

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

**AMES, IOWA**

**MARCH 27, 2018**

**AMES AREA METROPOLITAN PLANNING ORGANIZATION (AAMPO)  
TRANSPORTATION POLICY COMMITTEE MEETING**

The Ames Area Metropolitan Planning Ordinance (AAMPO) Transportation Policy Committee meeting was called to order by Ames Mayor and voting member John Haila at 6:00 p.m. on the 27th day of March, 2018, 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; David Martin, City of Ames; Chris Nelson, City of Ames; Lauris Olson, Story County; Jonathan Popp, Gilbert Mayor; and Steven Valentino, Ames Transit Agency. City of Ames Transportation Planner Tony Filippini, and City of Ames Transit Shari Atwood were also present. Voting member Bill Zinnel, Boone County Supervisor; and the AAMPO Administrator and Ames Public Works Director John Joiner were absent.

**ANNUAL SELF-CERTIFICATION FOR FY 2019:** City of Ames Transportation Planner Tony Filippini stated the certification is the same as last year.

Moved by Beatty-Hansen, seconded by Valentino, to approve the Annual Self-Certification for FY 2019.

Vote on Motion: 10-0. Motion declared carried unanimously.

**DESIGNATION OF MPO REPRESENTATIVES TO CENTRAL IOWA REGIONAL TRANSPORTATION PLANNING ALLIANCE FOR AMES AREA MPO:** Mr. Filippini informed the members that the Central Iowa Regional Transportation Planning Alliances' have requested the updated membership be sent to them. The Ames Area MPO is a non-voting member.

Moved by Corrieri, seconded by Olson, to adopt RESOLUTION NO. 18-132 appointing the following to serve as representatives of the AAMPO on the Central Iowa Regional Transportation Planning Alliance committees:

- |                                  |  |
|----------------------------------|--|
| 1. TPC Representative:           | Tony Filippini, Transportation Planner |
| 2. TPC Alternate Representative: | Damion Pregitzer, Traffic Engineer     |
| 3. TAC Representative:           | Tony Filippini, Transportation Planner |
| 4. TAC Alternate Representative: | Damion Pregitzer, Traffic Engineer     |

Roll Call Vote: 10-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

**AMENDMENT TO 2015-2019 FINAL PASSENGER TRANSPORTATION PLAN:** Mr. Filippini informed members that the amendment to the Transportation Plan is to include a new project for automated vehicle annunciators for the CyRide fixed route fleet. The project would be funded by uncommitted Dial-A-Ride Service funds. The annunciators give audible cues to passengers with visual impairment. For the funds to be applied to the project it must first be included into the Transportation Plan, open for public comment period and set for public hearing on May 22, 2018, to adopt the changes.

Lauris Olson of Story County inquired about alternative uses for the uncommitted 5310 funds. Transit Planner Shari Atwood responded that the funds could be used for additional Dial-A-Ride passengers. Right now those passengers have been declining to the point there is a surplus that needs to be used. Other priorities could be for the purchase of light-duty bus replacement and van replacement. This was a specific request from the Iowa State Disability Awareness Group for more audible call-outs for stops. The annunciators would be safer for all. Mr. Valentino from the Ames Transit Agency restated that this was an Iowa State initiative. There is a safety component and also an efficiency component. This will make CyRide a lot better. Mr. Nelson inquired about being able to move the device from bus to bus. Ms. Atwood believes that the devices can be moved from bus to bus.

Moved by Beatty-Hansen, seconded by Olson, to set May 22, 2018 as the hearing date to amend the 2015-2019 Final Passenger Transportation Plan.

Vote on Motion: 10-0. Motion declared carried unanimously.

**AMENDMENT TO 2018-2021 FINAL PASSENGER TRANSPORTATION PLAN:** Mr. Filippini stated this is an amendment to the Transportation Improvement Program to include two new projects: CyRide #9 Plum Route and to include the Annunciator Project.

Moved by Betcher, seconded by Olson, to set May 22, 2018 as the hearing date to amend the 2018-2021 Transportation Improvement Program.

Vote on Motion: 10-0. Motion declared carried unanimously.

**DRAFT FY 2019 TRANSPORTATION PLANNING WORK PROGRAM (TPWP):** Transportation Planner Filippini brought the members' attention to the Draft FY 2019 TPWP (July 2018 to June 2019). He advised that the document serves as the Contract with the State of Iowa of Transportation Plan activities that are to be performed by MPO dollars. He stated that the Program includes several work elements to ensure an integrated transportation system. Those work elements consist of six main tasks: Administration and Support, Transportation Improvement Program, Comprehensive Planning, Transit Planning, Special Studies, and Long-Range Transportation Planning. The TPWP for FY 2019 focuses on four planning priorities: development of performance measures in the transportation planning process, furthering partnership with local organizations,

development of FY 2019-2022 Transportation Improvement Program, new Title VI report and maintenance of Transportation Plan.

Moved by Beatty-Hansen, seconded by Valentino, to approve the Draft FY 2019 Transportation Planning Work Program and set May 22, 2018, as the date of public hearing.

Vote on Motion: 10-0. Motion declared carried unanimously.

**ADJOURNMENT:** Moved by Corrieri, seconded by Valentino, to adjourn the AAMPO Transportation Policy Committee meeting at 6:15 p.m.

Vote on Motion: 10-0. 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 Haila at 6:20 p.m. on March 27, 2018, in the City Council Chambers in City Hall, 515 Clark Avenue. Present from the Ames City Council were Bronwyn Beatty-Hansen, Gloria Betcher, Tim Gartin, Chris Nelson, Amber Corrieri and David Martin. *Ex officio* Member Rob Bingham was also present.

Mayor Haila announced that Council would be working off of an Amended Agenda. Consent Item No. 6 had been revised to indicate that there were no Change Orders for the period February 16-28. Also, staff had pulled two items off the Agenda: Consent Item No. 24 pertaining to the 5-Year Lime Sludge Disposal Contract and Item No. 58 pertaining to the Lincoln Way/Downtown Gateway Commercial Standards Ordinance. It was noted that, under Item No. 61, Xenia had withdrawn its request to serve properties located south of the Ames corporate limits, east of the Municipal Airport, and west of South Duff Avenue. All that was needed under that item was for the City Council to

**PROCLAMATION FOR “NATIONAL SERVICE RECOGNITION DAY:”** Mayor Haila proclaimed Saturday, April 3, 2018, as “National Service and Recognition Day.” Those accepting the proclamation were Anne Owens, Executive Director from the Volunteer Center of Story County; Jamison Bruce, Kalen Petersen from Central Iowa Retired Volunteer Center of Story County; Allen and Diana Schwendinger, volunteers; and Byrann Sullivan from the AmeriCorps VISTA Volunteer with the United Way of Story County.

