

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

AMES, IOWA

SEPTEMBER 27, 2016

**MEETING 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 and voting member Ann Campbell at 6:00 p.m. on the 27th day of September, 2016, in the City Council Chambers in City Hall, 515 Clark Avenue, pursuant to law. Other voting members present were: Bronwyn Beatty-Hansen, City of Ames; Gloria Betcher, City of Ames, Amber Corrieri, City of Ames; Tim Gartin, City of Ames; Chris Nelson, City of Ames; Peter Orazem, City of Ames; Wayne Clinton, Story County; and Cole Staudt, Ames Transit Agency. AAMPO Administrator John Joiner, City of Ames Transportation Planner Tony Filippini, Transit Director Sheri Kyras, and Transit Planner Shari Atwood were also present.

AMENDMENTS TO 2015 PASSENGER TRANSPORTATION PLAN (PTP) AND FY 2017-2020 TRANSPORTATION IMPROVEMENT PROGRAM: Transit Director Sheri Kyras provided explanations for the two items to be discussed, as follows:

PTP Amendment. The Iowa Department of Transportation (Iowa DOT) announced that there was \$68,000 of 5316 JARC funding available for urbanized transit agencies. She noted that the announcement came as a surprise to CyRide as 5316 (JARC) funding had not been included in the Transportation Bill for the past two years. Applications for the funding are due October 1, 2016. Currently, the PTP includes four projects for utilization of the 5310 funding: (1) CyRide's ADA Dial-A-Ride service, (2) Bus Stop Improvements, (3) Replacement/Expansion of Light Duty Buses/Vehicles, and (4) Replacement/Expansion of Van Vehicles with no 5316 (JARC) funding. Any suggested changes to 5310 or 5316 funded projects within the PTP require an amendment to the Passenger Transportation Plan.

Transit Planner Shari Atwood explained that CyRide will be submitting applications, as follows:

1. Brown Route/Hours Expansion
Federal Funding: \$27,400
CyRide Local: \$27,400
2. Pink Route (E.13th Street/Dayton) Expansion
Federal Funding: \$25,300
CyRide Local: \$25,300
3. Yellow Mid-Day (South Duff) Expansion
Federal Funding: \$15,300
CyRide Local: \$15,300

Moved by Nelson, seconded by Betcher, to approve the amended AAMPO 2015 Passenger Transportation Plan and set October 11, 2016, as the date of public hearing.

Vote on Motion: 9-0. Motion declared carried unanimously.

Amendments to FY 2017-2020 Transportation Improvement Program. The AAMPO Policy Committee is required to approve the PTP prior to approving any projects within the annual Transportation Improvement Program (TIP) to approve funding.

Moved by Nelson, seconded by Betcher, to approve the amendment to the FY 2017-2020 Transportation Improvement Program and set October 11, 2016, as date of public hearing.

Vote on Motion: 9-0. Motion declared carried unanimously.

ADJOURNMENT: Moved by Beatty-Hansen to adjourn the AAMPO Transportation Policy Committee Meeting at 6:08 p.m.

Vote on Motion: 9-0. Motion declared carried unanimously.

REGULAR CITY COUNCIL MEETING

Mayor Campbell noted that the Council would be operating from an Amended Agenda. Under the Consent portion of the Agenda, a Resolution approving completion of the Ames/ISU Ice Arena Locker Room and Hallway Rubber Flooring Replacement Project had been added, and No. 31, a Resolution accepting completion of Bid No. 2 Turbine Steam Seal System, had been pulled by the Electric Services Department. Also, there was a wording change under Item 35a: it should read, “Resolution approving Contract Rezoning Agreement.”

PROCLAMATION FOR “WORLD HABITAT WEEK:” Mayor Campbell proclaimed October 3-9, 2016, as “World Habitat Week.” Accepting the Proclamation was Barb Stabbe, Assistant Volunteer Coordinator, Habitat for Humanity.

CONSENT AGENDA: Mayor Campbell advised that she had been asked to pull Items numbered 24 (Main Street Cultural District requests for Oktoberfest), 25 (Requests for ISU Homecoming activities), and 32 (Minor Final Plat for Ames Community Development Park Subdivision, 5th Addition) for separate discussion.

