plaza project moves forward, a lot of public support will be needed, and in particular, lead donors. The Foundation is very supportive of Ames beautification. Its members feel that it can't control the North Grand Mall or other private enterprises, but they can raise funds to invest in the Downtown corridor and make it an attractive area. The Foundation believes that a civic plaza and fountain would beautify the Downtown corridor and would have a lot of benefit to the community as a whole.

Council Member Larson said that he thinks the civic plaza and the fountain would be a great project, but including it in the CIP at this point, in his opinion, is premature. It is a "big-ticket" item, and the Ames Foundation has indicated that it is unsure, at this point, whether it can raise the funds. Mr. Larson said he is not supportive of it being included in the CIP at this time. Council Member Davis concurred. He believes the Ames Foundation needs to due its own due diligence to see if raising the funds needed is feasible. Council Member Goodman said that he is comfortable keeping the project in the fourth year of the CIP at the \$1,000,000 cost. Council Member Larson said that before this project is included in the CIP, he would want to make sure that the site chosen is the correct one. He again stated his preference for the project to be removed from the CIP. Mr. Larson believes that even the possibility of this project moving forward would create competition for other private fund-raising endeavors.

Neala Benson again emphasized that a funding feasibility study would have to be done. The study would take into consideration all of the other major fund-raising projects going on. Ms. Benson pointed out that the cost estimate of \$4 million is a substantial jump from the original estimate of \$1 million.

Public Relations Officer Susan Gwiasda noted that the project had been included in the Citizen Satisfaction Survey. The survey results indicated that there was support for such a project; however, no specific site or cost had been indicated in the questionnaire.

Kay Wall, 1004 Kellogg Avenue, Ames, offered her opinion that the civic plaza and fountain in the east City Hall parking lot would not be the best gathering place for the community. She noted that there had previously been an interactive water feature in Brookside Park; it was closed after a few years' in operation. Ms. Wall indicated that she also was not in favor of Sixth Street being made one-way to make way for the civic plaza/fountain. She said that the east City Hall parking lot is needed for parking and used for other events, e.g., Midnight Madness.

Council Member Mahayni thinks that the project should be left in the CIP. He pointed out that every project starts with a plan and believes that the Ames Foundation should be allowed to move forward with determining the feasibility of building the design that is in the Plan. Mr. Mahayni said that it might be possible to do the project in phases. He thinks that the Foundation should be allowed to come back to the Council to state what it feels is feasible; the scope of the project could be changed after that information is known.

Moved by Goodman, seconded by Larson, to amend the 2011-2016 CIP by including the project language and cost from last year's CIP (\$1 million), with the funding (sans the land) being from private donations.

Council Member Larson stated his preference that the project not to be so specific, i.e., site and cost. He thinks the funding should not indicate 100% private donations; he would prefer a public/private partnership.

Vote on Motion: 4-2. Moving aye: Davis, Goodman, Orazem, Wacha. Voting nay: Larson, Mahayni. Motion declared carried.

Due to the changes to the Fieldstone Development, Council Member Larson asked that the Council discuss the overpass on North Dakota (Page 20 of the draft CIP). He noted that the project's estimated cost is \$6.6 million with \$500,000 coming four years out and \$6.1 being in the fifth year. City Manager Steve Schainker noted that it was included in the CIP due to the Council providing direction to staff about its growth priorities. If Fieldstone Development were to occur, significant public improvements would be needed. Since that time, it appears that the Fieldstone property has been sold and the project will not be moving forward. Mr. Schainker also indicated that it would be necessary for the City to receive federal funding to bring this project to fruition.

Moved by Larson, seconded by Goodman, to remove the North Dakota Avenue Railroad Overpass project, now shown in Years 2014/15 and 2015/16, from the 2011-2016 CIP.

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

**VISIONING PROJECT:** Public Relations Officer Susan Gwiasda reported on the process that had been followed since the City Council approved a Request for Proposal (RFP) to seek a visioning consultant to lead the community in creating and promoting a community vision. She announced that after careful consideration of each of the top three proposals, Brand Endeavor of Marina del Rey, California, was identified as the top choice. Ms. Gwiasda named the members of the Steering Committee who reviewed the proposals and provided the recommendation.

The 19-week process to be followed by Brand Endeavor Visioning was described in detail by Ms. Gwiasda. She noted that the cost structure for Brand Endeavor at \$78,500 (including travel) was in the middle of the top three proposals.