**PROCLAMATION FOR “NATIONAL BOYS & GIRLS CLUBS OF STORY COUNTY WEEK, April 9-13, 2018”:** The week of April 9-13, 2018 was proclaimed “National Boys & Girls Clubs of Story County Week” by Mayor Haila. Those accepting the proclamation were Erika Peterson, Jascy H., Aleesia M., Perla V., Na’Shawn G., and Keiko H. Ms. Peterson invited the public to an Open House Friday, April 13, 2018 from 11:30 a.m. until 1:00 p.m. There will be tours and light refreshments. She urged the public to come and see the impact that the Boys & Girls Club of Story County is making and the impact investments have on the youth of the future.

**PROCLAMATION FOR “GOOD NEIGHBOR EMERGENCY ASSISTANCE MONTH”:** April 2018 is designated as “Good Neighbor Emergency Assistance Month” as proclaimed by Mayor

Haila. Those accepting the proclamation were Board members: Steve Hanlin, Leonard Larsen, Julie Johnston, and Director Michael Fritz. Mr. Fritz stated that, in 1997, Good Neighbor was formed to help those less fortunate.

**CONSENT AGENDA:** Council Member Betcher requested to pull, for further discussion, Consent Item No. 23 (Encroachment Permit for a sign at 2320 Lincoln Way) and Item No. 28 (Funding for Recommended Improvements from Lincoln Way Pedestrian Safety Study).

Moved by Gartin, 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 March 6, 2018, and Special Meeting of March 20, 2018
3. Motion approving Report of Contract Change Orders for March 1-15, 2018
4. Motion approving certification of civil service applicants
5. Motion directing City Attorney to prepare ordinance establishing parking regulations on Crane Avenue
6. Motion approving 5-day (April 15 - 19) Class B Beer Permit & Outdoor Service for Gateway Market MLK at the ISU Alumni Center, 420 Beach Avenue
7. Motion approving 5-day (April 27 - May 1) Special Class C Liquor License for Gateway Market MLK at the CPMI Event Center, 2321 North Loop Drive
8. Motion approving 5-day (May 8 - 12) Class C Liquor License for Gateway Hotel & Conference Center at the ISU Alumni Center, 420 Beach Avenue
9. Motion approving 5-day (May 10 - 14) Special Class C Liquor License & Outdoor Service for MSCD at Ames Municipal Airport, 2501 Airport Drive (Location of Foodies & Brew on May 11)
10. Motion approving 5-day (April 14 - 18) Class C Liquor License for Christiani's Events at 429 Alumni Lane
11. Motion approving new Special Class C Liquor for Saponi Italiani, 1620 S. Kellogg Avenue, Ste. 108
12. Motion approving new Class C Liquor License & Outdoor Service for Blue Owl Bar, 223 Welch Avenue
13. Motion approving new Special Class C Liquor & Outdoor Service for The Filling Station, 2400 University Blvd.
14. Motion approving ownership change for Class C Liquor License & Outdoor Service for Buffalo Wild Wings, 400 S. Duff Avenue
15. Motion approving renewal of the following Beer Permits, Wine Permits, and Liquor Licenses:
  - a. Special Class C Liquor & B Wine – Southgate Expresse, 110 Airport Road
  - b. Class C Beer & B Native Wine – Swift Stop #4, 1118 S. Duff Avenue
  - c. Class C Beer & B Wine – Swift Stop #5, 3218 Orion Street
  - d. Special Class C Liquor – The Spice Thai Cuisine, 402 Main Street
  - e. Class E Liquor, C Beer, & B Wine – Sam's Club #6568, 305 Airport Road
  - f. Class B Liquor & B Wine – Ames Sleep Inn & Suites, 1310 Dickinson Avenue
  - g. Class B Beer – Pizza Pit Extreme, 207 Welch Avenue

16. Requests from Ames Chamber of Commerce for Ames Main Street Farmers' Market on Saturdays from May 5 to October 27, 2018
  - a. Motion approving blanket Temporary Obstruction Permit and blanket Vending License for Central Business District
  - b. Resolution approving closure of 300 and 400 blocks of Main Street, Burnett Avenue from Main Street to U.S. Bank drive-through, and Tom Evans Plaza from 5:00 a.m. to 1:30 p.m.
  - c. Resolution approving suspension of parking regulations in CBD Lots X and Y from 6:30 a.m. to 1:30 p.m.
  - d. Resolution approving waiver of parking meter fees and enforcement, usage and waiver of electrical fees, and waiver of fee for blanket Vending License for event from 5:00 a.m. to 1:30 p.m.
17. Resolution setting April 10, 2018, as date of public hearing on sale of vacated right-of-way (portion of alley) between North Dakota Avenue and Delaware Avenue between Toronto Street and Reliable Street
18. Resolution setting April 10, 2018, as date of public hearing on vacation of Apple Place and Peach Lane rights-of-way
19. Resolution setting April 24, 2018, as date of public hearing on conveyance of Apple Place and Peach Lane rights of way to Grand Center, Inc.
20. Resolution approving Encroachment Permit for sign at 2320 Lincoln Way
21. Resolution approving preliminary plans and specifications for the 5-Year Lime Sludge Disposal Contract; setting April 26, 2018, as bid due date and May 8, 2018, as date of public hearing
22. Resolution approving preliminary plans and specifications for 2018/19 Pavement Restoration - Slurry Seal Program; setting April 18, 2018, as bid due date and April 24, 2018, as date of public hearing
23. Resolution approving preliminary plans and specifications for Continuous Emissions Monitoring System Replacement for Electric Services; setting April 26, 2018, as bid due date and May 8, 2018, as date of public hearing
24. Resolution waiving formal bidding requirements and authorizing purchase of Black Box Network Services 45-Month Comprehensive Service Plan
25. Resolution approving funding in the amount of \$25,000 for recommended improvements from Lincoln Way Pedestrian Safety Study (Welch and Stanton Improvements)
26. Resolution awarding contract to Ames Ford Lincoln of Ames, Iowa, for three Ford Interceptor Utility Vehicles in the total amount of \$85,341.24
27. Resolution approving renewal of contract with RESCO for purchase of Electric Services transformers in accordance with unit prices bid
28. Resolution approving contract and bond for 2016/17 Shared Use Path System Expansion (Grand Avenue - 16<sup>th</sup> Street to Murray Drive)
29. Resolution approving contract and bond for 2017/18 Right-of-Way Appearance Enhancements (927 Dayton Avenue Retaining Wall)
30. Resolution approving Change Order in the amount of \$75,000 to LawnPro of Colo, Iowa, for Right-of-Way Tree Trimming and Removal Program
31. Resolution accepting completion of 2016/17 Asphalt Street Pavement Improvements and 2016/17 Water System Improvements Program #2

32. Resolution accepting completion of Turbine Control System, Bid No. 1
33. Resolution approving Plat of Survey for 2007 Greeley Street
34. Resolution approving Plat of Survey for 317 South 17th Street and 1615 South Kellogg Avenue

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

**ENCROACHMENT PERMIT FOR SIGN AT 2320 LINCOLN WAY:** Council Member Betcher explained that she had requested Item No. 23 be pulled from Consent so that she could inquire where staff was in the process to create an Ordinance so sign encroachments did not have to come to City Council for approval. She noted that the staff report was already given to Council on this subject. City Attorney Mark Lambert stated that the process and Ordinance are being worked on. There are two parts to it, and adding the directive that the Ordinance include penalties has lengthened the time and work.