Moved by Orazem, seconded by Corrieri, to approve the following items on the Consent Agenda:

1. Motion approving payment of claims
2. Motion approving Minutes of Regular Meeting of September 13, 2016, and Special Meeting of September 20, 2016
3. Motion changing the first City Council Regular Meeting date in November from November 8 to November 15, 2016
4. Motion approving Report of Contract Change Orders for September 1-15, 2016
5. Motion approving 5-day (October 10-14) Special Class C Liquor License for Ames Public Library Friends Foundation, 515 Douglas Avenue
6. Motion approving 5-day (October 10-14) Special Class C Liquor License for Friendship Ark Homes at CPMI Event Center, 2321 North Loop Drive
7. Motion approving 5-day (October 19-23) Class C Liquor License for Olde Main Brewing Company at Alumni Center, 420 Beach Avenue, pending dram shop insurance
8. Motion approving 5-day (October 13-17) Class C Liquor License for Christiani’s Events, LLC, at Alumni Center, 420 Beach Avenue, pending dram shop insurance
9. Motion approving Ownership Change pertaining to Class C Liquor - Octagon Center for the Arts, 427 Douglas Avenue
10. Motion approving renewal of the following Beer Permits, Wine Permits, and Liquor Licenses:
 - a. Class C Liquor – La Fuente Mexican Restaurant, 217 South Duff Avenue
 - b. Class C Beer & B Wine – Hy-Vee Gas #5018, 636 Lincoln Way
 - c. Class C Liquor, B Native Wine, & Outdoor Service – AJ’s Ultra Lounge, 2401 Chamberlain Street
 - d. Class E Liquor, C Beer, & B Wine – Hy-Vee Food Store #1, 3800 West Lincoln Way
 - e. Class E Liquor, C Beer, & B Wine – Hy-Vee Food & Drugstore #2, 640 Lincoln Way

- f. Class C Liquor – Hy-Vee #1 Clubroom, 3800 West Lincoln Way
- g. Class C Beer - Doc's Stop No. 5, 2720 East 13th Street
- 11. Motion directing City Attorney to prepare ordinance establishing parking regulations on Clark Avenue (from Lincoln Way to Main Street)
- 12. RESOLUTION NO. 16-548 approving appointment of Joel Hochstein to fill vacancy on Human Relations Commission
- 13. RESOLUTION NO. 16-549 approving 2016 Street Finance Report
- 14. RESOLUTION NO. 16-550 accepting 2016 Department of Justice, Office of Justice Programs, and Bureau of Justice Assistance Edward Byrne Memorial Justice Assistance Grant Program and authorizing Police Department to participate in program
- 15. RESOLUTION NO. 16-551 approving Encroachment Permit for a sign at 2525 Bobcat Drive
- 16. RESOLUTION NO. 16-552 approving Encroachment Permit for a sign at 310 Main Street
- 17. RESOLUTION NO. 16-553 approving street closure for utility service installation on Wheeler Street for new Walmart
- 18. RESOLUTION NO. 16-554 approving reservation of parking spaces and waiving parking meter fees at specific polling locations on Election Day
- 19. RESOLUTION NO. 16-555 awarding contract to Communication Innovators of Pleasant Hill, Iowa, for City Facility Security Camera System in the amount of \$63,393
- 20. RESOLUTION NO. 16-556 approving revisions to ASSET Policies and Procedures
- 21. RESOLUTION NO. 16-557 approving amendment to Engineering Services Agreement with V&K/WHKS for construction observation of the 2014/15 Sanitary Sewer Rehabilitation (Flood Prone Manholes) in an amount not to exceed \$87,180
- 22. RESOLUTION NO. 16-558 approving renewal of 28E Agreement with Iowa Alcoholic Beverages Division for Tobacco, Alternative Nicotine, and Vapor Product enforcement
- 23. RESOLUTION NO. 16-566 approving preliminary plans and specifications for CyRide Roof Replacement Project, setting October 26, 2016, as the bid due date and November 15, 2016, as the date of public hearing
- 24. RESOLUTION NO. 16-567 awarding a contract for 2016/17 Tree Trimming and Removal Program to LawnPro LLC to Colo, Iowa, in an amount not to exceed \$70,000
- 25. RESOLUTION NO. 16-568 approving contract and bond for Water Pollution Control Administration Building HVAC Project
- 26. RESOLUTION NO. 16-569 approving contract and bond for Squaw Creek Water Main Protection Project
- 27. RESOLUTION NO. 16-570 approving Change Order No. 3 with FPD Power Development, LLC, of Minneapolis, Minnesota, for Power Plant Fuel Conversation - Electrical Installation General Work Contract in the amount of \$123,893.91
- 28. RESOLUTION NO. 16-571 approving completion of Ames/ISU Ice Arena Locker Room and Hallway Rubber Flooring Replacement Project in the amount of \$128,453.82
- 29. RESOLUTION NO. 16-572 approving Minor Final Plat for Ames Community Development Park Subdivision, 5th Addition (810 South Bell Avenue)
- 30. RESOLUTION NO. 16-573 approving Minor Final Plat for Dauntless Subdivision, 11th Addition
Roll Call Vote: 6-0. Resolutions/Motions declared adopted/approved unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

REQUESTS OF MAIN STREET CULTURAL DISTRICT (MSCD) FOR OKTOBERFEST ON OCTOBER 22, 2016: Council Member Betcher said she was concerned that the City Council was seeing this item very, very late. She noted that she had seen advertising for this event; however the Council had not yet approved any of the requests. Ms. Betcher said of particular concern to her was that this item combined with the next item will shut down portions of Main Street from Friday at 1:00 p.m. to Sunday at 4:00 p.m.