John Klaus, 2167 Ashmore Drive, Ames, a member of the Steering Committee, noted that the City had been down similar paths before; however, he was encouraged by the current effort because of the consultant being recommended.

Jeff Johnson, 3037 Evergreen Circle, Ames, also a member of the Steering Committee, publicly commended Susan Gwiasda and Steve Schainker for their work on this project. Mr. Johnson said that having an outside prospective, i.e., Brand Endeavor from California, was important to him. He pointed out that what differentiated this firm (Brand Endeavor) was that it was not going to be providing a cookie-cutter process.

Moved by Larson, seconded by Wacha, to adopt RESOLUTION NO. 11-030 approving the Consultant Agreement with Brand Endeavor of Marina del Rey, California, in the amount of \$78,500 (including travel).

Council Member Orazem stated that every six or seven years, Iowa State University undergoes an external review. He feels that it is important for organizations to get an outsider's perspective, and he believes using the consultant being recommended will provide that review.

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

**FORMER SUMNER AVENUE RIGHT-OF-WAY AND ALLEY RIGHT-OF-WAY IN KINGSBURY'S ADDITION:** Municipal Engineer Tracy Warner advised that a representative from BMB Land Company LC requested that the alley south of SE 2<sup>nd</sup> Street between Sumner Avenue and High Avenue be vacated, and a representative of BBNC LLC requested that the Sumner Avenue right-of-way south of SE 2<sup>nd</sup> Street be vacated. Staff has determined that neither of the rights-of-way are needed for public ingress or egress. The total value of Sumner Avenue right-of-way is estimated at \$123,460.79 and the alley right-of-way is valued at approximately \$12,091.85. Representatives of BMB Land Company LC and BBNC LLC have indicated their desire to purchase the respective rights-of-way, once vacated. Ms. Warner explained the City's policy for disposing of vacated rights-of-way. She noted that Boyd Antill, who is the owner of land immediately adjacent to Piece A, stated that he was not interested in purchasing that parcel as long as the other adjacent property owner, BMB would be allowed to buy it directly from the City. If not, he would purchase the parcel and then sell it to BMB.

Bart Clark, 5743 North Swing, Ames, representing BBNC, said that his company has a project that they hope to move forward. He noted that another property owner (BMB) as well as his company are both interested in the piece of ground labeled Piece A. The City is recommending that it be allowed to be purchased by the adjacent property owner; however, Mr. Clark is asking that the two interested parties be allowed to submit a sealed bid for Piece A. Mr. Clark said he would use the property for additional parking.

Doug Pyle, 3021 Ridgetop, Ames, representing BMB, said that he had just purchased property on Sumner Avenue that was formerly owned by Clarence Martin. He pointed out that it is the City's policy to offer the land, once vacated, to the adjacent property owner, which would be him, and he requested that he be allowed to purchase Piece A. Mr. Pyle said that it would make his parcel larger and more marketable.

Moved by Larson, seconded by Orazem, to adopt RESOLUTION NO. 11-031 setting the date of public hearing as February 8, 2011, to vacate the rights-of-way.

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

Moved by Larson, seconded by Orazem, to adopt RESOLUTION NO. 11-032 approving the process of disposing rights-of-way once vacated, proposing sale and conveyance, as follows: (1) Pieces F and J to JMH Corporation in the amount of \$17,260.85; Pieces A, B, D, G, H, and I to BMB Land Company LC in the amount of \$90,390.01; and Pieces C and E to BBNC LLC in the amount of \$27,901.78, and setting February 8, 2011, as the date of public hearing on the sale.

Council Member Goodman preferred that Piece A be offered to Boyd Antill first. Ms. Warner noted that Mr. Antill had already declined to purchase the property. She again noted the City's policy.

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

**AMES INTERMODAL FACILITY:** Transit Director Sheri Kyras recalled that the U. S. Department of Transportation had awarded \$8.463 million to Ames for a Transportation Investment Generating Economic Recovery (TIGER) Grant to construct an intermodal facility. The site selected for the facility is located at Hayward and Chamberlain Streets, which is owned by Iowa State University. Since the new facility will be owned by the Ames Transit Agency (CyRide), a lease agreement is needed to allow construction of the facility on that site. Under the terms of the Grant Agreement, CyRide must begin construction of the facility no later than March 15, 2011. The Ames Transit Agency Board of Trustees and Federal Transit Administration reviewed and approved the lease, and the State Board of Regents will review the lease at its February 3, 2011, meeting.

