

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

AMES, IOWA

APRIL 28, 2015

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

The Ames Area Metropolitan Planning Organization (AAMPO) Transportation Policy Committee meeting was called to order by Ames Mayor Ann Campbell at 7:00 p.m. on the 28th day of April, 2015, in the City Council Chambers in City Hall, 515 Clark Avenue, pursuant to law. The following voting members were also present: Gloria Betcher, City of Ames; Amber Corrieri, City of Ames; Tim Gartin, City of Ames; Matthew Goodman, City of Ames; Chris Nelson, City of Ames; Peter Orazem, City of Ames; Jonathan Popp, City of Gilbert; and Wayne Clinton, Story County.

HEARING ON AMENDMENT TO FY 2015-2018 DRAFT FISCAL YEAR (FY) TRANSPORTATION IMPROVEMENT PROGRAM (TIP): Mayor Campbell opened the public hearing. There being no one wishing to speak, the hearing was closed.

Moved by Corrieri, seconded by Clinton, to approve the Amendment to the FY 2015-2018 Transportation Improvement program to add guardrail on Interstate 35 from U. S. 30 to County Road E15.
Vote on Motion: 9-0. Motion declared carried unanimously.

ADJOURNMENT: Moved by Clinton, seconded by Goodman, to adjourn the AAMPO Transportation Policy Committee meeting at 7:04 p.m.
Vote on Motion: 9-0. 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 April 28, 2015, in the City Council Chambers in City Hall, 515 Clark Avenue. Present from the Ames City Council were Gloria Betcher, Amber Corrieri, Tim Gartin, Matthew Goodman, Chris Nelson, and Peter Orazem.

PROCLAMATION FOR “NATIONAL PRESERVATION MONTH:” Mayor Campbell proclaimed May 2015 as “National Preservation Month.” Accepting the Proclamation was Kim Hanna, Chairperson of the Ames Historic Preservation Commission.

PROCLAMATION FOR “BIKE MONTH” AND “BIKE-TO-WORK WEEK:” May 2015 was proclaimed as “Bike Month” and May 11 - 15, 2015, was proclaimed as “Bike-to-Work Week.” Representatives of the Ames Bicycle Coalition (ABC) Steve Libbey, Jacob Nolte, Wayne Rohret, Jen Tillman, and Carol Williams accepting the Proclamation. Judie Hoffman, representing Healthiest Ames, announced activities that would be held in the Downtown area on May 3 as part of the Healthy Streets initiative.

RECOGNITION OF THE 25TH ANNIVERSARY OF CITY HALL: Former Mayor Ted Tedesco stated that 25 years ago today, citizens were awaiting the results of a \$6,850,000 bond issue to purchase the old Central Junior High building, which was formerly the Ames High School, to re-purpose it to become Ames City Hall. The bond issue passed by 85.1%.

Sharon Wirth stated that a couple of years ago, a small committee was formed to raise awareness of the possibilities of historic preservation. The project was called, "Plaques for Historic Buildings." Ms. Wirth said she represented the Ames Historical Society on the committee. She also introduced other members of the committee, i.e., Roberta Vann, representing the Historic Preservation Commission; Cheri Ure, representing Iowa State University; and Judy Gilger, representing the Main Street Cultural District. Ms. Wirth presented a plaque honoring City Hall as an historic building to Mayor Campbell and a plaque honoring the Baker Building at 236 Main Street (now Gilger Designs) to Judy and Mike Gilger.

PRESENTATION OF 2014 HISTORIC PRESERVATION AWARDS: Mayor Campbell presented the 2014 Historic Preservation Awards to the following:

First United Methodist Church for an Architecturally Compatible Building Addition to 516 Kellogg Avenue: This Award recognizes an "Architecturally Compatible Building Addition," through the 2015 Historic Preservation Awards Program. The Award recognizes new construction that is architecturally compatible with and sympathetic to historic structures in the vicinity. Accepting the Award were members of the Church Building Committee Dale VanderSchaaf, Rob Bodholdt, Don Snyder, Jerry Hall, and Jerry Gilbenstein.

Dean Jensen, RES Development, Inc. For Adaptive Reuse of the Former Roosevelt School at 921 - 9th Street: This Award recognizes the retention of the principal features of a building, and in a sympathetic way, modifying it for modern use. Luke Jensen and Tim Young, representing RES Development, accepted the Award.

Iowa State University Museums for Historic Rehabilitation and Restoration of Farm House Museum: This Award recognizes the repair and alteration of a building or a feature of a building so that the structure has the appearance that such a building would have had 50 or more years ago, as well as restoration that returns a building or a feature of a building to its own original appearance. David Faus, Interpretation Specialist, accepted the Award on behalf of Iowa State University.

David Grewell and Christine Strohm for Historic Rehabilitation of a Single-Family Dwelling at 3402 Oakland Street: This Award recognizes the repair and alteration of a building or a feature of a building so that the structure has the appearance that such a building would have had 50 or more years ago, based on historic documentation for similar buildings for that time in Ames. Roberta Vann accepted the Award on behalf of David Grewell and Christine Strohm.