Edana Delagardelle, Events Coordinator for the Main Street Cultural District (MSCD), stated that the Committee had reviewed the event, and it had been misplaced between a couple of people. Ms. Delagardelle acknowledged that the request had reached City staff at the “last minute.” She also stated that MSCD did not think about marketing the event prior to Council’s approval and acknowledged that they should not have advertised the event until the City Council had approved the requests.

Council Member Gartin asked Ms. Delagardelle if the MSCD had received any negative feedback from business owners. Ms. Delagardelle said that they were encouraging the Downtown merchants to be open late and on Sunday since they had planned this event to coincide with an Iowa State University football game and should draw a lot of people to Main Street. Concerning the closure of the street at 1:00 p.m. on Friday, Ms. Delagardelle advised that the event starts at 1:00 p.m. on Saturday, but it takes a lot of time to set up the tent and equipment, which needs to be done the day before. Mr. Gartin said he did not want to commit to the street closures for this event being allowed to happen annually as he would like to have MSCD get feedback from the Downtown businesses.

Council Member Betcher pointed out that this event, ISU Homecoming, and Farmer’s Market all would be happening over that weekend and asked that MSCD be cognizant of all the events requesting street closures in the Downtown area.

Moved by Betcher, seconded by Beatty-Hansen, to approve/adopt the following:

- a. Motion approving blanket Temporary Obstruction Permit and blanket Vending License
- b. RESOLUTION NO. 16-559 approving closure of Main Street from Kellogg to Douglas from 1:00 p.m. Friday, October 21 to 1:0 a.m. Sunday, October 23, 2016, including closure of 46 parking spaces
- c. RESOLUTION NO. 16-560 approving 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
- d. Motion approving 5-day (October 22 - 27) Special Class C Liquor License with Outdoor Service Privilege for Main Street Cultural District in the 200 block of Main Street.

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

REQUESTS FROM HOMECOMING CENTRAL COMMITTEE FOR ISU HOMECOMING ACTIVITIES, OCTOBER 23 - 29: Council Member Betcher said she had the same concern as with Oktoberfest in that she was seeing advertising for these events before any of them had been approved by the City Council. Ms. Betcher also stated that she had the same concerns about the fireworks being displayed at Midnight as she has raised in the past.

Co-Chairs Allison Pitz and Abbie Sturtzer and Courtney Durham, Advisor, were present. Ms. Pitz stated that they had met with City staff at a Special Events meeting. Ms. Durham noted that Brian Phillips had requested that all events be brought to the City at one time; that is why the Council is just seeing the requests.

Ms. Sturtzer noted that they were reinstating the ISU Homecoming Parade as a community event, not just a University event. It will begin at 2 PM on Sunday, October 23, and will take place in the Downtown this year. The route will be similar to the route used for the 4th of July Parade, only in reverse. According to Ms. Sturtzer, there are currently 31 entries in the Parade, which represent both University and community organizations. She said they are hoping to get 60 entries.

Ms. Pitz noted that the Committee had gotten the approval of the MSCD.

Council Member Betcher stated that the fireworks had been a concern of hers for three years. She has gotten complaints from the South Campus Area Neighborhood about “explosions occurring at Midnight.” Ms. Betcher commented that people have trouble getting their children and pets settled down after the fireworks, and she has heard concerns from those suffering from Post Traumatic Stress Disorder. She asked that the organizers consider a laser light show that does not create the “booms.”

Also of concern to Ms. Betcher are the street closures, and in particular, that on-street parking will be prohibited on certain streets from 7:00 p.m. on Thursday to 10:30 p.m. on Friday. She noted that more and more people are needing to park overnight in those areas.

