

MINUTES OF THE REGULAR MEETING OF THE AMES CITY COUNCIL

AMES, IOWA

OCTOBER 10, 2017

The Regular Meeting of the Ames City Council was called to order by Mayor Ann Campbell at 6:00 p.m. on October 10, 2017, in the City Council Chambers in City Hall, 515 Clark Avenue, pursuant to law. Present were Council Members Bronwyn Beatty-Hansen, Gloria Betcher, Amber Corrieri, Tim Gartin, Chris Nelson, and Peter Orazem. *Ex officio* Member Rob Bingham was also present.

PROCLAMATION FOR “COMING OUT WEEK,” OCTOBER 8-14, 2017: Mayor Campbell proclaimed the week of October 8-14 as “Coming Out Week.” Accepting the Proclamation was Joel Hochstein, representing Ames Pride. Mr. Hochstein commented that the goal of Ames Pride is to put on events that build community among the LGBTQ community and to educate about what the needs are of our citizens locally and the surrounding areas. Mr. Hochstein stated that the City added an LGBTQ liaison within the Police Department. He also commented on the work that has been done by the Ames Human Relations Commission. Mr. Hochstein provided information on an LGBTQ event that will be held at the Bandshell Park on Saturday, October 14, 2017, from Noon until 6 PM.

Mayor Campbell announced that the City Council would be working from an Amended Agenda. Item 29, the staff report regarding a request of Rose Prairie developers to amend the Pre-Annexation Development Agreement and Master Plan, had been removed from the Agenda at the request of the developer. An item pertaining to approval of the preliminary plans and specifications for the 2017/18 CDBG Public Infrastructure Improvements Program had been added.

CONSENT AGENDA: Moved by Betcher, seconded by Corrieri, to approve the following items on the Consent Agenda:

2. Motion approving payment of claims
3. Motion approving Minutes of Regular Meeting of September 26, 2017
4. Motion approving certification of civil service applicants
5. Motion approving Report of Contract Change Orders for September 16-30, 2017
6. Motion approving new Class C Liquor License for Bullseye Restaurant Group, LLC, 114 S. Duff Avenue (pending dram & final inspection)
7. Motion approving temporary Outdoor Service Privilege for Tip Top Lounge, 201 E. Lincoln Way, for the following dates:
 - a. October 14-15, 2017
 - b. October 28-29, 2017
8. Motion approving renewal of the following Beer Permits, Wine Permits and Liquor Licenses:
 - a. Class E Liquor, C Beer, & B Wine - HyVee Food Store #1, 3800 W. Lincoln Way
 - b. Class C Beer - Doc’s Stop No. 5, 2720 East 13th Street
 - c. Class C Liquor, B Native Wine, & Outdoor Service - AJ’s Ultra Lounge, 2401 Chamberlain Street