CONSENT AGENDA: Moved by Nelson. seconded by Goodman, to approve the following items on the Consent Agenda:

1. Motion approving payment of claims
2. Motion approving minutes of Regular Meeting of April 14, 2015, and Special Meeting of April 21, 2015
3. Motion approving certification of civil service applicants
4. Motion approving Report of Contract Change Orders for April 1-15, 2015
5. Motion authorizing Mayor to submit letter supporting HIRTA's application to Iowa Department of Transportation for State Transportation Assistance (STA) grant program
6. Motion approving renewal of the following Beer Permits, Wine Permits, and Liquor Licenses:
 - a. Class C Liquor w/Outdoor Service – Perfect Games, 1320 Dickinson Avenue
 - b. Class C Beer – Swift Stop #2, 3406 Lincoln Way
 - c. Special Class C Liquor – Great Plains Sauce & Dough, 129 Main Street

7. Motion approving 5-day (May 2-May 6) Special Class C Liquor License for Olde Main Brewing Company at ISU Alumni Center, 420 Beach Avenue
8. Motion approving 5-day (April 30-May 4) Special Class C Liquor License for Olde Main Brewing Company at Chamber of Commerce, 304 Main Street
9. Motion approving 5-day (May 15-May 19) Special Class C Liquor License for Olde Main Brewing Company at ISU Alumni Center, 420 Beach Avenue
10. Motion approving 5-day (May 7-May 11) Special Class C Liquor License for Olde Main Brewing Company at Iowa State University, 1128 Molecular Biology Building
11. Motion approving 5-day (May 24-May 28) Special Class C Liquor License and Outdoor Service Privilege for Gateway Market MLK at Reiman Gardens, 1407 University Boulevard
12. Motion approving Outdoor Service Privilege for Tip Top Lounge, 201 E. Lincoln Way, for outdoor concerts on the following dates:
 - a. May 6-7, 2015
 - b. May 20-21, 2015
 - c. June 3-4, 2015
 - d. June 17-18, 2015
 - e. July 1-2, 2015
 - f. July 15-16, 2015
 - g. July 29-30, 2015
 - h. August 12-13, 2015
 - i. August 26-27, 2015
13. Motion approving Encroachment Permit for vinyl photo at 416 Douglas Avenue, Suite #101 (Ames Historical Society)
14. Motion directing City Attorney to draft ordinance pertaining to child restraint systems
15. Requests for Hope Run on June 20, 2015:
 - a. RESOLUTION NO. 15-230 approving closure of portions of Dotson Drive, Mortensen Road, Hayward Avenue, Knapp Street, Sheldon Avenue, Arbor Street and State Avenue from 7:30 a.m. to approximately 9:00 a.m. on Saturday, June 20
 - b. RESOLUTION NO. 15-231 approving waiver of Road Race permit fee
16. Requests from Main Street Cultural District (MSCD) for spring/summer events:
 - a. ArtWalk on Friday, June 5:
 - i. Motion approving blanket Temporary Obstruction Permit for MSCD sidewalks from 3:30 p.m. to 8:00 p.m. and blanket Vending License from 8:00 a.m. to 8:00 p.m.
 - ii. RESOLUTION NO. 15-232 approving waiver of parking meter fees and enforcement for MSCD from 3:30 p.m. to 6:00 p.m.
 - iii. RESOLUTION NO. 15-233 approving waiver of fee for blanket Vending License
 - iv. RESOLUTION NO. 15-234 closing four parking spaces near intersection of Main Street and Kellogg Avenue for food vendors
 - b. Bike Night on Friday, June 19:
 - i. Motion approving blanket Temporary Obstruction Permit for closure of Douglas Avenue from Main Street to Fifth Street and blanket Vending License
 - ii. RESOLUTION NO. 15-235 closing six parking spaces on Douglas Avenue for motorcycle parking
 - iii. RESOLUTION NO. 15-236 approving waiver of parking meter fees and enforcement for MSCD from 12:00 p.m. on Friday, June 19, to 12:30 a.m. on Saturday, June 20
 - iv. RESOLUTION NO. 15-237 approving waiver of fee for blanket Vending License
 - c. Firefly Country Night on Wednesday, July 8:
 - i. RESOLUTION NO. 15-238 approving closure of 200 block of Main Street from 5:00 p.m. on Wednesday, July 8, to 2:00 a.m. on Friday, July 10
 - ii. RESOLUTION NO. 15-239 approving closure of 46 parking spaces on Main Street and 22