Moved by Betcher, seconded by Beatty-Hansen, to adopt/approve the following Requests from Homecoming Central Committee for ISU Homecoming activities, October 23-29:

- a. RESOLUTION NO. 16-561 approving closure of portions of Pearle Avenue, Fifth Street, Main Street, Clark Avenue, Burnett Avenue, and Douglas Avenue between 12:00 p.m. and 4:00 p.m. on Sunday, October 23
- b. RESOLUTION NO. 16-562 approving closure of on-street parking on portions of Pearle Avenue, Fifth Street, Main Street, Clark Avenue, Burnett Avenue, Douglas Avenue, City Hall Parking Lot M, and City Hall Parking Lot MM from 12:00 p.m. to 4:00 p.m. on Sunday, October 23
- c. Motion approving a blanket temporary obstruction permit for MSCD from 12:00 p.m. to 4:00 p.m. on Sunday, October 23
- d. RESOLUTION NO. 16-563 approving waiver of fee for usage of electricity
- e. RESOLUTION NO. 16-564 approving closure of portions of Ash Avenue, Gable Lane, Gray Avenue, Pearson Avenue, and Sunset Drive between 7:30 p.m. and 10:30 p.m. on Friday, October 28
- f. RESOLUTION NO. 16-565 approving closure of on-street parking on portions of Ash Avenue, Gable Lane, Gray Avenue, Pearson Avenue, and Sunset Drive from 7:00 p.m. Thursday, October 27 to 10:30 p.m. on Friday, October 28
- g. Motion approving temporary obstruction permit for area inside Ash Avenue, Gable Lane, Gray Avenue, Pearson Avenue, and Sunset Drive, as well as for Greek Triangle
- h. Motion approving Fireworks Permit for ground effects fireworks shoot on Central Campus at Midnight on October 28

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

MINOR FINAL PLAT FOR AMES COMMUNITY DEVELOPMENT PARK SUBDIVISION, 5TH ADDITION: Ms. Betcher asked for an explanation of this item as she recalled that the area had been replatted to a larger parcel the last time the Council saw this and now it is being requested to separate it into two smaller parcels. She noted the spec building requirement that had been in place before and asked if it would still be in place. Planning and Housing Director Kelly Diekmann answered that after the redistribution, because they are both over 1.5 acres, neither are subject to the spec building requirement. He said that in Fall 2014, the two parcels were merged to provide for a large single tenant; however, that deal fell through. The developer is now requesting to separate the lots; the request is again client-specific. According to Mr. Diekmann, there are still four lots along South Bell Avenue that are subject to the spec building requirement.

Moved by Betcher, seconded by Corrieri, to approve RESOLUTION NO. 16-572 approving the Minor Final Plat for Ames Community Development Park Subdivision, 5th Addition (810 Bell 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. Richard Deyoe, 505 - 8th Street, #2, Ames, described an incident that had occurred during a trial that had been occurring in City Hall. He attended the trial and had asked the Story County Magistrate if he felt that Mr. Deyoe should be allowed to talk under Council Comments. Mayor Campbell noted that the operations of the City Council is not under the jurisdiction of the Story County Magistrate.

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

HEARING ON REZONING 2728 LINCOLN WAY, 112 AND 114 SOUTH HYLAND AVENUE, AND 115 SOUTH SHELDON AVENUE: The Mayor opened the public hearing.

Planning and Housing Director Diekmann advised that the proposed request is to rezone four of the development properties to the Campustown Service Center (CSC) Zoning District from High Density Residential and University West Impact Overlay. Approximately 0.6 acres of the area is currently used for commercial uses and 1.2 acres is zoned for residential high density uses. The remaining three properties along Lincoln Way are already zoned CSC. The developer is interested in a mixed-use development concept consisting of a 20-room hotel, a small amount of commercial square footage, a residential lobby, leasing offices, and approximately 500 bedrooms and amenity space, all within a 75-foot six-story building.

Council Member Gartin asked to know what the rationale was for the Planning & Zoning Commission to not vote for the change. Director Diekmann summarized his understanding of the vote: Comments had been made that they wanted to see the results of the Lincoln Way Corridor Study before changing the zoning district and concerns were also expressed about compatibility with the area. Mr. Diekmann advised that the Lincoln Way Corridor Study is behind schedule; the consultant has lost staff in the last eight weeks, and the Study is approximately two weeks behind. It was staff's intention to have the Study approved by November, but it appears that it will be in January now.

At the inquiry of Council Member Nelson, Mr. Diekmann stated that it has been confirmed that the infrastructure is in place to service this development at this time.

Chuck Winkleblack, Hunziker Properties, 105 South 16th Street, Ames, stated that the developer's request is to bring the zoning into compliance with the Land Use Policy Plan.

Sarah Cady, 8012 Arbor Street, Ames, noted that 2700 Lincoln Way was actually part of the focus area in the Lincoln Way Corridor Study. She is concerned about the availability of parking in the area. According to Ms. Cady, the project is highly undesired in the neighborhood. Ms. Cady showed a map depicting areas where there is no parking allowed and the metered parking areas. She noted the parking areas that are full during weekdays and on weekends and those areas that are less full during the week, but full on weekends. In Ms. Cady's opinion, people are not going to pay \$100/month for on-site parking when there is on-street parking available. Also some of the areas show no on-site business parking. She is concerned that there are no controls for on-street parking. Ms. Cady commented that a traffic study for the neighborhood was requested over a year ago, but it has not yet been done. She stated her belief that not enough thought had been given to the parking issue. Ms. Cady indicated that she would be in favor of Resident Parking Permits. She also stated that the developers for the project do not live in the City. She commented that once it is finished, the developers never have to look at it again, but the area residents have to look at it everyday. Ms. Cady believes the City is considering offering tax incentives for this project, while not considering the neighborhood. She noted that it is going to be one of the most dense developments in the City. It was stated that, fewer than two blocks away, the City is planning to develop an area for low-income family housing, but there has not been any discussion on offering tax incentives for that area. Ms. Cady also noted that they have not discussed