Council Member Mahayni left the meeting at 8:42 p.m.

Moved by Davis, seconded by Wacha, to adopt RESOLUTION NO. 11-033 approving the Land Lease Agreement with Iowa State University, contingent upon approval by Board of Regents. Roll Call Vote: 5-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these minutes.

Ms. Kyras mentioned that an additional grant of \$300,000 has been approved by the Iowa Department of Transportation for the terminal area; the construction budget then increased to \$7,204,210. She advised that bids were received from six firms for the Intermodal Facility. The low base bid is within the current budget. Three alternates had been requested: (1) an additional parking deck, (2) construction of the bike path through the Arboretum area, and (3) a deduct for a different foundation system. Since the project is funded with federal dollars, CyRide is required to follow federal procurement regulations, which require that awards be made to the lowest responsible and responsive bidder. Over the next week, staff will be determining each bid's compliance with the requirements and make a recommendation as to whom should be awarded the contract.

Moved by Davis, seconded by Goodman, accepting the report of bids for Ames Intermodal Facility.

City Manager Schainker emphasized that the Ames Transit Agency does not have the capability to operate the Intermodal Facility. It is contemplated that Iowa State University (ISU) will agree to manage the facility; however, he and the City Attorney will be working with Iowa State University on an Operating Agreement, which will specify the management responsibilities for ISU and the financial participation, if any, by the City.

Vote on Motion: 5-0. Motion declared carried unanimously.

**WATER POLLUTION CONTROL PLANT PUMP REPLACEMENT PROJECT:** Moved by Davis, seconded by Goodman, to adopt RESOLUTION NO. 11-034 awarding a contract to Fairbanks Morse of Kansas City, Kansas, in the amount of \$354,656.00 for the Water Pollution Control Plant Pump Replacement Project, and authorizing an increase in the current-year budget. Roll Call Vote: 5-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these minutes.

**NCAH PUMP STATION RENOVATION AND WASTEWATER METERING FACILITIES:** Moved by Davis, seconded by Larson, to adopt RESOLUTION NO. 11-035 waiving the City's Purchasing Policies for competitive bid of professional services and awarding a contract to Stanley Consultants, Inc., in an amount not to exceed \$98,127 to design improvements to the NCAH Pump Station Renovation and Wastewater Metering Facilities.



Roll Call Vote: 5-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these minutes.

**KELLOGG CORRIDOR:** Planner Jeff Benson clarified the changes being proposed. He said that the purpose of the changes is to encourage investments that promote the economic vitality of the Downtown and the Kellogg Corridor. The City Council is also considering expanding the boundaries of the Downtown Facade Improvement Program along the Kellogg Corridor south of the Union Pacific Railroad. Mr. Benson advised that staff had analyzed different redevelopment scenarios based on the potential land uses and zoning designations. He presented the conclusions from those analyses. According to Mr. Benson, two public meetings had been held as part of the study and discussions were held with seven (7) of the 11 affected property owners. Mr. Benson shared conclusions that had been drawn from that public input. He reported that the Planning and Zoning Commission, at its meeting of January 5, 2011, had unanimously recommended approval of changing the land use designation to Downtown Services Center.

If the City Council members are in favor of the text amendment, Mr. Benson asked the Council to also direct staff to initiate rezoning the subject area to Downtown Services Center and add the area to the Downtown Facade Program of grants and tax abatement.

Moved by Wacha, seconded by Orazem, to adopt RESOLUTION NO 11-036 approving an amendment to Land Use Policy Plan Future Land Use Map.

Roll Call Vote: 5-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these minutes.

Moved by Wacha, seconded by Larson, to direct staff to initiate rezoning to Downtown Services Center.

Vote on Motion: 5-0. Motion declared carried unanimously.

Moved by Wacha, seconded by Larson, to direct staff to add subject area to Downtown Facade Program for grants and tax abatement.

Vote on Motion: 5-0. Motion declared carried unanimously.