- parking spaces on Kellogg Avenue to reflect the time change
- iii. Motion approving modification of the Temporary Obstruction Permit to reflect the time change
 - d. Oktoberfest on Friday, September 18:
 - i. Motion approving blanket Temporary Obstruction Permit and blanket Vending License
 - ii. RESOLUTION NO. 15-240 approving closure of Main Street from Kellogg to Douglas from 5:00 p.m. Friday, September 18, to Sunday, September 20, at 1:00 a.m., including closure of 46 parking spaces; and waiver of fees for blanket Vending License, meter costs for parking space closures, and costs for use of electricity in 200 block of Main Street
17. RESOLUTION NO. 15-241 approving Quarterly Investment Report for period ending March 31, 2015
 18. RESOLUTION NO. 15-242 approving appointment of *ex officio* student liaison to City Council
 19. RESOLUTION NO. 15-243 confirming appointment of GSB Senator Hamad Abbas and Representative Matthew Teubert to Ames Transit Agency Board of Trustees
 20. RESOLUTION NO. 15-244 approving appointment of Amy Sengbusch to fill vacancy on Public Art Commission
 21. RESOLUTION NO. 15-245 approving State of Iowa Grant for Ames Airport Terminal Building and Hangar project and Runway 01/19 Taxiway Rehabilitation
 22. RESOLUTION NO. 15-246 accepting Ames Human Relations Commission Annual Report
 23. RESOLUTION NO. 15-247 approving renewal of Administrative Services Agreement with Delta Dental of Iowa for dental benefits
 24. RESOLUTION NO. 15-248 approving renewal of Agreement with Wellmark Blue Cross Blue Shield of Iowa for administrative services, specific and aggregate excess coverage, and network access for benefits from July 1, 2015, to June 30, 2016
 25. RESOLUTION NO. 15-249 approving preliminary plans and specifications for Turbine Generator Maintenance, Repair, and Related Services Contract; setting May 27, 2015, as the bid due date and June 9, 2015, as the date of public hearing and award of contract
 26. RESOLUTION NO. 15-250 approving preliminary plans and specifications for Unit No. 7 Crane Repair; setting May 27, 2015, as bid due date and June 9, 2015, as date of public hearing
 27. RESOLUTION NO. 15-251 renewing contract with Diamond Oil Company of Des Moines, Iowa, to Supply Diesel Fuel to Power Plant in an amount not to exceed \$487,500
 28. Power Plant Breaker and Relay Maintenance:
 - a. RESOLUTION NO. 15-252 renewing contract with Tri-City Electric Company of Iowa of Davenport, Iowa, in an amount not to exceed \$180,000
 - b. RESOLUTION NO. 15-253 approving contract and bond
 29. RESOLUTION NO. 15-254 renewing contract with Burns & McDonnell of Chesterfield, Missouri, for Fire Risk Mitigation professional services for Electric Services Department in an amount not to exceed \$50,000
 30. Power Plant Maintenance Services:
 - a. RESOLUTION NO. 15-255 renewing contract with ProEnergy Services, LLC, of Sedalia, Missouri, in an amount not to exceed \$720,000
 - b. RESOLUTION NO. 15-256 approving contract and bond
 31. RESOLUTION NO. 15-257 renewing contract with Asplundh Tree Expert Company of Fairfax, Iowa, for Electric Distribution Line Clearance Program in an amount not to exceed \$297,448
 32. Specialized Wet/Dry Vacuum, Hydroblast, and Related Cleaning Services for Electric Services Department:
 - a. RESOLUTION NO. 15-258 renewing contract with Bodine Services of Clinton, LLC, of Clinton, Iowa, in an amount not to exceed \$68,000
 - b. RESOLUTION NO. 15-259 approving contract and bond
 33. RESOLUTION NO. 15-260 renewing contract with MCG Energy Solutions, LLC, of Minneapolis, Minnesota, for MISO Market Participant Services in an amount of \$119,988, plus applicable sales

taxes paid directly to the State

34. RESOLUTION NO. 15-261 approving contract and bond for Inis Grove Park Sand Volleyball Court Lighting
35. RESOLUTION NO. 15-262 approving contract and bond for Bid No. 1 Turbine Control System
36. RESOLUTION NO. 15-263 approving contract and bond for Bid No. 2 Turbine Steam Seal System for Unit 8
37. RESOLUTION NO. 15-264 accepting completion of WPC UV Disinfection System
38. 406-418 Freel Drive:
 - a. RESOLUTION NO. 15-265 accepting Quit Claim Deed
 - b. RESOLUTION NO. 15-266 approving Plat of Survey
39. RESOLUTION NO. 15-267 approving Final Plat for Sunset Ridge Subdivision, Sixth Addition
Roll Call Vote: 6-0. Resolutions/Motions declared adopted/approved unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

After approval of his appointment, Mayor Campbell invited *ex officio* Member Sam Schulte to take a seat at the dais.

PUBLIC FORUM: Mike Louis, Mike Louis Body, Paint, and Sandblasting; 1901 E. Lincoln Way; Ames, stated that he had been in business in Ames for over 35 years. Mr. Louis advised that approximately five years ago, his business had the towing contract for the City of Ames for two months. He explained that the City did not like how he was running his business, and he ended up paying out a lot of money for an attorney. Mr. Louis said he did not want to share all the details of that at this time, but it had been over five years now since all of that had transpired, and he just wanted to be allowed to bid City projects again - not the towing contract, but painting and sandblasting jobs. He also offered that he had successfully run a salvage yard for approximately three years. Mr. Louis said that he had talked with Karen Server in the City's Purchasing Division, City Attorney Judy Parks, and City Manager Steve Schainker. He stated that he had received no response as to why he had been taken off the bidding list or why he had not received any notifications of upcoming projects. According to Mr. Louis, City Manager Schainker had told him that he could make his request to the City Council. Mr. Louis said that he would just like the chance to competitively bid City projects.