- d. Class E Liquor, C Beer, & B Wine - HyVee Food & Drugstore #2, 640 Lincoln Way
- e. Class C Liquor - London Underground, 212 Main Street
- f. Special Class C Liquor - Creative Spirits Ames, 4820 Mortensen Road, Ste. 101
- 9. RESOLUTION NO. 17-602 approving and adopting Supplement No. 2017-4 to *Municipal Code*
- 10. RESOLUTION NO. 17-603 approving appointment of Sara Sheldon to fill vacancy on Public Art Commission
- 11. RESOLUTION NO. 17-604 proposing vacation of Electric Utility Easement at 4506 Lincoln Way and setting the date of public hearing for October 24, 2017
- 12. RESOLUTION NO. 17-605 awarding contract for purchase of 15kV Aluminum Cable to WESCO Distribution of Des Moines, Iowa, in the amount of \$75,723.90 (inclusive of Iowa sales tax), subject to metals adjustment at time of order
- 13. RESOLUTION NO. 17-606 approving contract and bond for 2017/18 Traffic Signal Program (East 13th Street/Interstate 35 Northbound Exit Ramp)
- 14. RESOLUTION NO. 17-607 accepting completion of CyRide Re-Roof Project
- 15. Cemetery Lane Improvements Project:
 - a. RESOLUTION NO. 17-608 approving transfer of \$42,796.30 from unobligated balance of G.O. Bonds proceeds
 - b. RESOLUTION NO. 17-609 approving Change Order No. 1
 - c. RESOLUTION NO. 17-610 accepting completion
- 16. 2017/18 Pavement Restoration Contract 1 - Concrete Joint Program:
 - a. RESOLUTION NO. 17-611 approving Change Order No. 1
 - b. RESOLUTION NO. 17-612 accepting completion
- 17. 2017/18 Pavement Restoration Contract 2 - Slurry Seal Program:
 - a. RESOLUTION NO. 17-613 approving Change Order No. 1
 - b. RESOLUTION NO. 17-614 accepting completion
- 18. RESOLUTION NO. 17-615 approving Plat of Survey for 2021 Audubon Drive and 2104 Leopold Drive
- 19. RESOLUTION NO. 17-616 approving Major Final Plat for Birch Meadows, 1st Addition
- 20. RESOLUTION NO. 17-617 approving Major Final Plat for Quarry Estates Subdivision, 2nd Addition
- 21. RESOLUTION NO. 17-618 approving partial completion of public improvements and reducing security for Crane Subdivision, 4th Addition
- 22. RESOLUTION NO. 17-619 approving completion of public improvements and releasing security for Scenic Valley, 1st Addition
- 23. RESOLUTION NO. 17-620 approving completion of public improvements and releasing security for Scenic Valley, 2nd Addition
- 24. RESOLUTION NO. 17-621 approving completion of public improvements and releasing security for Dotson Drive Subdivision
- 25. RESOLUTION NO. 17-622 approving completion of public improvements and releasing security for Sunset Ridge, 7th Addition
- 26. RESOLUTION NO. 17-629 approving preliminary plans and specifications for the 2017/18 CDBG Public Infrastructure Improvements Program (321 State Avenue); setting November 7, 2017, as the bid due date and November 14, 2017, as the date of public hearing.

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

PUBLIC FORUM: Merlin Pfannkuch, 1424 Kellogg Avenue, Ames, spoke requesting Council to develop a new policy regarding the City's tax abatement incentives for industries. Mr. Pfannkuch requested the adoption of a policy that would state that no company seeking industrial tax abatement incentives could be offered more than the standard industrial tax abatement of five years unless the company discusses the project with the Council and public first.

No one else requested to speak, and the Mayor closed public forum.

ORDINANCE TO ESTABLISH SIX-MONTH MORATORIUM ON NEW RENTAL OCCUPANCY PERMITS FOR SINGLE AND TWO-FAMILY HOMES: Interim City Attorney Mark Lambert gave background information on the establishment of a moratorium on new Rental Occupancy Permits for single- and two-family homes. Mr. Lambert stated that two motions were adopted the last time this had been discussed. There was an amendment of an ordinance to change the area for a moratorium from the entire City of Ames to certain neighborhoods near the University and to add language to prohibit the issuance of Building Permits within those areas. Within the memo that Mr. Lambert provided for the Mayor and Council, he stated that it would be problematic to describe all streets and boundaries of those neighborhoods. Planning had wanted to do maps, but there is no real way to put a map into the *Municipal Code*. It was decided to reference a URL and have the maps on the Website. He noted that this had been done at the state level. Mr. Lambert also noted that there is an option of making a motion to add the Colonial Village Neighborhood to the moratorium on the second reading.

Moved by Beatty-Hansen, seconded by Betcher, to amend the moratorium to add the Colonial Village Neighborhood.

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

Interim City Attorney Lambert reminded the Mayor and Council about the time limit on the moratorium. He noted that the length of time it has taken to pass the moratorium has already gone into part of the initial six months. If a motion is made to extend until April 30, that will give the Council more time to deliberate ideas. The six months will start once the Ordinance is published.

Moved by Gartin, seconded by Betcher, to make April 30, 2017, the date of the termination of the moratorium.

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

Moved by Betcher, seconded by Gartin, to pass on second reading the moratorium on new Rental Occupancy Permits for single- and two-family homes, as amended twice.

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

ORDINANCE TO ALLOW PARKING ALONG WEST SIDE OF KINGSBURY AVENUE:
Moved by Betcher, seconded by Corrieri, to pass on third reading and adopt ORDINANCE NO.

4324 to allow parking along west side of Kingsbury Avenue.