Moved by Betcher, seconded by Corrieri, to adopt RESOLUTION NO. 18-131 approving an Encroachment Permit for a sign at 2320 Lincoln Way.

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

**FUNDING FOR RECOMMENDED IMPROVEMENTS FROM LINCOLN WAY PEDESTRIAN SAFETY STUDY:** Council Member Betcher said that she had requested to pull Consent Item No. 28 in order to provide the public an opportunity to hear about some highlighted items of the project. Traffic Engineer Damion Pregitzer stated that the item already paid for is the retiming of the signals, which staff believes is a great safety improvement. The requested funding will be for making east-west left-hand lane turns at Welch and make an improved and enhanced crosswalk at Stanton and Lincoln Way. It is anticipated that the improvements should be done this summer.

Council Member Betcher, seconded by Beatty-Hansen, to adopt RESOLUTION NO. 18-136 approving funding in the amount of \$25,000 for recommended improvements from Lincoln Way Pedestrian Safety Study (Welch and Stanton Improvements).

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

**PUBLIC FORUM:** Public Forum was opened. No one came forward to speak, and the Mayor closed Public Forum.

**CAMPUSTOWN PLAZA CONCEPT:** Members of the Campus and Community Commission: Pete Englin, Cody Smith, Tom Lindsley, Karen Chitty, Evelyn Beavers, Warren Madden, and Eric Abrahms spoke on the Commission's report on the Campustown Plaza concept. Ms. Chitty stated that the Commission was to investigate a gathering space in Campustown. This was accomplished by visiting with City staff and Police. The first thing the Commission did was to look at the

proposed location. The Commission did change from Lot X to a recommendation of Lot Y due to safety issues and cost efficiency. Lot Y is located north of the old T-Galaxy building at the corner of Chamberlain and Welch. The Commission looked for a flexible space that could be used by many people and where events could take place. The Commission set-up a focus group to which each member was able to invite two people.

Bridget Williams, 1320 Gateway Hills Park Drive, Ames, stated that she represented Community and Regional Planning, an undergraduate club from Iowa State. Their objective is to find ways to include students in the planning process. Ms. Williams said it would be important to get more input from students, and this could be a great step towards bridging the gap between students and the community.

Council Member Tim Gartin asked if there has been some public outreach. Ms. Chitty responded that the Commission members went back to each of their respective represented group to get initial ideas of what they would like to see and then went to the focus group. According to Ms. Chitty, the Commission would like to first suggest a good starting place and then take direction from the Council. Mr. Smith added that many students had spoken with him. Council Member Corrieri noted that, with a consultant, there would be more public feedback requested.

Council Member Martin pointed out that there is a desire to have a closing time at the plaza area. Ms. Chitty responded that this came from residents as well as the Police Department to help in alleviating large crowds of people in one area after the bars close and being consistent with closing hours at each park in town. Mr. Smith noted that Lot Y is across from the Fire Station and allows them to be a look-out point. He feels that this would also make it easier for enforcement of closure.

Council Member Betcher inquired whether Commission members had any feedback from the people invited to be a part of the focus group. Commission Members Lindsley and Smith both stated that the feedback received from participants was good and aligned with their thoughts. Commission Member Englin added that the Assistant Director of Activities from ISU and the ISU Police Chief also felt it was a great process and very exciting.

Nitin Gadia, 214 Main Street, Apt. 1, Ames, stated that he agreed with the proposed Lot Y location. He advised that he had done a lot of work on this subject and would like to be involved with the concept of the Campustown Plaza. Ms. Williams expanded on the comments from Mr. Gadia explaining that having events in this space would make sure events don't go unnoticed.

Moved by Betcher, seconded by Nelson, to accept the report by the Commission.

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

*Exofficio* Member Bingham noted that "inclusiveness" is one of the Council's goals and would be a good next project for the Commission. Council Member Betcher stated that, in speaking with the neighborhoods, it seems enforcement has helped some of the parking issues in the near-Campus areas. She agrees that moving to some of the inclusiveness issues now would be a good time before

next fall when the new school year begins. There has been talk of a welcome event in Campustown to where there could be a combined event between the community and students. This could be helpful to teach people about City ordinances and living within the diversity of people. The outcome would be to have the students be more familiar with what it means to live in Ames, whether that is knowing how to get Downtown or knowing ordinances.

Assistant City Manager Brian Phillips reminded the Council that the Commission was going to provide a report on how other communities with colleges are adding inclusiveness of students into the community.

Moved by Beatty-Hansen, seconded by Betcher, to direct the Campus and Community Commission to evaluate the staff report regarding suggestions from other University communities on how to promote inclusiveness along with the Commission members' own ideas and report back to Council. Vote on Motion: 6-0. Motion declared carried unanimously.

Council Member Nelson reminded Council about the rebuilding of Welch Avenue and the possible parking issues that may occur. Council will need to be conscious of time and how quickly projects will come about. There is a need to get to the parking issue in the core of Campustown. Council Member Nelson commented that the scope of the project could be more than just the one area, depending on what happens with Lot Y, and making sure Council has the input to make wise decisions. Mr. Phillips stated that he felt the study on the inclusiveness could be completed in a couple of weeks. Council Member Beatty-Hansen felt that should be enough time to move on to parking.

**RAGBRAI DEVELOPMENT AND REQUESTS FROM AMES CONVENTION AND VISITORS BUREAU:** Julie Weeks from the Ames Convention Visitors Bureau, reminded the Council that Ames will be an overnight stay for RAGBRAI on July 24. There is a possibility of 25,000 extra people and bikes in the City for a 24-hour period. She explained the route and possible issues with the number of bikes that will be in the City. The goal is to centralize the activities by using the City parks for overnight camping. The thought at this time is to use the Downtown (Main Street) area for the main entertainment area. Ms. Weeks added that there are some changes that would be needed to some City ordinances, such as 24-hours in the City parks, to make this happen. Vendors would need to be registered and authorized; that would allow for the collection of fees to help with the cost. Due to the main entertainment area possibly being Downtown, there is a request that temporary outdoor service alcoholic privileges be unavailable to other groups.