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

HEARING ON REZONING PROPERTIES AT 130 SOUTH SHELDON AVENUE, 119 HAYWARD AVENUE, AND 2622 LINCOLN WAY: Mayor Campbell opened the public hearing. No one came forward to speak, and the hearing was closed.

Moved by Corrieri, seconded by Goodman, to pass on first reading an ordinance rezoning properties at 130 South Sheldon Avenue, 119 Hayward Avenue, and 2622 Lincoln Way from S-GA to CSC.
Roll Call Vote: 6-0. Motion declared carried unanimously.

HEARING ON PROPOSAL TO VACATE PUBLIC UTILITY EASEMENT NEAR 1615 SOUTH KELLOGG AVENUE AND 317 SOUTH 17TH STREET: The public hearing was opened by Mayor Campbell. She closed same after no one came forward to speak.

Moved by Goodman, seconded by Corrieri, to adopt RESOLUTION NO. 15-268 approving vacating a Public Utility Easement located five feet on both sides of property line between 1615 South Kellogg Avenue and 317 South 17th Street from right-of-way line on South 17th Street to ten feet south of north property line.
Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

HEARING ON 2013/14 ASPHALT/SEAL COAT STREET REHABILITATION PROGRAM (ASHMORE DRIVE, ASHMORE COURT, ASHMORE CIRCLE, SOUTH FRANKLIN AVENUE): The Mayor opened the public hearing. The hearing was closed when no one asked to speak.

Moved by Betcher, seconded by Goodman, to adopt RESOLUTION NO. 15-269 approving final plans and specifications and awarding a contract to Manatt's, Inc., of Ames, Iowa, in the amount of \$591,484.85.

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

HEARING ON 2013/14 CONCRETE PAVEMENT IMPROVEMENTS PROGRAM #2 (NORTH 2ND STREET): Mayor Campbell opened the hearing and closed it after no one came forward to speak.

Moved by Goodman, seconded by Betcher, to adopt RESOLUTION NO. 15-270 approving final plans and specifications and awarding a contract to Manatt's, Inc., of Ames, Iowa, in the amount of \$148,062.63.

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

HEARING ON 2012/13 CONCRETE PAVEMENT IMPROVEMENTS PROGRAM #3 (LINCOLN WAY FRONTAGE ROAD): The Mayor declared the public hearing open. No one requested to speak, and Mayor Campbell closed the hearing.

Moved by Corrieri, seconded by Goodman, to adopt RESOLUTION NO. 15-271 approving final plans and specifications and awarding a contract to Manatt's, Inc., of Ames, Iowa, in the amount of \$116,141.91.

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

HEARING ON ISU RESEARCH PARK, PHASE III - WATER AND SANITARY SEWER:

The public hearing was opened by Mayor Campbell. There being no one asking to speak, the hearing was closed.

Moved by Nelson, seconded by Betcher, to adopt RESOLUTION NO. 15-272 approving final plans and specifications and awarding a contract to J&K Contracting of Ames, Iowa, in the amount of \$798,589.

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

HEARING ON WPC FACILITY MAKE-UP AIR UNIT AND HEAT RECOVERY UNITS REPLACEMENT: Mayor Campbell opened the public hearing. It was closed since no one desired to speak.

Moved by Corrieri, seconded by Betcher, to adopt RESOLUTION NO. 15-273 approving final plans and specifications and awarding a contract to Mechanical Comfort of Ames, Iowa, in the amount of \$297,141.

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

HEARING ON PROPOSAL TO VACATE EASEMENT FOR WALL MURAL IN TOMEVANS PLAZA: The hearing was declared open by the Mayor. She closed same after no one came forward to speak.

Moved by Goodman, seconded by Corrieri, to adopt RESOLUTION NO. 15-274 approving vacating the Easement for an east exterior wall of the building on property locally known as 400 Main Street. Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

FACADE GRANT REVISION FOR 400 MAIN STREET: City Planner Jeff Benson stated that, in June 2014, the City Council awarded a Downtown Facade Grant for improvements to the east facade of 400 Main; the building that contains two restaurants: Bar La Tosca and The Spice. The east facade is on Tom Evans Plaza. The grant amount was in the amount of \$15,000 plus \$1,000 for professional design fees. The approved design added windows in the same location and of the same type as the original construction. It also was to have new steps and a landing at the entrance to the steps to the second story and the exterior wall was to be repaired and painted. At that time, it was thought that the existing mural would remain and that the design improvements would be compatible with retaining the mural. The work to add two new windows in the facade had nearly been completed when it was discovered that a third window had previously been replaced by a door that was later removed and the opening filled in. Staff then approved adding a larger window in the opening and that work has now been completed. While removing the existing “fill-in” materials for the three windows, it became apparent that water was penetrating the east wall of the building and causing deterioration. The work done around the three new windows had corrected that problem; however, the water problem still exists where other original windows had been filled in when the exterior mural was created. If the wall easement for the mural is vacated, building owner Randy Pyle proposes to install two additional windows consistent with the historic design of the building. However, now the revised project budget does not allow the new steps and landing that were part of the original facade grant approval. The owner was now requesting that a revision to the approved design and scope of the facade grant be approved to delete the steps and landing from the project and add the two windows. According to Planner Benson, the Grant amount will not change.