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

EARL MAY REQUESTS ON STORM WATER REQUIREMENTS AND SITE DEVELOPMENT PLAN REVIEW REQUIREMENTS: Director of Planning and Housing Kelly Diekmann gave the Council the background on the issue: A letter had been received from Jeff Harris concerning the parking lot redevelopment of the Earl May store located at 1601 S. Kellogg Avenue. The issue at hand is that the work was essentially complete by the time of the notification by staff that there was a requirement for a Minor Site Development Plan and subject to storm water management requirements. The property owner representatives had disputed the Site Development Plan requirement with staff, but eventually prepared a Minor Site Development Plan reflecting what was already done. Mr. Diekmann indicated that the problem was that it did not meet City standards for zoning, landscaping, and parking lot design and did not meet the storm water requirements. This Plan was unable to be approved by staff. The applicant indicated they would not make the changes and would seek changes to the standards in support of their completed project as being consistent with the 1998 site plan that was approved for a prior addition to the building. Director Diekmann commented that no infractions have been issued at this time.

According to Mr. Diekmann, the Zoning Ordinance includes requirements specifically for site improvements, parking reconstruction, and the review of Site Development Plan prior to approval of a Building/Zoning Permit. In this instance, the relevant issues are that development or reconstruction of a parking lot triggers Site Development Plan review by the Planning Director.

According to Mr. Diekmann, representatives of Earl May have requested the City to consider how storm water ordinance applies to redevelopment projects specific to parking lots and site development plan application process. Public Works Director John Joiner explained that the Post-Construction Ordinance dictates storm water quality and quantity standards of storm water requirements. Mr. Joiner noted that the City of Ames has a threshold for kicking in those standards of a project that disturbs one acre or more or 10,000 square feet of impervious cover created; when the parking lot is removed the impervious cover kicks in. Council Member Beatty-Hansen asked about there being 10,000 square feet of new impervious cover created. Mr. Joiner responded by informing the Council on the discussions that had been held at the time the Ordinance was initially adopted. The Council felt when a parking lot is removed, then reconstructed, there is an opportunity to create improvement, and that is when the impervious threshold kicks in.

Council Member Nelson indicated that he does not feel that a good decision can be made at this time because of the complexity of the issue. He felt that the City Council needs to have a workshop to point out the challenges that are specific to the Ames community and some of the existing conditions. Mr. Nelson stated that he wants the Council to have a broader conversation on this issue. Mayor Campbell inquired if this was due to the new standards getting out there. Council Member Nelson feels it is a chance to ask more questions. Council Member Betcher inquired as to what happened with Earl May to get to this point. Mr. Diekmann responded that a Building Permit is not required for a parking lot, and the Planning Department was not contacted about what needed to be

done.

Moved by Gartin, seconded by Nelson, to direct staff to withhold enforcement on the Earl May project pending a resolution of the workshop and process out of that.

Council Member Beatty-Hansen asked what the corrective action would be if a motion does not go through. Director Diekmann stated that there is a fine per-day after a citation is given until compliance has been reached. Council Member Betcher pointed out that this situation is yet another time that something has been done and then they had asked for forgiveness. She also noted that storm water has been out there in many Council discussions.

Vote on Motion: 6-0. Motion Carried unanimously.

Moved by Nelson, seconded by Betcher, to have a workshop as soon as possible on the storm water requirements to discuss challenges with the storm water ordinance.

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

Mr. Diekmann requested clarification at this time that no action will be taken on the site plan application process. He would prefer to not support changing the site plan application requirement, but remove from the discussion about storm water. Mr. Diekmann would like to respond to the Earl May representative that the site plan application will not change, but there will be a discussion on storm water. The pending project will go nowhere until the storm water discussion happens. This was confirmed by Mayor Campbell.

REQUEST OF RES DEVELOPMENT AND R. FRIEDRICH AND SONS REDEVELOPMENT OF FORMER CRAWFORD SCHOOL AT 415 STANTON AVENUE:

Director Diekmann stated that the former Crawford School site on Stanton Avenue has been sitting vacant for the last two years. RES Development and R. Friedrich and Sons have purchased the property and would like to rehabilitate the existing building and make an addition to the property to make it a multi-family housing option. At this time the area is zoned as low density, which does not allow multi-family housing. The request is to have a land use amendment to a high-density residential and also concurrently to rezone the site for a single-use, which would be senior living only.