Assistant City Manager Brian Phillips added that RAGBRAI put out a manual to assist cities in hosting RAGBRAI. The manual showed a model ordinance describing how to handle the temporary services. Staff has also looked through the City *Code* to identify anything that could be in conflict with what is needed to accomplish RAGBRAI. It was noted that Parks and Recreation is also supportive of the components that are needed for RAGBRAI.

Council Member Betcher inquired about having a sunset clause for these changes. Mr. Phillips



stated the request is for a two- to three-day period for exception to an Ordinance.

Council Member Gartin expressed concern about Main Street being able to handle the amount of people. Ms. Weeks stated that, from past experience, it is not expected to have more than 8,000 people present in the Downtown area at one time. She explained that, through research from the 2008 RAGBRAI and the fact there are so many places to go in Ames, that should not be an issue.

Mr. Phillips informed Council about the decision of the route through Ames. RAGBRAI does not want riders on a shared-use path. The route chosen has been optimized, reducing the number of intersections, number of residents affected throughout the day, and the least amount to manage.

Chad Watkins, 1421 Douglas Avenue, Ames, and Chris Fisher, 310 Main Street, Apt. 202, Ames, told the Council that they have a food cart and an approved regular location of that food cart. Mr. Watkins stated their cart would be the only food cart at this time that would be affected and would have to move due to RAGBRAI. Mr. Watkins wondered if there would be any kind of leniency with the Vending Permit permit since their food cart is permanent and would be the only cart affected. Council Member Beatty-Hansen inquired about the treatment of a food cart for this event. Ms. Weeks stated, with special events, food carts can be relocated. Buildings do not have to pay for a Vendor Permit since they have a permanent location. If a business would choose to be on the RAGBRAI map and included in advertisement, there will be a cost associated with that.

Moved by Corrieri, seconded by Nelson, to direct that staff bring back all five items of the Temporary Ordinance request on a future agenda.

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

Moved by Nelson, seconded by Betcher to accept the proposed route.

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

Moved by Beatty-Hansen, seconded by Betcher, to direct staff to bring back an agenda item on the allowance of bike riding in Brookside Park.

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

**RESOLUTION APPROVING EXCEPTION TO SECTION 22.32 TO ALLOW ALCOHOL SERVICE IN SIDEWALK CAFÉ AT DELLA VITI, 323 MAIN STREET, STE. 102:** Moved by Corrieri, seconded by Betcher, to adopt RESOLUTION NO. 18-146, to allow alcohol service at the Sidewalk Café at Della Viti, 323 Main Street, Ste. 102, during the 2018 Sidewalk Café season, but to Della Viti maintaining its Outdoor Service Privilege.

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

**HEARING ON ZONING TEXT AMENDMENT TO REVISE MUNICIPAL CODE SECTION**

**29.1108, TEMPORARY DEFERRAL ON DEMOLITION AND DEVELOPMENT:** Council Member Nelson stated that he would not be voting on this item due to a conflict of interest.

Director Diekmann stated that this is a proposed Zoning Ordinance text amendment to allow for the language of the current Deferral on Demolition Overlay, moratorium tool, to become available for use in the current time. Staff is suggesting to amend this for future application. Staff recommended to include Site Development Plans and Building Permits in relation to the Demolition and Development Overlay. The second request is to not include an end date, but a sunset date, so it would expire the Ordinance, adopts the map amendment, and does not expire the language in the *Municipal Code*. This would save the Council from doing a text amendment again to use this tool. Mr. Diekmann requested Council suspend the rules and pass the Ordinance on all three readings and adopt it at this meeting. It would be published this week and then the Ordinance would be effective by the end of the week.

The Mayor opened the public hearing and closed it after there was no one wishing to speak.

Moved by Betcher, seconded by Corrieri, to pass on first reading an Ordinance to revise *Municipal Code* Section 29.1108, Temporary Deferral on Demolition and Development.

Roll Call Vote: 5-0-1. Voting Aye: Betcher, Martin, Beatty-Hansen, Gartin, Corrieri. Voting Nay: None. Abstaining due to conflict of interest: Nelson. Motion declared carried.

Moved by Corrieri, seconded by Betcher, to approve the suspension of rules necessary for the adoption of an ordinance.

Roll Call Vote: 5-0-1. Voting Aye: Betcher, Martin, Beatty-Hansen, Gartin, Corrieri. Voting Nay: None. Abstaining due to conflict of interest: Nelson. Motion declared carried.

Moved by Corrieri, seconded by Gartin, to pass on second and third readings and adopt ORDINANCE NO. 4340.

Roll Call vote: 5-0-1. Voting Aye: Betcher, Martin, Beatty-Hansen, Gartin, Corrieri. Voting Nay: None. Abstaining due to conflict of interest: Nelson. Motion declared carried.

**HEARING ON PROPOSED AMENDMENT TO OFFICIAL ZONING MAP SHOWING A TEMPORARY DEFERRAL ON DEMOLITION AND DEVELOPMENT OF PROPERTIES IN THE VICINITY OF LINCOLN WAY AND GRAND AVENUE:** Director Diekmann requested Council that, in recognition of the moratorium for a Temporary Deferral on Demolition and Development Overlay being enacted, an overlay be applied to properties south of the tracks on Lincoln Way. The parameters of the moratorium are Grand to Duff south of the railroad tracks and a half block deep of Lincoln Way on the south side. The HOC and DSC Zoning on Kellogg will stay. Things that are precluded are changes to the property that either demolish or cause expansion, including a whole new building. This allows for things to stay the same or have a small bit of improvement. Staff recommends that July 2, 2018, be the expiration of the moratorium. Mr. Diekmann requested Council suspend the rules necessary for an ordinance and hold the first, second, and third readings and adoption at this meeting to make the Ordinance effective within the next

week.

The public hearing was opened by the Mayor.

Chuck Winkelblack, 105 South 16<sup>th</sup> Street, Ames, stated this moratorium is different than the Rental Housing Occupancy issue. There are some non-conformities because of the site and others are non-conforming because of the use. He urged Council to find a way to deal with the zoning, but said he was not in favor of the moratorium. The moratorium will affect a property that is pending a sale at this time; that will in turn delay other development in that area.

Council Member Gartin stated that the goal of the Council is not to affect a person from entering into a property transaction, but he fears the possible negative consequences that could come if there is not a moratorium. Mr. Winkelblack responded that there is not commercial land to replace the uses into other areas, and he does not believe that these uses need to necessarily go away between Duff and Grand.

Council Member Betcher asked if Site Development Plans can be approved during a moratorium. Mr. Diekmann stated that he would approve a Plan that has already been submitted. Mr. Winkelblack advised that he submitted the Plan because it was almost complete. He feels there are a lot of discussions to be had on zoning and this was moving too fast. Council Member Beatty-Hansen commented that this vision has been building for awhile.