In addition, the owner of the restaurant in the building John Reed has requested an additional revision to the design. The two windows that have already been installed in the north portion of the east elevation do not yet have muntins dividing large pane of glass into four smaller areas. Staff is requiring that inserts be added to these windows to achieve that visual effect. Because the windows without the muntins allow a more unobstructed view to the Plaza, Mr. Reed requests that the City Council delete the requirement for the muntins. Planner Benson stated that staff does not find deleting the muntins to be supported by the Design Guidelines of the Downtown Facade Program or to be consistent with the design of the building.

Building owner Randy Pyle stated that he will not have any problems fulfilling the requirements of the State Grant with or without the Facade Grant. Mr. Pyle added that he and the owner of the restaurant in the building (John Reed) do not believe the muntins are necessary on the two windows on the north portion of the east elevation. According to Mr. Pyle, the muntins are expensive and do not serve any purpose. He said that he would be willing to install the muntins on the other two windows.

Moved by Goodman, seconded by Betcher, to adopt RESOLUTION NO. 15-275 approving the revised design for the Downtown Facade Improvement Grant at 400 Main Street as requested by Randy Pyle, but requiring the muntins. Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

FACADE GRANT FOR 413 KELLOGG AVENUE: Planner Benson stated that, on June 10, 2015, the City Council approved three Downtown Facade Grants totaling \$48,000. One of the applicants awarded a Grant (the owner of the Triplett Building at 323 - 5th Street) has subsequently decided not to do the project on Burnett Avenue; that Grant has been canceled and the funds have been returned to the 2014/15 balance. Approximately \$29,423 in unencumbered funds remains for FY 2014/15 and an additional \$50,000 is available for Facade Grants in FY 2015/16.

Mr. Benson advised that Bill Woodward, property owner of 413 Kellogg Avenue, is requesting a Downtown Facade Grant of \$7,000 to improve the north (Kellogg Avenue) facade of that building. The building is undergoing a \$412,000 renovation, primarily on the interior, to become the office of Haila Architecture Structure Planning. The proposed improvement is to remove an exterior door and a canopy and window above it and install a fixed glass window matching all of the other windows on this facade. The total cost of this portion of the project is estimated to be \$14,000. Because the project at 413 Kellogg Avenue is to be completed by the end of June, Bill Woodward and John Haila are asking the City Council to approve this \$7,000 Grant now as a second round of funding from FY 2014/15.

Moved by Goodman, seconded by Corrieri, to adopt RESOLUTION NO. 15-276 approving the Downtown Facade Improvement Grant for 413 Kellogg Avenue totaling \$7,000 from the remaining balance in the 2014/15 Downtown Facade Grant Fund.

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

UPDATE ON SOUTH DUFF ACCESS PROJECT: Traffic Engineer Damion Pregitzer provided an update to the South Duff Access Study. He noted that the City Council last discussed this project at its August 19, 2014, workshop. At that workshop, the Council supported staff moving forward with the signal and median project; that included continuing to work to secure cross-access for the west- and east-side businesses. Since that workshop, staff has held several meetings with local business owners to further the efforts to secure cross-access easements and to gain as much consensus as possible on alternatives. After those meetings, it became clear to staff that for the business owners to support or not support the project hinged heavily on what involvement there would be from Wal-Mart. Because of that, in January 2015, staff refocused its efforts on working with members of Wal-Mart's Realty Department Corporate Office in Arkansas.

According to Mr. Pregitzer, progress has been very slow when working with Wal-Mart, taking up to four to six weeks to get feedback on information sent regarding this project. Mr. Pregitzer summarized the discussions: Wal-Mart is supportive of the signal and the median project as well as providing cross access to other businesses through its parking area. However, they are only willing to contribute to either \$50,000 towards a traffic signal or the cost of a median in front of its South Duff access. As pointed out by Mr. Pregitzer, Wal-Mart's position contrasts with the cost-sharing option endorsed by the City Council at its June 10, 2014, meeting. Mr. Pregitzer emphasized that, in 2013, when this project began, it was estimated that a new traffic signal would cost \$500,000 and a median from South 5th Street to the new signal would cost approximately \$125,000, bringing the total estimated cost to \$325,000. However, based on current construction costs for 2015, the traffic signal is estimated to cost \$275,000 and the median to cost \$145,000, for a total of \$420,000. Of that \$420,000, Iowa Department of Transportation (Iowa DOT) U-STEP funding would pay \$231,000 (55%) and the local match would come to \$189,000 (45%).