setbacks on Hyland or building height. She asked that the Council wait to decide on this project until the Lincoln Way Corridor Study is completed and see how it would fit in. She wants to wait until a bigger picture can be seen.

Council Member Gartin asked Ms. Cady if she was speaking for herself or on behalf of the neighborhood. She indicated that the card she had submitted indicated that she was speaking for herself.

Jason Paull, 3310 Tripp Street, Ames, expressed his concerns that the process followed for this development happened very quickly; it has felt very rushed. He has concerns that the setbacks, parking, and the amount of green space are required to be larger in RH than in CSC zoning; however, the proposal is to move forward with the CSC zoning on the west side of the area. It had been stated that if the developers are unable to obtain the CSC zoning for the larger parcel, they are going to move forward anyway. He does not see it as a bad thing if the properties do not develop for a long time. Personally, he said he is not opposed to intensification on major corridors; however, to move forward so quickly is not a good idea. He thinks the six-story building in the location where it is proposed would stick out “like a sore thumb.” Mr. Paull asked that the City Council not yield to the pressures of an out-of-state developer. Council Member Gartin asked Mr. Paul how to handle the fact that the developers do not live in Ames. Mr. Paull felt that incentives should not be offered.

Jay Adams, 248 Village Drive, Ames, advised that he is the owner of 103 South Hyland, 109 South Hyland, and 2812 Lincoln Way. He said that he is the “guy who is going to have to look at it everyday” and is concerned that there will be no buffering. According to Mr. Adams, he owns a single-family home that will be located right next to a six-story building, and he feels that is totally unacceptable. He believes that the Lincoln Way Corridor Study is going to show the vision for the area. Mr. Adams commented that taxpayers are paying for the Study, and residents have the right to see what that Study says before the City “jumps the gun.” Mr. Adams also indicated his concerns about parking. He said that the developer has indicated that there is parking available; however, Mr. Adams believes that the parking would be provided by using the Intermodal Facility. According to Mr. Adams, the Intermodal is full. He said a person can use metered parking, but cannot get a three-month or longer permit. Mr. Adams noted that parking is already a problem on Hyland and other residential areas in the vicinity. Concerns Mr. Adams has about the building design were also shared. He said that without knowing what the vision is for the Lincoln Way Corridor area, the project in question should not be allowed to move forward.

Mike Petersen, 3302 Morningside, Ames, said he realizes that the project being discussed tonight is a “done deal,” but said his comments might be used to guide the future development of apartments in the entire Ames area. He does not agree with the “tear down and build new” syndrome that many of the Council members and others across the country seem to have, instead of repurposing structures and subdivisions. Mr. Petersen asked the Council to wait for the Lincoln Way Corridor Study to be completed before this project is allowed to move forward.

Joanne Pfeiffer, 3318 Morningside Street, Ames, responded to “what Ames wants.” She said she agreed with Ms. Cady and Mr. Paull and asked the Council to delay its decision until the Lincoln Way Corridor Study is finished.

Cole Staudt, 2120 Lincoln Way, Ames, identified himself as the President of the Student Government. He said that he continually hears from students about increasing rent prices in Ames. Mr. Staudt offered that if in-fill developments are not approved, the developments will occur farther and farther out, which increases costs for CyRide. According to Mr. Staudt, more and more students are coming without cars and need to ride CyRide. Also, he believes that to bring rent prices down, the number of apartments needs to increase. To keep CyRide costs down, more development around Campus needs to occur.

Jay Adams, 248 Village Drive, Ames, noted that by going to CSC, parking will be lost. When parking is lost, people park on side streets. Mr. Adams said they have talked to a lot of landlords and people living in the adjacent areas, and they do not want this project.

Developer Kevin McGraw, River Caddis Development, East Lansing, Michigan, stated that parking is not an issue. Residents of the proposed project will not be parking on the street. He urged enforcement of parking be done; it actually is a revenue-producer in East Lansing where he lives and is a deterrent for parking on the street.