Ryan Davis, 204 Clark, Ames, requested approval of the moratorium. He suggested that detailed meetings with the property owners and other stakeholders in the area occur.

Bob Goodwin, 311 Lincoln Way, Ames, stated that additional time is needed for more information and understanding. If property is taken, it should be relocated. Zoning regulations that amount to a taking is called Inverse Condemnation. The process includes relocation assistance, payment for the initial property, and relocation to an equal property. Many of the people affected are in favor of the moratorium until July 2, 2018.

Mayor Haila closed the hearing after no one asked to speak.

Moved by Martin, seconded by Corrieri, to approve the proposed rezoning for Temporary Deferral on Demolition and Development Overlay as a temporary moratorium on the subject properties within the proposed Downtown Gateway Commercial Area with an end date of July 2, 2018.

Roll Call vote: 5-0-1. Voting Aye: Betcher, Martin, Beatty-Hansen, Gartin, Corrieri. Voting nay: None. Abstaining due to conflict of interest: Nelson.

Moved by Corrieri, seconded by Gartin, to approve the suspension of the second and third readings. Roll Call vote: 5-0-1. Voting Aye: Betcher, Martin, Beatty-Hansen, Gartin, Corrieri. Voting nay: None. Abstaining due to conflict of interest: Nelson. Motion declared carried.

Moved by Corrieri, seconded by Gartin, to pass on second and third and adopt ORDINANCE NO. 4341.

Roll Call vote: 5-0-1. Voting Aye: Betcher, Martin, Beatty-Hansen, Gartin, Corrieri. Voting nay: None. Abstain due to conflict of interest: Nelson. Motion declared carried.

**HEARING ON FURNISHING ELECTRICAL MATERIALS FOR TOP-O-HOLLOW SUBSTATION:** Mayor Haila opened the public hearing. He closed the hearing after there was no one wishing to speak.

Moved by Beatty-Hansen, seconded by Corrieri, to adopt RESOLUTION NO. 18-147 approving final plans and specifications and awarding the contract to RESCO of Ankeny, Iowa, in the amount of \$35,755.07 for Bid No. 1 - 69kV Switches.

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

Moved by Corrieri, seconded by Betcher, to adopt RESOLUTION NO. 18-148 approving final plans and specifications and awarding the contract to RESCO of Ankeny, Iowa, in the amount of \$27,895.27 for Bid No. 2 - Instrument Transformers.

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 Corrieri, to adopt RESOLUTION NO. 18-149 approving final plans and specifications and awarding the contract to RESCO of Ankeny, Iowa, in the amount of \$6,530.58 for Bid No. 3 - Lightning Arrestors.

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

Moved by Corrieri, seconded by Betcher, to adopt RESOLUTION NO. 18-150 approving final plans and specifications and awarding the contract to Kriz-Davis Company-BSE of Ames, Iowa, in the amount of \$42,003.18 for Bid No. 4 - Steel Structures.

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

**HEARING ON BROOKSIDE PARK PATHWAY LIGHTING PROJECT:** Parks and Recreation Director Keith Abraham explained that the project would be to add lighting due to safety concerns of residents. There are a total of 60 light poles at 15 feet high with fixtures on top. This does follow the “Night Sky Ordinance.” Staff worked with KCL Engineering out of Des Moines for the design and an estimate of cost (\$143,000). The bid from Van Maanen Electric came in about \$16,000 under the estimate. Work has been done with them in the past. According to Director Abraham, the reason for doing this project is because it is very dark and the lighting is needed for safety.

Council Member Gartin stated that some residents expressed concern about the effects to wildlife

with this lighting. Mr. Abraham responded that there is a security light that is on all night in every Park. This is a balance between the safety of people and being good to the wildlife. The lights would be LED lights. The Nightsky Gazers Association recommends 3000K be put in parks. This could be considered along with suggestions of timers. Council Member Gartin suggested reaching out to Jim Pease of Iowa State as a wildlife expert or someone like him to discuss the effects of light on wildlife. Director Abraham added that the light will be directed downward to provide light on the path and about 35 feet from the base of the pole. People who are utilizing this path will be able to see any obstacles, but not a great deal outside of the path.

Council Member Betcher inquired on the reason to consider the 4000K that is good for indoor lighting. Director Abraham responded that the consultant suggested the 4000K because it is better lighting; things will be a little clearer on the trail. He added that the light is a white light but will not be super bright. Council Member Corrieri added that once a person moves out of the light they would be in total darkness, because it is so focused on lighting the specific area. Council Member Martin noted that a person's eyes can not move that quickly between light and dark.

The public hearing was opened by the Mayor.

Lori Biederman, 1239 Orchard Drive, Ames, explained that she had no concern about the lighting for the developed part of the Park, but was opposed to lighting the forested region. There are not lights that will provide complete safety for the wildlife. Animals, such as bats and owls, provide ecosystem services. Those services would be damaged by the lights. Ms. Biederman stated her opinion that the human safety concerns don't add up; a person in this well-lit area would not be able to see a predator outside the light, but the predator could see the person in the light. The lights make it so a person is unable to see people or objects outside of the lights. The suggestion of turning the lights off at a certain time would make it better for the wildlife, but would not solve the problem.; dusk is when the wildlife are active, hunting and raising their young. Ms. Biederman concluded that there are many other paths to use in this Park; one that moves straight through the park is not necessary. There are other paths around the Park that are already lit. If this path must be lit, she suggested that lights be lower to the ground and closer to the yellow lighting setting. This is an area of intact forestry that should be maintained with the diversity of wildlife in that area.

The hearing closed by Mayor Haila after no one asked to speak.

Mr. Abraham informed the Council that the City does have a liability claim at this time due to the lighting issue in Brookside. Council Member Beatty-Hansen asked if there would be a change to the contract to change the lighting. Director Abraham stated that he has talked with Karen Server on that possibility. Ms. Server had indicated to Mr. Abraham that Council is able to award the contract and then do a change order. There is the ability to go down to a different brightness of light or other possible changes through a change order. The timers would cost a difference of around \$5,000, but at this time the project is \$13,000 under budget.

Council Member Gartin shared his concern of the timing for RAGBRAI coming through. Director

Abraham responded that it is in the bid documents. The contractor can start working right after contract and bond approval. The goal would be to have it started and finished before RAGBRAI or wait until after RAGBRAI and finish in the fall.

Council Member Gartin wondered if there was a reason that Council could not wait on this project until speaking with an expert concerning the wildlife. Mr. Abraham noted that it could affect the bids. Mr. Gartin conveyed that this would provide an opportunity to learn about the impact on wildlife. Council Member Betcher asked if the consultant had looked into lower path lighting. Mr. Abraham stated that the lower lights provide a little lighting, but doesn't necessarily light the paths to avoid obstacles.