Existing conditions that could affect the funding and implementation of a potential traffic signal and median project were detailed by Mr. Pregitzer. The Iowa DOT has started placing conditions on the access permits for Wal-Mart at 534 South Duff and Texas Roadhouse at 519 South Duff. For both of those sites, their access permits state that it is the sole responsibility of the property owner to pay for

and install a raised median along their South Duff frontage if the City and/or Iowa DOT determines the driveway to be a safety problem. It was also noted by Mr. Pregitzer that Iowa DOT's access permit for Southpoint Centre has still not been approved. The City approved the site plan for Southpoint Centre on August 25, 2014, with the understanding that the driveway would be a workable solution. The Iowa DOT will not approve a permit until the status of the traffic signal and median project is known. Therefore, Southpoint Centre has not been allowed to work in the DOT right-of-way and has been using existing driveway curb cuts to conduct as much construction as possible. The owner of Southpoint Centre has informed the City and Iowa DOT that 50% of the available retail space has been rented, and those businesses are looking to open in Summer 2015. The Iowa DOT has stated that if the access is stop controlled (like typical accesses along South Duff Avenue), they will only approve the access if there is either a raised median or a right-in/right-out splitter island built similar to Wal-Mart's drive. Mr. Pregitzer reminded the Council that the ongoing safety issue caused by motorists ignoring left-turn-restricting signs by the right-in/right-out splitter island at Wal-Mart's entrance is one of the main reasons this project started. The recent position of the Iowa DOT has been that redeveloped sites along South Duff that do not have multiple points of egress will have access restrictions.

According to Mr. Pregitzer, in recent meetings with the Iowa DOT District 1 staff members, they have stated their desire to move forward with the installation of the traffic signal and raised median from South 5th Street to the new signalized intersection as a City/DOT-sponsored project. This would not include a full median to the south that would potentially block truck deliveries to Howe's Welding. Mr. Pregitzer reported that he had had a phone conversation with Mr. Howe, and Mr. Howe has stated his concerns about large trucks being able to access his business. The Iowa DOT believes that if viable cross-access routes cannot be willingly established among the various businesses, there will still be safety and operational issues that need to be addressed along South Duff Avenue.

Mr. Pregitzer reiterated that Wal-Mart was not willing to be responsible for a proportional share of the project. Wal-Mart has stated that it feels it is only contractually obligated for an equivalent cost of installing a raised median per its approved access permit. This includes any contribution to the cost of reconfiguring its parking lot and making connections to the east-side properties south of Wal-Mart. Business owners along the east side have voiced their willingness to provide cross-access; however, they were not willing to contribute monetarily to the project. The west-side businesses have been divided in their support of providing cross-access through their sites. Southpoint Centre and the Boys' and Girls' Club are willing to provide cross-access. Bundy's property (Texas Roadhouse/AutoZone) and Flummerfelt's property (Enterprise Car Rental) have not been willing. Summarizing that, Mr. Pregitzer said that if the Council desires to establish a means of cross access along the west side, the only remaining option would be to build a separate facility rather than leveraging the back portion of existing parking areas. The Council was informed that it was estimated that a two-lane road connecting the west side properties from South 5th Street to Howe's Welding would cost approximately \$400,000 based on current construction prices. That estimate does not include any cost for land acquisition for right-of-way. Because such a road would be outside of the Iowa DOT right-of-way, it is unlikely that the project would be eligible for U-STEP funding.

Mr. Pregitzer brought the Council's attention to a table summarizing the position of each business along South Duff on key issues, e.g., installation of a traffic signal, raised median, providing cross-access, and contributing monetarily. He also noted the table summarizing the requirements that are in place for those properties that have received an Iowa DOT permit since 2008. A summary of the Iowa DOT's positions related to the improvements was also given.

Six options pertaining to the costs of a median, traffic signal, and cross-access easements along with what funding might be possible were reviewed by Mr. Pregitzer.

Option 1: [Iowa DOT's position (Estimated Cost = \$420,000)]

Install a traffic signal at Southpoint Centre's entrance that would only serve Southpoint Centre and not Wal-Mart

Install a raised median between South 5th Street and Southpoint Centre's entrance

Bill the Bundy and Wal-Mart properties for their respective shares of the raised median

Negotiate an agreement with Hunziker for Southpoint Centre's share of the project costs

City submits a U-STEP Grant to the Iowa DOT for a 55% share of the overall project costs

Option 2: [Construct raised median only (Estimated Cost = \$150,000)]

Direct staff to work with the Iowa DOT to install a raised median from South 5th Street along South Duff Avenue to Southpoint Centre's drive access

Bill the Bundy, Wal-Mart, and Hunziker properties for their proportional shares of the median (estimated at \$50,000 each)

Option 3: [Access restriction to Southpoint Centre (Estimated Cost = \$5,000 by Hunziker)]