According to Mr. Diekmann, the applicant is proposing to limit occupancy to one type of occupant, which would be an independent senior living facility age-restricted living environment of 55+. The applicant does agree to this as well as to maintaining the current building is part of the project as part of a contract rezoning as part of this process. The owner would like this done concurrently. Staff does support this because it is only one use involved and using an existing building. It was noted that the developer has reached out to representatives of the area. Mr. Diekmann indicated that this could be a one-step minor amendment. He also noted that the site is not large enough for a PRD.

Director Diekmann stated that the last issue the developers have raised is that they would like the City to consider establishing an Urban Revitalization Area to provide a partial property tax abatement. He said that there is not a policy at this time that support or not support, so the Council will need to provide direction on this. If the City Council would agree to establishing an Urban Revitalization

Area, staff would need to know what criteria it would be interested in establishing to be eligible for those incentives.

Luke Jensen, RES Development, 2519 Chamberlain, Ames, told the Council that they have worked with the SCAN and Crawford Task Force for the past year and a half. It was noted that they had been the developer who had completed the Roosevelt School redevelopment, and also had been the developer who had worked with the Colonial Village. RES believes that there is a need for a neighborhood for those 55 and older. These people are wanting and needing spaces that are safer, more modern, and be an updated living space. Mr. Jensen advised that the existing portion of the Crawford School will have 12 units. The south wing will be two stories of ten units on each floor for a total of 32 units. The facility will have parking on grade that will be covered. There will be amenities inside such as fitness room, along with amenities outside such as a fire pit. There is a goal of having the residents not be able to tell the old part of the building compared to the new. Mr. Jensen is in agreement with the LUPP amendment along with public meeting, contract rezoned to the independent senior living language, amend the text amendment language to the code on 55+ that would affect the whole City.

Mr. Jensen offered his opinion that the Urban Revitalization designation would give the community something fresh and keep the building preserved for the history. He said that the developers are looking to start in Winter 2018 and complete in Winter 2019. The developers see this as an important project to this neighborhood and believe that this type of use provides a lot of certainty and use to this area. This will give new opportunities to this neighborhood and the homes in the market stock. Council Member Betcher asked about what the model would be for the housing units. Mr. Jensen responded that they are continuing to listen to the citizens to see what is wanted. At this time, the developer is not sure if the units would be for sale or for rent; however, those that purchase would get the tax abatement, if offered, which is similar to what was done in the Roosevelt.

Barbara Pleasants, 516 Lynn Avenue, Ames, explained that she was representing the SCAN and the Crawford Task Force. According to Ms. Pleasants, the SCAN has had continued conversations with Dean and Luke Jensen on the possible development of the old Crawford School. She commented that the developers have listened to the input of the residents of the Neighborhood, and there was unanimous support from the Neighborhood for a senior housing development. Ms. Pleasants said that the Neighborhood needs to have a conversation about the possible text amendment dealing with the age requirement.

Moved by Beatty-Hansen, seconded by Betcher, to direct staff to proceed with a Minor Land Use Policy Plan Amendment for the property in question to high-density residential and also concurrently to rezone the site for a single-use, which would be senior living only.

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

Moved by Beatty-Hansen, seconded by Betcher, to direct staff to concurrently authorize a rezoning application and to require it to be a contract rezoning.

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

Mr. Diekmann stated he needed to know if the Council was interested in any particular criteria. Council Member Beatty-Hansen suggested that public space or community room be required. Mr. Jensen was asked to respond on his thoughts about that suggestion. Mr. Jensen stated there would be common space, but it would not be public; its use would be limited to the residents.

Moved by Betcher, seconded by Orazem, to direct staff to come back with information on how to proceed with the Urban Revitalization Area at the time of the Land Use Policy Plan Amendment. Vote on Motion: 6-0. Motion declared carried unanimously.

Moved by Betcher, seconded by Corrieri, to refer to staff for a memo concerning a text amendment around the definition of “independent senior living” around the City. Vote on Motion: 6-0. Motion declared carried unanimously.