Council Member Martin inquired about the possibility of changing the project to not include the north portion of the Park. City Manager Schainker stated that would be a large change and would have to be run through Purchasing.

Moved by Gartin, seconded by Beatty-Hansen, to accept the report of bids, but not award a contract at this time and direct staff to reach out to Iowa State to consult with an expert in wildlife to guide Council on the lighting impacts to the wildlife.

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

**HEARING ON 2017/18 ASPHALT PAVEMENT IMPROVEMENTS (PIERCE AVENUE, PIERCE CIRCLE, TYLER AVENUE):** The Mayor opened the public hearing and closed after there was no one wishing to speak.

Moved by Corrieri, seconded by Beatty-Hansen, to adopt RESOLUTION NO. 18-152 approving final plans and specifications and awarding the contract to Manatt's, Inc., of Ames, Iowa, in the amount of \$776,412.35.

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

**HEARING ON 2017/18 CLEAR WATER DIVERSION PROGRAM (DOUGLAS AVENUE, DUFF AVENUE, O'NEIL DRIVE):** The public hearing was opened by the Mayor. He closed the hearing after no one asked to speak.

Moved by Corrieri, seconded by Betcher, to adopt RESOLUTION NO. 18-153 approving final plans and specifications and awarding the contract to Ames Trenching & Excavating, Inc., of Ames, Iowa, in the amount of \$79,850.

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

**HEARING ON 2017/18 WATER SYSTEM IMPROVEMENTS PROGRAM, #2 (KELLOGG AVENUE AND 18<sup>TH</sup> STREET):** Mayor Haila opened the public hearing. He closed the hearing after there was no one wishing to speak.

Moved by Betcher, seconded by Corrieri, to adopt RESOLUTION NO. 18-154 approving final plans and specifications and awarding the contract to Keller Excavating, Inc., of Boone, Iowa, in the amount of \$526,619.70.

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

**HEARING ON 2017/18 ARTERIAL STREET PAVEMENT IMPROVEMENTS (13<sup>TH</sup> STREET):** The public hearing was opened by the Mayor. He closed the hearing after no one asked to speak.

Moved by Beatty-Hansen, seconded by Corrieri, to adopt RESOLUTION NO. 18-155 approving final plans and specifications and awarding the contract to Con-Struct, Inc., of Ames, Iowa, in the amount of \$1,453,187.05 contingent upon IDOT concurrence.

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

The meeting recessed at 8:55 p.m and reconvened at 9:05 p.m.

**PRELIMINARY PLAT FOR MENARDS AMES SUBDIVISION (530 AND 900 SE 16<sup>TH</sup> STREET):** Director of Planning and Housing Kelly Diekmann advised that this is a plat to create four lots. The Plat is consistent with the Subdivision Ordinance for having infrastructure in place to serve and conformance to creating lots and being conscious of the floodway that is part of the site.

Council Member Gartin inquired about why the building would be located in the floodway. Director Diekmann responded that the City is aware of the flooding patterns and the site has been zoned HOC with that knowledge for quite some time. The building will be elevated six feet above the base flood elevation. It will be partially in the fringe, but also meets the City's standards to have the building elevated and protected. Filling the fringe does not directly change the flood plain capacity. It is the floodway that is reserved to not be filled. This is consistent with City practice and policy through zoning standards and Flood Plane Ordinance on how to address development in this area.

Moved by Nelson, seconded by Corrieri, to adopt RESOLUTION NO. 18-156 approving the Preliminary Plat for Menards Ames Subdivision at 530 and 900 SE 16<sup>th</sup> Street.

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

**URBAN REVITALIZATION AREA FOR 415 STANTON AVENUE:** Planner Julie Gould stated the public hearing date for the Urban Revitalization Plan is proposed to be May 8. A clarification on the five points of criteria will have a language addition. On Criterion No. 4, doors and windows will be an addition.

Moved by Betcher, seconded by Beatty-Hansen, to accept the draft plan for the Urban Revitalization

Area for 415 Stanton Avenue with the amendment to Criterion No. 4.  
Vote on Motion: 6-0. Motion declared carried unanimously.

Moved by Corrieri, seconded by Gartin, to adopt RESOLUTION NO. 18-157 directing City staff to prepare the Urban Revitalization Plan and set May 8, 2018, as the date of public hearing.  
Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

**LINCOLN WAY REDEVELOPMENT PROJECT:** Planning and Housing Director Kelly Diekmann updated Council about a potential developer's concept for the Lincoln Way Redevelopment Project. The developer has made progress on acquiring properties. The site has been narrowed down to south of the tracks and south of Gilcrest, which is in the Downtown Gateway area, where zoning has not been adopted for this area. The developer has tried to bring a hotel option to the area, as described in the Corridor Plan. This would be more of an Urban-style hotel. The objective is to give something unique to the City and tie the millennial mixed-use and hotel plan with a courtyard plaza area. The ground floor would be retail shops with possible office use on the second floor. The hotel would be served by a parking structure with the ability to add parallel parking for retail. The higher floors would be for apartments with exclusive amenities. A water well would need to be closed, but the developer is willing to work with the City on that. The developer is interested in pursuing a request to create an Urban Renewal Area and developer rebates that would be above a tax abatement for Urban Revitalization; they will be looking to the City for that.

Council Member Beatty-Hansen inquired on the fit of this project with the vision. Mr. Diekmann stated the only thing that can be seen right now that does not coincide with the vision is the number of three- and four-bedroom apartments. The proposal and zoning is to cap the apartment floor plans that exceed two bedrooms at 25%. Council Member Beatty-Hansen stated that the project needs to fit the vision and zoning that will be put into place. The City needs apartment rentals that are not necessarily directed at students.

Council Member Betcher added that studies done by the Chamber and Main Street said that millennials do not want to live in the same environment where students live. Students tend to live in the three- and four-bedroom apartments. Millennials are attracted to more studio and one-bedroom apartments.

Chuck Winkleblack, 105 South 16<sup>th</sup> Street, Ames, stated that when talking with staff, the guidelines were set and that is the objective. Council input is necessary to know what things are a part of the vision and what is not so progress can be made to acquire properties and relocate those businesses that will be displaced. The economy is good in Ames, but there aren't many commercial areas for businesses to go. Many business owners in the Downtown are very excited for the hotel and a complete project. The hotel will help bring life to the Downtown with the food and drink, entertainment, and housing. As time goes on, the shift is toward workforce housing, because there are few places for young adults to live when they are tired of living the student life. There are also



many people that are older who are interested in living in the Downtown area.