Direct staff to work with the Iowa DOT to have Southpoint Centre install a right-in/right-out splitter island in its drive access at the sole cost to Hunziker

Option 4: [Median and signal with east- and west-side access (Estimated Cost = \$920,000+)]

Direct staff to follow the provisions under Option 1 (above), thereby installing a traffic signal and raised median

Construct cross-access roads along the east and west side businesses connecting them to the new signalized intersection (will likely include additional cost to buy easements/right-of-way

Eligible for U-STEP funding for the traffic signal and the median

Option 4a: [Option originally supported by the City Council (Estimated Cost = \$741,000)]

Cost of cross access would not be eligible for U-STEP funding; however, the Iowa DOT suggested that the City apply for Traffic Safety Funds that could cover the cost and a local match would not be required

The west access route would not be a public facility; would require some sort of maintenance and cross-access agreement among the property owners

Option 4b: [Acceptable to the Iowa DOT (Estimated Cost = \$411,000)]

City would defer creating cross-access along the west side; would focus its efforts to create cross-access for those businesses who can connect to Wal-Mart

East side would still not be eligible for U-STEP funding; could be paid for by TSF

Would include a median break for Howe's Welding

Would require staff to continue to work with Wal-Mart to negotiate its involvement for funding and for access

Staff would work with other affected businesses along the east side to establish cross-access

Council Member Goodman asked his colleagues to consider that the stoplight will benefit Southpoint Centre, but will do nothing for Howe Welding.

According to Mr. Pregitzer, the Iowa DOT feels strongly that the appropriate action is to move forward with the installation of a new signal and raised median. If that doesn't happen, the Iowa DOT will most likely restrict Southpoint Centre's access to a right-in/right-out driveway using the splitter island.

Council Member Nelson noted that this was the first time that the Council had seen Option 4b. He felt that there are businesses who don't know such an option existed and might not be present at this meeting.

Tony Gustafson, representing the District 1 Office of the Iowa DOT, advised that staff from the Iowa DOT had requested that the City modify Option 4. Level of service is the Iowa DOT's main concern. Option 4b is an acceptable option to the Iowa DOT; to him, it appears to be the best option all around.

Jim Howe, owner of Howe's Welding, 811 South Duff, Ames, stated that he had operated his business at its current site for 29 years. Addressing Option 4b, Mr. Howe advised that over the past week, he has had six semi loads of steel come in. He said that semi-truck drivers are going to have a very difficult time turning into his business. Mr. Howe believes that even if there is a back road constructed (behind the properties) that leads to South 5th, that would be a two-lane road, and as soon as the traffic light turns red, traffic is going to back up. The only way he can see it possibly working is if the northbound light is at least 12 seconds. He stated his belief that a huge problem had been created by putting high-volume businesses along South Duff. Mr. Howe stated that if he felt that a 53' tractor trailer could make a turn to the left, he would be onboard.

Piper Wall, 912 Clark Avenue, Ames, said that she is the spouse of Jim Howe. Ms. Wall said that she has done the research, and the data do not support the allegation that there will be a safety improvement if a median is constructed.

Evan Slabaugh, representing the Manager of Texas Roadhouse, said that a median is definitely going to affect the businesses along South Duff. He believes that Texas Roadhouse favors Option 3.

Chuck Winkleblack, 105 South 16th Street, Ames, said he saw, in 2011, that South Duff was going to turn over and access issues needed to be solved. Hunzikers began working on its current project (Southpoint Centre) over two years ago. Mr. Winkleblack noted that more commercial development on the east end of South 5th Street will cause significant pressure on the existing signal. He alleged that waiting to do something will only increase the problems.

Larry Curtis, 323 - 6th Street, Ames, said that he was representing the Bundy property. He believes that with the options, there will be winners and losers. The Bundys will be required to pay a significant amount of money, however, the median and stoplight will not benefit them and may actually harm them. Mr. Curtis also noted that Bob Cummings was not in favor of any median or signal whatsoever. Mr. Curtis believes that the problem is that there are too many people going up and down Duff Avenue because it is the only north/south transit. He suggested that an easy solution is to extend Grand Avenue now.

Tim Hogan, representing Boston Commons properties, stated that he had been with the understanding that there was not going to be a median south. That proposed solution does not work for his business;

it will shut them off. Mr. Hogan believes that Option 3 might be best to at least temporarily provide the new Centre with access pursuant to an agreement with the Iowa DOT.

Ted Sage, owner of LOF Express, Ames, spoke on Option 4. He asked if there would be an option where phasing could be done so Southpoint Centre could open, e.g., put in the signal light (with no median) with Wal-Mart being leveraged to negotiate cross access and reconfiguring its parking lot with adequate signage. Mr. Sage said that he is not supportive of a median; however, if negotiations don't come to pass, the median would have to be considered.. At the inquiry of Council Member Gartin, Mr. Sage stated that he prefers Option 4b with an agreement with Wal-Mart for cross access, reconfiguring its parking lot, and with signage.