Mr. McGraw said that they “went to great lengths to design a great project” and made several changes after hearing comments from the Council. He also noted that they had just received a 492-page environmental report, and the properties that they are developing are contaminated. The buildings were built in 1958 and more than likely contain lead and asbestos. Mr. McGraw said that they are very proud of the proposed project. He noted that the Campustown Action Association supports the project. Mr. McGraw indicated that if there is a problem with parking on their site, they will fix it. He stated that the developers have met with the neighborhood residents and they will meet with them again. They want to be part of the solution to the on-street parking problems.

Council Member Gartin asked Mr. McGraw to address Ms. Cady’s concern that there is inadequate parking on the property for the 500 beds and businesses proposed for the project. Mr. McGraw noted the different types of parking: angled parking, unloading zones, etc. He emphasized that the development is “walkable.” The proposed development provides more spaces than what are needed; they have been counseled by the largest parking consultants on this project.

Ms. Betcher asked if it would be possible for the developers to re-think the project and make it smaller. Mr. McGraw noted that this project has already been delayed for a year. They have redesigned the project and had many iterations in an attempt to alleviate concerns.

The Mayor closed the public hearing.

Council Member Betcher indicated that, to her, transitioning is an issue. She is concerned that this development will guide the transitioning from the eastern part of the neighborhood to the western part of the neighborhood. In Ms. Betcher’s opinion, moving to CSC is a pretty major change, especially for those people living immediately to the west of this project. Ms. Betcher indicated that she hopes that the City Council, in the near future, will have a discussion about parking enforcement. She said the Council needs to consider how many business-users, family, and friends who are not residents of the apartments, will not be able to find a place to park.

Council Member Orazem stated that, in the past few years, 11,000 students have been added; however, 11,000 beds have not been added, and that puts pressure to make alternative types of housing available. As a result, single-family housing has been converted into rentals. To him, the best place to put high-density apartments is near Campus, not on the outskirts of Ames. Pertaining to transitioning, Council Member Orazem showed a map indicating that the area immediately across the street on Hyland is entirely rentals. He noted that the City has a need to provide for additional rental housing, and the area across from Campus is not the worse place to put high-density residential. Council Member Gartin pointed out that CyRide, in its current model, cannot be expanded without lowering its level of service.

Mr. Gartin indicated that his support of the project should not be construed to be submissive to the concerns of the adjacent property owners expressed at this meeting.

Moved by Gartin, seconded by Orazem, to pass on first reading an ordinance rezoning 2728 Lincoln Way, 112 and 114 South Hyland Avenue, and 115 South Sheldon Avenue from Residential High Density (RH) and University West Impact Overlay (O-UIW) to Campustown Service Center (CSC). Roll Call Vote: 5-1. Voting aye: Beatty-Hansen, Corrieri, Gartin, Nelson, Orazem. Voting nay: Betcher. Motion declared carried unanimously.

The meeting recessed at 8:08 p.m. and reconvened at 8:15 p.m.

Vacation and Conveyance of City Right-of-Way on South Sheldon Avenue. Director Diekmann stated that River Caddis, Inc., is requesting that the City Council initiate the vacation and sale of excess right-of-way along the west side of South Sheldon Avenue in Campustown. The developer has requested placement of stormwater treatment measures within the right-of-way. City staff is not able to authorize that, but did note that the right-of-way area fronting the property at 115 S. Sheldon Avenue could potentially be excess right-of-way that could be purchased and used for such a purpose.

Council Member Betcher asked if the Council wants to expand the sidewalk, is the City going to be able to secure an easement in the future. City Attorney Judy Parks indicated that it might be possible for the City to secure such an easement.

Moved by Nelson, seconded by Corrieri, to direct staff to initiate the process for the vacation and sale of a portion of right-of-way along the west side of South Sheldon Avenue abutting the property at 115 S. Sheldon Avenue.

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

Urban Revitalization Area. Jay Fournieu, Opus Design Build, Minnetonka, Minnesota, showed specific detailing of the building in the proposed development. Mr. Fournieu said that they had changed the colors of the proposed project to look much more timeless, long-term. He showed the transitioning of the number of stories.

According to Mr. Fournieu, the design is such so as not to create a “street wall.” Additional street trees and green space were shown on Hyland. According to Mr. Fournieu, the amenities deck has been approved by public safety. Multiple layers of acoustic barriers were described and shown. Acoustic panels will be included. Council Member Betcher said that it appeared to her that the acoustic barriers were mainly on the commercial side, not the residential side. Mr. Fournieu said that the public safety concerns drove the design. He noted that there will be staff monitoring the amenities deck at all times when it is open.

Sarah Cady, 2012 Arbor Street, Ames, asked to know the height of the apartment buildings to the south of the property in question. She believed those to be two stories. Ms. Cady asked how close the amenities deck is to the windows of the apartment building directly to the south. Mr. Fournieu said that the height of the amenities deck comes in at the roof line of the apartment building. There is not a building directly adjacent to the amenities deck.