Michael Stessman, 14909 Walnut Meadows Drive, Urbandale, stated that he is the developer of this project and modeled it after a project that he had done in Lincoln, Nebraska. That development created a continuation of growth with the young professionals for internships, graduate students, and tech companies. As research parks went up, the project continued to grow and attracted more of the millennial sector or young professional. There will be a majority of studio, one- and two-bedroom apartments. There is a variety of markets for people renting. Mr. Stessman added that the goal is a mini “Power and Light District.” This project is amenities-heavy, which attracts the millennials. The area will be heavy on entertainment and the need to be a strong mixed-use environment. There will need to be an incentive package for the owner of Starbucks to get that building moved.

Council Member Betcher expressed her concern for the feel of this map as designed with three- and four-bedroom apartments. Mr. Stessman assured the Council that the intent is to focus on studio, one- and two-bedroom units. The design will have to be figured out along with making the project financially workable. The company will be seeking to use Work-Force Housing Tax Credits. There will be an incentive package that will have no risk to the City.

Mayor Haila commented that one of the visions of the Lincoln Corridor Plan was heavy on the mixed-use. There is a demand for office use in the Downtown as well as an area to live, work, and entertain. He added that this project is energizing, but missing an aspect. Mr. Stessman added there is a thought of leaving an area on the second level for office space that could be designed into the building. Management of the risk of office space will need to be done, but consideration is given to all components.

Michael Baxter, 5342 Glen Oaks Way, West Des Moines, informed Council that he is the developer of the hotel portion of the project. The hotel will be approximately 120 units with parking on the backside of the hotel. The goal is to keep the “Power and Light” feel, with retail space in a boutique style. It would be very modern, with restaurants, bars, a large lobby with bellhops and valet - a first-class hotel.

Tim Grandon, 2857 Monroe, Ames, commented that this development is exciting. The biggest issue ahead is zoning; spot zoning may need to be used. There will be some non-conformities no matter what is done. Mr. Grandon wonders how the Ames street system will support the increase of traffic and landscaping the south side of Lincoln Way. The whole area needs to look nice. Mr. Diekmann responded that to do those things, there needs to be property dedication; there is not existing right-of-way. The developer will be dedicating almost ten feet of land to widen sidewalks and add for trees and parking on the north side. Long-term with redevelopment of properties, the expectation would be for a matching streetscape. Mr. Grandon added that he hopes there will be some zoning decisions made to assist the business owners.

Laura Cram, 203 Kellogg, Ames, expressed concern for the massive scale of the project compared to what is there now, where parking will enter for the project, traffic on Gilcrest, Starbucks being

on the corner, and the congestion of the trains and traffic. She feels that Ames may lose that small-town feel and small business owners are over-whelmed. The current zone allows for hotels, retail, restaurants, offices, and event centers. New development can be done without destroying existing businesses. The bigger issue is there is nowhere to move the existing businesses.

Ryan Davis, 204 Clark, Ames, stated that the City should not proceed with this development because it is too aggressive for the area.

Sherri Keigan, 113 Kellogg, Ames, expressed concern about the congestion of traffic now and the certainty of increased traffic by adding apartments in that area. Ms. Keigan added that she does not want a large building out her back door and feels it decreases the value of her property.

Rick Thompson, 414 South Duff, Ames, stated that he does not want to see his property rezoned and restricted on the opposite side of the road due to the possible new project.

Mr. Stessman added that he wants to be a good neighbor. It is the intent to work with the local businesses and comply with any zoning the City decides on. He is also willing to help with possible future development on the south side of the road.

Council Member Betcher conveyed to Council that she liked the concept of the project, but definitely felt the size of bedrooms for rent will need to be adjusted and not exceed the guidelines. Ms. Betcher noted that tying incentives to the filling of the first floor retail spaces would be a wise choice considering the recent construction that still has empty retail spaces on the first floor.

Moved by Corrieri, seconded by Gartin, to direct staff to continue to work with the developer and negotiate a potential incentive package.

Council Member Gartin inquired about needing to upgrade the infrastructure for this project. Director Diekmann stated that staff had looked at the sanitary sewer capacity, water and utilities. It had been determined that the infrastructure is fine. Staff is looking at different traffic access points and what it means for travel and how things will work with intersections.

Vote on Motion: 5-0-1. Voting Aye: Betcher, Martin, Beatty-Hansen, Gartin, Corrieri. Voting Nay: None. Abstaining due to conflict of interest: Nelson. Motion declared carried.

**ORDINANCE REVISING CHAPTER 13, RENTAL HOUSING CODE, REGARDING OCCUPANCY:** Moved by Gartin, seconded by Corrieri, to pass on first reading an Ordinance making revisions to Chapter 13, Rental Housing Code regarding occupancy.

Council Member Betcher expressed concern about the language used to identify the neighborhoods that are a part of the moratorium. She does not feel that all of those neighborhoods are adjacent to the University, but near campus may be a better way to identify the neighborhoods.

Moved by Betcher, seconded by Corrieri, to amend the “University adjacent neighborhoods” term to “near campus neighborhoods”.

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

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

Moved by Martin, seconded by Corrieri, to add the topic of which neighborhoods are to be included in the rental concentration cap to the April 10 Council meeting and hold the first reading of the Rental Concentration Cap Ordinance to April 24.

City Manger Steve Schainker explained that the Council will need to finish the discussion on which neighborhoods the overlay would be applied. It needs to be discussed if all eight neighborhoods are to be under the overlay.

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

Moved by Corrieri, seconded by Beatty-Hansen, to ask staff to notify property owners in the potentially affected neighborhoods prior to the April 10 meeting.

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

Moved by Martin, seconded by Corrieri, to direct staff to report on hardship rental cases at the April 10, 2018, Council meeting.

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

**ORDINANCE REVISING CHAPTER 28 TO EXEMPT INDIVIDUAL METERING REQUIREMENT FOR THOSE SUBMITTED PRIOR TO FEBRUARY 1, 2018:** Water and Pollution Control Director John Dunn stated that the purpose of the proposed amendment was to insert an effective date for the individual metering in multi-family-residential. The effective date was inadvertently left out of the Ordinance when Chapter 28 of the *Municipal Code* was passed. This is an issue of policy relating to water conservation and housing. Individual meters can cause the cost of housing to go up a bit, but data supports that if tenants paid the bills themselves there is a more conscious effort to preserve water. A question concerning the billing of water in the City of Ames with a minimum bill to each meter will not increase the bill. The rate structure is set to be a wash in those cases. The minimum bill goes up as the size of the meter goes up.

Council Member Gartin asked if other communities were doing this. Mr. Dunn responded that there are very few at this time. A trend is showing towards this, but it is not the norm at this time.