Jeff Mosiman, representing Wendy's Restaurant, 528 South Duff, Ames, asked that the Council think about the Corridor Study. He said he doesn't like to hear that there is not enough time; whatever decision is made on South Duff will impact all businesses, and it is important to get all the facts. Mr. Mosiman said he is a fan of a stoplight. He also noted that he has lived with a "porkchop" (right in/right out) at his business for 15 years, and it works just fine. Mr. Mosiman alleged that if a stoplight and median are installed, traffic will move through; however, it will just move to the next block and get congested there.

At the request of Council Member Gartin, Traffic Engineer Pregitzer explained how the crash reduction numbers were calculated and what treatments have been found to work best. In a ten-year period, there were 103 crashes. Council Member Betcher pointed out that if the improvements were made, it would go from ten crashes/year to 6.61 crashes/year. Mr. Pregitzer advised that there are 22,000 vehicles/day on the section of South Duff Avenue south of S. 5th Street. At the inquiry of Council Member Corrieri, Mr. Gustafson (Iowa DOT) stated that it is a common practice for medians and stoplights to be installed at similar commercial intersections.

Council Member Nelson asked if construction of the median would begin this construction season if the Council were to make a decision tonight. Mr. Pregitzer noted the tasks that needed to occur before construction, stating that construction would not occur this year.

Moved by Goodman, seconded by Corrieri, to ask staff to pursue 4b with the following caveats: achieve a reasonable flow of truck traffic into and out of Howe's Welding; staff will negotiate the costs based on who benefits the most and the least, with costs being apportioned accordingly; and staff will negotiate the easements on the east side of Duff Avenue.

Mr. Goodman clarified that his motion also assumes that something will be worked out for Southpoint Centre in the meantime.

Council Member Betcher noted that it was her understanding that access permits will not be granted by the Iowa DOT unless there is a guarantee of improvements.

Council Member Goodman asked if the Council needed to give the Iowa DOT more of a guarantee so that access permits could be granted.

Mr. Gustafson said that he believes that the Iowa DOT would need to have an Agreement in place that the City is going to do the project next year before access permits would be granted. The Iowa DOT would have to have assurances that South Duff can operate at a certain level of service before access permits would be granted to Southpoint Centre. Mr. Gustafson said that he will have to take the action back to the Iowa DOT staff for discussion.

At the inquiry of Council Member Corrieri, Mr. Pregitzer advised that the timing would be dependent on getting timely responses from Wal-Mart.

Mayor Campbell pointed out that the Council needs to be mindful of the time factor because it will only become more difficult when more businesses develop along South Duff Avenue.

Noting that there are approximately ten crashes/year occurring on the segment of South Duff Avenue in question, Council Member Goodman said that he does not believe this issue is about safety. He believes it is about the long-term efficiency of the South Duff Corridor.

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

The meeting recessed at 10:17 p.m. and reconvened at 10:27 p.m.

REQUESTS FROM SELECTIVE SITE CONSULTANTS TO PLAN AND DESIGN CELLULAR INSTALLATION ON CITY PROPERTY: Moved by Goodman, seconded by Corrieri, to adopt RESOLUTION NO. 15-277 approving a request to make joint application for a Special Use Permit to install a cellular antenna on City property northwest of the Dog Park.

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

Moved by Goodman, seconded by Corrieri, to adopt RESOLUTION NO. 15-278 approving an agreement granting limited right of entry to City property for inspection and testing.

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

TIME-OF-USE INDUSTRIAL ELECTRIC RATE ORDINANCE: Moved by Goodman, seconded by Orazem, to pass on second reading the Time-of-Use Industrial Electric Rate Ordinance.

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

Moved by Corrieri, seconded by Orazem, to suspend the rules necessary for the adoption of an ordinance.

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

Moved by Corrieri, seconded by Betcher, to pass on third reading and adopt the Time-of-Use Industrial Electric Rate ORDINANCE NO. 4213.

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

SECONDHAND GOODS ORDINANCE: Moved by Goodman, seconded by Corrieri, to pass on second reading the Secondhand Goods Ordinance.

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

ORDINANCE TO ALLOW SMALL PRODUCTION FACILITIES, INCLUDING MICRO BREWERIES, IN COMMERCIAL ZONES: Moved by Betcher, seconded by Goodman, to pass on second reading an ordinance to allow small production facilities, including micro-breweries, in commercial zones.

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

COUNCIL COMMENTS: Moved by Betcher, seconded by Goodman, to request a memo from staff as to why Mike Louis is not being allowed to bid City projects and include the policy of the City.
Vote on Motion: 6-0. Motion declared carried unanimously.

Moved by Corrieri, seconded by Orazem, to refer to staff for a memo the letter from Jeanne Moore dated April 17, 2015, requesting a water service connection fee waiver for 230 S. Dayton Avenue.
Vote on Motion: 6-0. Motion declared carried unanimously.

ADJOURNMENT: Moved by Goodman, seconded by Corrieri, to adjourn the meeting at 10:36 p.m.

Diane R. Voss, City Clerk

Ann H. Campbell, Mayor