Director Diekmann asked the City Council members if there was anything they wanted to add or remove.

Council Member Betcher said she does not mind the looks of the amenities deck. She does have a problem that it is in the CSC zone and the fact that there is residential low-density that is on the side where there is not going to be buffering. She believes that the deck will outlast the owners, whom she believes have done a good job addressing her concerns; she likes this design better than the original one.

Moved by Orazem, seconded by Nelson, to adopt RESOLUTION NO. 16-574 directing staff to initiate an Urban Revitalization Area for 2700 Block of Lincoln Way and setting November 15, 2016, as the date of public hearing.

Roll Call Vote: 5-1. Voting aye: Beatty-Hansen, Corrieri, Gartin, Nelson, Orazem. Voting nay: Betcher. Resolution declared adopted, signed by the Mayor, and hereby made a portion of these Minutes.

HEARING ON REZONING, WITH MASTER PLAN, 3115, 3119, 3301, 3325, 3409, and 3413 SOUTH DUFF AVENUE: Mayor Campbell opened the public hearing. Director Diekmann noted that the Contract Rezoning Agreement was not sent to the developers for their review until last Friday. They had sent back some revisions on Monday, but the City Attorney had not had time to review the changes. The Mayor asked that the Council continue the hearing to allow that review to occur.

Moved by Nelson, seconded by Corrieri, to continue the hearing to October 11, 2016, on rezoning, with Master Plan, property located at 3115, 3119, 3301, 3325, 3409, and 3413 South Duff Avenue from Highway-Oriented Commercial (HOC) and Agricultural (A) to Residential High Density (RH) and Highway-Oriented Commercial (HOC).

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

HEARING ON MAJOR SITE DEVELOPMENT PLAN AMENDMENT FOR 3505 AND 3515 LINCOLN WAY (WALNUT RIDGE): The public hearing was opened by the Mayor. Mayor Campbell closed the hearing after no one came forward to speak.

Moved by Corrieri, seconded by Betcher, to adopt RESOLUTION NO. 16-576 approving a revision to the Major Site Development Plan pertaining to the overall Landscape Plan.

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

HEARING ON WATER POLLUTION CONTROL FACILITY TRICKLING FILTER PUMPING STATION PIPE RECOATING PROJECT: The Mayor opened the public hearing and closed same after no one came forward to speak.

Moved by Betcher, seconded by Beatty-Hansen, to adopt RESOLUTION NO. 16-577 approving final plans and specifications and awarding contract to TMI Coatings, Inc., of St. Paul, Minnesota, in the amount of \$58,500.

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

Moved by Betcher, seconded by Orazem, to adopt RESOLUTION NO. 16-578 authorizing the transfer of \$2,890 in savings from WPC Raw Water Pump Station Repainting Project to this project.

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

HEARING ON 2007/08 SHARED-USE PATH EXPANSION (OAKWOOD ROAD): The public hearing was opened by Mayor Campbell.

Steven Leege, 2805 White Oak Drive, Ames, said that he is the owner of one of the properties that is immediately adjacent to the path. While he indicated that he is in favor of this project moving forward at some point, he cited his concerns about drainage, especially in light of the recent flash-flooding. Mr. Leege said that the ditch is going to be filled in to order to construct this path. His concern is that the drainage has not been studied, and he requested that the project be delayed until the drainage be

evaluated to ensure that it is adequate. Municipal Engineer Tracy Warner responded that the tile was sized appropriately at the time the church was built, which was in the County at that time. The pipe was installed by the City in 1996 in response to the Flood of 1993. She indicated that an option would be to not approve the final plans and specifications and direct staff to re-evaluate the drainage. Ms. Warner said that she did not anticipate the construction of the path making the drainage any worse. She did confirm that the City will have to do some grading work. The slope of the ditch on the north side of the road is greater than the one on the south side.

Council Member Betcher said that the City has been watching this drainage problem since at least 2014, when she came on Council. She emphasized that the City has been watching it, but that does not necessarily mean that the City has been evaluating it.

Assistant City Manager Kindred noted that exceptional storms like the one occurring late last week impact the entire City. Council Member Orazem believes that if there is further development near the area, measures could be taken to drain the water.

Council Member Gartin said as much as he is an advocate for shared-use paths, he is struggling with this one because he doesn't want to do more harm. Municipal Engineer Warner commented that if the Council so directed staff could re-evaluate the project. She said she is not saying that they can come up with anything different.

The Mayor closed the hearing when no one else wishing to speak.

Moved by Beatty-Hansen, seconded by Orazem, to adopt RESOLUTION NO. 16-579 approving final plans and specifications and awarding a contract to Con-Struct, Inc., of Ames, Iowa, in the amount of \$203,988.90.