**2011-12 ANNUAL ACTION PLAN COMMUNITY DEVELOPMENT BLOCK GRANT PROJECTS:** Housing Coordinator Vanessa Baker Latimer brought the Council's attention to the Community Development Block Grant Program's goals and priorities for low- and moderate-income persons and for non-low- and moderate-income persons. She noted that it is not yet known what the City's 2011 allocation will be; however, it will be known prior to submission of the projects. Ms. Baker Latimer explained the proposed program activities for the 2011/12 Annual Action Plan, as follows:

1. Neighborhood Sustainability Program, which will be comprised of (1) Home Improvement Rehabilitation Program for emergency and non-emergency repair assistance and (2) Homebuyer Assistance Program
2. Public Improvement Program, which will be comprised of neighborhood infrastructure improvements (curb, street resurfacing, sidewalks, etc., in targeted low- and moderate-income census tracts

Council Member Wacha asked if the program would continue where the City buys dilapidated housing for rehabilitation. Ms. Baker Latimer said that if there are funds left over from the flood buy-out, the funds could be reallocated for that purpose.

Moved by Goodman, seconded by Davis, to adopt RESOLUTION NO. 11-037 approving the staff's recommended 2011-12 Annual Action Plan Projects in connection with the City's CDBG Program Agreement and setting May 10, 2011, as the date of public hearing.

Roll Call Vote: 5-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these minutes.

**ORDINANCE ESTABLISHING PARKING PROHIBITIONS FOR SUNSET RIDGE, 4<sup>TH</sup>**

**ADDITION:** Moved by Wacha, seconded by Davis, to pass on second reading an ordinance prohibiting parking on north side of Springbrook Drive, east side of Wilder Avenue, north side of Roxboro Drive, and north side of Ballentine Drive.

Roll Call Vote: 5-0. Motion declared carried unanimously.

**ORDINANCE REZONING PROPERTY LOCATED AT 1013 AND 1025 ADAMS STREET TO ESTABLISH HISTORIC OVERLAY DISTRICT (O-H) AND DESIGNATE PROPERTY AS LOCAL HISTORIC LANDMARK:**

Moved by Goodman, seconded by Davis, to pass on third reading and adopt ORDINANCE NO. 4053 rezoning property located at 1013 and 1025 Adams Street to establish an Historic Overlay District (O-H) and to designate property as Local Historic Landmark.

Roll Call Vote: 5-0. Ordinance declared adopted unanimously, signed by the Mayor, and hereby made a portion of these minutes.

**ORDINANCE AMENDING SECTION 31.13 OF MUNICIPAL CODE ESTABLISHING DESIGN CRITERIA FOR LOCAL HISTORIC LANDMARK FOR AT 1013 AND 1025 ADAMS STREET:**

Moved by Goodman, seconded by Davis, to pass on third reading and adopt ORDINANCE NO. 4054 making an amendment to Section 31.13 of the *Municipal Code* establishing design criteria for a local historic landmark for property at 1013 and 1025 Adams Street.

Roll Call Vote: 5-0. Ordinance declared adopted unanimously, signed by the Mayor, and hereby made a portion of these minutes.

**ORDINANCE ON ZONING TEXT AMENDMENT RELATED TO PARKING AREA AND PERIMETER LANDSCAPING REQUIREMENTS:**

Moved by Goodman, seconded by Davis, to pass on third reading and adopt ORDINANCE NO. 4055 making a zoning text amendment related to parking area and perimeter landscaping requirements.

Roll Call Vote: 5-0. Ordinance declared adopted unanimously, signed by the Mayor, and hereby made a portion of these minutes.

**ORDINANCE ESTABLISHING PARKING REGULATIONS ON NORTH 4<sup>TH</sup> STREET:**

Moved by Goodman, seconded by Davis, to pass on third reading and adopt ORDINANCE NO. 4056 setting parking regulations on North 4<sup>th</sup> Street from North Riverside Avenue to North Maple Avenue.

Roll Call Vote: 5-0. Ordinance declared adopted unanimously, signed by the Mayor, and hereby made a portion of these minutes.

**CLOSED SESSION:** Moved by Davis, seconded by Goodman, to hold a Closed Session as provided by Section 20.17(3), *Code of Iowa*, to discuss collective bargaining strategy:

Roll Call Vote: 5-0. Motion declared carried unanimously.

Moved by Davis, seconded by Goodman, to reconvene in Regular Session.  
Vote on Motion: 5-0. Motion declared carried unanimously.

**CONTRACT WITH IUOE (Power Plant and Blue Collar Units):** Moved by Davis, seconded by Goodman, to adopt RESOLUTION NO. 11-038 ratifying the contract with IUOE (Power Plant and Blue Collar Units).  
Roll Call Vote: 5-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these minutes.

**ADJOURNMENT:** Moved by Davis to adjourn the meeting at 9:24 p.m.

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Diane R. Voss, City Clerk

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Ann H. Campbell, Mayor