ENCROACHMENT PERMIT FOR 400 MAIN STREET: Director of Parks and Recreation Keith Abraham provided background on the request for an Encroachment Permit at 400 Main Street. Randy Pyle, the owner of 400 Main Street, had filed an application for an Encroachment Permit and is now seeking City Council approval. Mr. Pyle’s intention is to rent the basement space of that building to a business, but first needs to bring the stairwell into compliance with the Code and address water issues in the basement. In addition, Mr. Pyle wants to widen the stairwell that enters the basement and remove the concrete stairs to the Bar La Tosca entrance and replace those with a set of stairs similar to what has been installed for the Spice Restaurant. He also has requested to cut the vertical supports to the fire escape and extend the posts of the railing below to support the fire escape. Mr. Pyle would like to deal with his water issue by removing the concrete along his building, the adjacent sidewalk, and the north/south curved sidewalk in the plaza and replace that with a north/south walkway that extends 16' to the east. As part of the project, Mr. Pyle is requesting to remove the four trees and stumps located on the west side of the plaza. Director Abraham stated that those four trees are showing distress, and he does not feel that the City would lose anything by taking them out. One to two new trees may be planted in new locations within the plaza as determined by staff. The last part is to repair any turf damaged during construction with seed or sod as determined by staff. Mr. Pyle has agreed to pay for all of these improvements if given approval to move ahead with the project. He is aware that he will need to obtain any needed permits and site plan approvals as required, by the City.

Council Member Gartin inquired about the possibility of using permeable pavers. Mr. Abraham said that he had not discussed that with Mr. Pyle. He noted the water issues presently occurring around 400 Main Street and pointed out that Mr. Pyle wants to move the water away from his building. Council Member Betcher noted her concern over the loss of shade and wondered about any future plans for another shelter. Mr. Abraham answered that, at this time, there is not any funding for that.

Mr. Schainker brought the Council’s attention to staff’s recommendation that approval of the Encroachment Permit be contingent on eight items. Those items would have to be completed before the Permit would go into affect. He noted that Mr. Pyle will have to talk with the City about building permits and site plans. Mr. Abraham reiterated that Mr. Pyle is aware that a Building Permit and site plan would have to be approved.

Moved by Corrieri, seconded by Betcher, to adopt RESOLUTION NO. 17-623 approving an Encroachment Permit for 400 Main Street contingent on approval of a Building Permit and the following:

- a. Install a new stairwell, 5' by 27' 1", to the basement of his building.
 - b. Remove the concrete stairs to Bar La Tosca and replace with a metal staircase, 52: wide by 13' 5.75" long.
 - c. Remove four trees and plant up to two trees with the species and location determined by Parks and Recreation staff.
 - d. Cut vertical supports to fire escape and extend posts of railing to support the fire escape.
 - e. Remove both sidewalks through the west portion of the Plaza and replace with a sidewalk, running north to south, which extends 16' to the east from his building wall.
 - f. Repair any turf areas damaged during construction or created by removing the sidewalks.
 - g. Obtain all necessary permits and site plan approvals as required by Municipal Code.
 - h. Pay all appropriate fees associated with this project and sign the Encroachment Permit Agreement.
- Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

FEMA GRANT APPLICATION FOR FLOOD MITIGATION: Tracy Warner reminded the Council about the special meeting that dealt with the flood mitigation and river flooding in November of 2016. Ms. Warner stated that the environmental clearance associated with Grand Avenue that also covers this area was received. Now staff is able to have and continues to have property owner conversations and is able to move forward with grant applications and design components. The items before the Council were the FEMA application requirements. Ms. Warner stated this is a nationally competitive grant, is very limited, and the application is required by this Friday.