Ms. Beatty-Hansen stated her belief that the construction of this path is not going to cause more problems.

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

HEARING ON AMENDMENT TO 2014-18 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG): Housing Coordinator Vanessa Baker-Latimer gave a presentation on the City's application for a Neighborhood Revitalization Strategy Area (NRSA) Plan Designation for State Avenue. She specified the Neighborhood and Demographic Criteria that must be met to be eligible for that Designation. Ms. Baker-Latimer advised that the subject site falls within Block Group 2 in 13.01 Census Tract. The actual LMI percentage and the quartile percent are both 69.25%; therefore, no other census tracts or block groups need to be added for that Block Group to qualify under the NRSA guidelines. Ms. Baker-Latimer also detailed the Performance Measures for the NRSA and described the components for a NRSA designation.

The current and amended revenue sources for the Annual Action Plan were summarized by Ms. Baker-Latimer. She also reviewed the current Program activities of the Plan and the amended Program activities.

Mayor Campbell opened the public hearing. No one wished to comment and the Mayor closed the public hearing.

Moved by Orazem, seconded by Gartin, to adopt RESOLUTION NO. 16-580 approving the proposed Amendment to the 2014-18 Five-Year Consolidated Plan and the 2016-17 Annual Action Plan to create a Neighborhood Revitalization Strategy Area for Census Tract 13.01, Block Group 2, which borders along the south side of West Lincoln Way Corridor, the east side of South Dakota, the north side of College Creek, and the west side of State Avenue.

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 CDBG CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER): The public hearing was opened by the Mayor. No one came forward to speak, and the Mayor closed the hearing.

Moved by Orazem, seconded by Gartin, to adopt RESOLUTION NO. 16-581 approving the 2015-16 CAPER.

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

HEARING ON AMENDMENTS TO FISCAL YEAR 2016/17 BUDGET: Finance Director Duane Pitcher and Budget Officer Nancy Masteller were present. Mr. Pitcher stated that the *Code of Iowa* requires that city spending by program not exceed Council approved budget amounts at any time during the year. The City monitors spending against the approved budget and has maintained compliance with the Code; however, delays in large construction projects, such as the Electric Power Plant Fuel Conversion and the New Water Treatment Plant, revealed situations where spending in excess of approved budget amounts could potentially occur if staff waited to amend the budget for carry-over amounts until March. Mr. Pitcher noted that, for the past two years, a fall amendment to add the carry-over projects from the prior year to the current Adopted Budget had been submitted to the City Council for approval. A carry-over amendment has been prepared to carry over unspent funds from 2015/16, which total \$64,822,515. All of the projects were approved by the Council as part of the Fiscal Year 2015/16 Budget.

Moved by Betcher, seconded by Corrieri, to adopt RESOLUTION NO. 16-582 amending current budget for Fiscal Year ending June 30, 2017.

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

Mayor Campbell asked staff from the Public Works Department to provide an update to the recent flash flooding that had occurred over the past few days.

Ms. Warner noted that the City received anywhere from three to six inches of rain in a short period of time. Three inches of rain in that time period equated to well over a 200-year flood and the six-inch rainfall in that time period equates to a 500-year flood. Several people had sanitary sewer back-ups or water in their basements. She noted that there are still some sump pumps that go into the sanitary sewer, which compounds the problems. Ms. Warner stated that the City was extremely fortunate that this was not an incident of flash flooding and river flooding. Improvements to the sanitary sewer system over the past few years proved beneficial. It is difficult to predict where the heaviest rainfall will occur the next time in the City.

The Council was told how the City is tracking and mapping information coming in regarding the damages. Ms. Warner said that residents who had damages should call the City to report it. Mayor Campbell advised that Governor Branstad had, late this afternoon, declared Story County a Disaster Area. Ms. Warner explained what occurred after the 2010 Flood regarding FEMA funding.

At the inquiry of Council Member Betcher, Municipal Engineer Warner explained what had been done to improve the sanitary sewer in the area of Lynn Avenue. Ms. Betcher said that she had heard from residents in the 400 and 500 Blocks of Lynn who had sanitary sewer back-ups.

COUNCIL COMMENTS: Moved by Orazem, seconded by Gartin, to refer to staff for placement on a future Agenda the 13th Street and Kellogg Avenue Traffic Signal request.

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

Moved by Corrieri, seconded by Gartin, to refer the memo from Assistant City Manager Phillips dated September 23, 2016, regarding Human Services outcomes measurement back to staff for additional information.

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

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

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

Moved by Gartin, seconded by Corrieri, to return to Regular Session.

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

ADJOURNMENT: Moved by Corrieri to adjourn the meeting at 10:14 p.m.

Diane R. Voss, City Clerk

Ann H. Campbell, Mayor