Moved by Beatty-Hansen, seconded by Nelson, to adopt RESOLUTION NO. 17-624 approving the local match in the amount of \$ \$1,144,000 (a minimum of 25 percent) for the Flood Mitigation-River Flooding project with a total project estimated cost of \$4,576,000 and adopt RESOLUTION NO. 17-625 designated Tracy Warner to serve as the authorized representative. .
Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

HEARING ON MAJOR SITE DEVELOPMENT PLAN (MSDP) FOR 2151 COTTONWOOD ROAD: Mayor Campbell opened the public hearing. Mr. Diekmann stated that all "FS-RM" apartment buildings must go through public hearings with the Planning and Zoning Commission and the City Council. According to Mr. Diekmann, the Planning and Zoning Commission recommended this project be approved, but requested additional landscape to the rear of the site because of the interface with Christofferson Park. The applicant has chosen to integrate this into their project. There are two conditions that are common to the projects. One is if lighting is to be submitted at a later date, it does need staff approval. The second condition is about the outlot on the site. The project must meet a transitional buffer requirement. The buffering should happen on the outlot and not the apartment project. In the event the landscaping is not installed, it is the apartment property owner's responsibility, not the homeowners association.

Council Member Betcher inquired about the kind of metal and percentage of metal. Mr. Diekmann stated there were two types of metal, the flat architectural metal siding and corrugated ribbed metal; it is to be about seventy-five percent metal. The building has more of a modern or industrial look to seem to be a commercial-looking building. Council Member Betcher stated the metal is not common in the residential area.

Chuck Winkleblack, 105 South 16th Street, Ames, spoke on behalf of the developer. He advised that when the focus groups were completed, what they heard from the people in the area was for them to do something that doesn't look like the rest of the apartment buildings. The transition will be from three-story buildings to two-story buildings with garages. The developer said it will have very little impact on the houses to the west because a person would see very little of the building. No one else came up to speak, and the Mayor closed the hearing

Moved by Beatty-Hansen, seconded by Corrieri, to adopt RESOLUTION NO. 17-626 approving the MSDP to allow for a 12-unit apartment building located at 2151 Cottonwood Road, with the following conditions:

1. Review of an outdoor lighting plan is deferred for staff review and compliance with the Outdoor Lighting Code, Section 29.411 of the Municipal Code.
2. Prior to occupancy, complete the High Screen plantings within Outlot B as a substitute for on-site plantings.

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

HEARING ON 2016/17 CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER): The Mayor opened the hearing. No one came forward to speak, and the hearing was closed.

Moved by Nelson, seconded by Corrieri, to adopt RESOLUTION NO. 17-627 approving the 2016/17 CAPER.

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

HEARING ON FURNISHING OF 15kv OUTDOOR METALCLAD SWITCHGEAR AND 69kv CONTROL PANELS FOR TOP-O-HOLLOW SUBSTATION EXPANSION: The hearing was opened by the Mayor and closed after no one requested to speak.

Moved by Betcher, seconded by Gartin, to accept the report of bids and delay award of a contract. Vote on Motion: 6-0. Motion declared carried unanimously.

HEARING ON 2015/16 AND 2016/17 BRIDGE REHABILITATION PROGRAM (EAST LINCOLN WAY AND DAYTON AVENUE): Mayor Campbell opened the public hearing and closed same after there was no one wishing to speak.

Moved by Orazem, seconded by Gartin, to adopt RESOLUTION NO. 17-628 approving final plans

and specifications and awarding a contract to Peterson Contractors, Inc., of Reinbeck, Iowa, in the amount of \$853,467.

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

PRESENTATION OF 2017 RESIDENT SATISFACTION SURVEY RESULTS: Public Information Officer Susan Gwiasda presented the results of the 35th Annual Survey. The overall rating for the City was 98% either very good or good.

COUNCIL COMMENTS: Moved by Corrieri, seconded by Orazem, directing staff to place on a future agenda a text amendment to allow pet grooming in the Village Residential zone.

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

Moved by Gartin, seconded by Orazem, to refer to staff for a memo the Bloomington Town Homes Association request for drainage improvement and storm sewer installation from Hyde Avenue to Ada Hayden Park.

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

Council Member Orazem inquired about the letter received from Kum & Go. Mr. Diekmann stated this was a request to initiate a text amendment to allow gas stations to be a special use in Campustown. If this was not approved as requested, Kum & Go is requesting other alternatives be considered. He noted that there are many options that could be pursued for redevelopment of the property in question. It was noted by Council Member Betcher that the Council had already dealt with this, stating that it was not interested in referring this request back to staff.

ADJOURNMENT: Moved by Beatty-Hansen to adjourn the meeting at 8:08 p.m.

Diane R. Voss, City Clerk

Ann H. Campbell, Mayor

Stacy Craven, Recording Secretary