Director Dunn conveyed that this has posed a problem for a small number of developers who had projects already under design, such as the construction at Crawford. The recommendation of staff is to “grandfather” in those projects that had submitted a Site Development Plan to the Planning and Housing Department prior to February 1, 2018, and allow them to proceed with the single master meter construction originally presented to Water & Pollution Control staff. This would prevent developers from having to start all over again.

Jerry Cable, 623 South Dayton, Ames, reported that it would be an estimate of \$1,000 per apartment to run individual piping from a meter. This Ordinance will cause individual water heaters in each apartment. This will add an expense for a room to put the water heater in with a drain and vent. Water heaters also tend to leak, which could cause problems for apartments below. Efficiency will also be lost. The gas water heater will end up being too costly; an owner may then choose to use an electric water heater with very low efficiency. The meter room will have to be larger, which takes space away from the apartment. The landlord would have to find a way to make up the extra cost. This is another ordinance that will add cost to building. He is opposed to this Ordinance and would like to see it removed.

Justin Dodge, 105 South 16<sup>th</sup> Street, Ames, conveyed his appreciation for the intent of the change. Mr. Dodge noted that he represents the Hunziker Company, where the policy is that water is included in the rent. There will not be the conservation savings that was talked about earlier. If this Ordinance is not reversed, there will still be the inefficiency of electric water heaters and the ramifications will continue.

Ben Jensen, 708 Highway 69, Huxley, stated Jcorp has done individual meters, but is now moving towards a common meter. The biggest reason is the added cost to the electrical bill and service. It is extremely costly and inefficient to have individual water heaters per square footage and the cost of an electric water heater. Normally there will be one tenant in a junior suite; the tenant will actually pay more to heat the water heater and never know the difference. The market tells companies that tenants prefer to pay one bill. He believes that the best practice for the construction industry is the common water meter.

Luke Jensen, 2519 Chamberlain, Ames, stated that the project for Crawford was right in between the new Ordinance being adopted. A change at this point would be costly to the project.

Moved by Beatty-Hansen, seconded by Gartin, to pass on first reading an Ordinance making a revision to Chapter 28 to exempt, from the individual metering requirement, those projects that had submitted a Site Development Plan to the Planning and Housing Department prior to January 1, 2019.

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

**ORDINANCE FOR THE REMOVAL OF PROPERTY LOCATED AT 398 S. 500<sup>TH</sup> AND 5508 LINCOLN WAY (TRINITAS) FROM WARD 3, PRECINCT 4:** Moved by Nelson, seconded by Beatty-Hansen, to pass on first reading an Ordinance removing the property located at 398 S. 500<sup>th</sup> and 5508 Lincoln Way from Ward 3 and Precinct 4.

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

**ORDINANCE ALLOWING PORTABLE SIDEWALK SIGNS IN CAMPUSTOWN:** Moved by Beatty-Hansen, seconded by Carrier, to pass on first reading an Ordinance allowing the use of temporary sidewalk signs in Campustown.

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

**ORDINANCE RENAMING OLD AIRPORT ROAD TO GREEN HILLS DRIVE:** Moved by Beatty-Hansen, seconded by Corrieri, to pass on first reading an Ordinance renaming “Old” Airport Road to Green Hills Drive.

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

**ORDINANCE FOR WIRELESS COMMUNICATIONS FACILITIES:** Moved by Beatty-Hansen, seconded by Corrieri, to pass on second reading the construction of wireless communications facilities.

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

**ORDINANCE RESTRICTING PARKING AT ALL TIMES ON NORTH SIDE OF PHOENIX STREET FROM NORTH DAKOTA AVENUE TO YUMA AVENUE:** Moved by Corrieri, seconded by Betcher, to pass on third reading and adopt ORDINANCE NO. 4338 restricting parking at all times on north side of Phoenix Street from North Dakota Avenue to Yuma Avenue.

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

**ORDINANCE RELATING TO CHANGES TO GARAGE AND ACCESSORY BUILDING STANDARDS:** Moved by Corrieri, seconded by Beatty-Hansen, to pass on third reading and adopt ORDINANCE NO. 4339 revising the garage and accessory building standards.

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

**XENIA RURAL WATER DISTRICT REQUESTS TO SERVE PROPERTIES GENERALLY LOCATED SOUTH OF EXISTING CORPORATE LIMITS:** Assistant City Manager Bob Kindred advised that Rural Water Districts can’t serve within two miles of the City without permission. Xenia had requested to serve the area generally located south of existing corporate limits, east of Ames Municipal Airport, and west of South Duff Avenue. There was a time when the City gave away a significant amount of territory, and now the price per home to get it back has been substantial. A past Council adopted provisions in a Utility Ordinance so the City would provide water to areas outside of City limits until the City grows there; at which time it would be annexed in and provided with full range of City services.

It was noted that Xenia had withdrawn its request.

Moved by Beatty-Hansen, seconded by Corrieri, to accept the withdrawal of Xenia’s request to serve properties generally located south of existing corporate limits, east of Ames Municipal Airport, and west of South Duff Avenue.

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

**AGREEMENT WITH PARKMOBILE FOR PAY-BY-PHONE APP SERVICES FOR CITY OF AMES PARKING SYSTEM:** Traffic Engineer Damion Pregitzer clarified that it does meet all of the Purchasing policies. Parkmobile has a lot of education to help customers set-up their account. Parking rates will go into affect July 1, 2018. Some Ordinance changes will need to be done. The *City Code* prohibits being at a meter for longer than four hours. A customer of ParkMobile can add time, but once the parking has reached the time allotted, the vehicle will have to move; this is to encourage turn-over.

Moved by Beatty-Hansen, seconded by Corrieri, to adopt RESOLUTION NO. 18-151 approving a contract with Parkmobile for app-based services.

Council Member Martin inquired about the use of payment by the ParkMobile wallet. Mr. Pregitzer responded that Ames has had that set-up. The customer will be able to save some of the third-party transaction fees when using their ParkMobile wallet, instead of running a credit card each time and being charged that transaction fee. Mr. Martin added that this application does have a privacy statement in terms of service. His research had indicated that ParkMobile is able to collect data, such as GPS data, for a broad use. Mr. Martin said it was important to pay attention to the settings of apps.

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

**DISPOSITION OF COMMUNICATIONS TO COUNCIL:** Moved by Gartin, seconded by Nelson, to refer to staff the letter from Ames International Partner Cities Association requesting to allow the transfer of grant money from FY 2017-18 to FY 2018-19.

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

Moved by Corrieri, seconded by Beatty-Hansen, ask the Mayor to notify the business owner of Mayfair Cleaners that the Council elected not to take action on this request to relocate the business to 230 Washington.

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

**COUNCIL COMMENTS:** Council Member Betcher reminded Council of the request for the Mayor to write a letter regarding a potential question being added to the census. The recommendation will come from the Commerce Secretary to add the citizenship question to the census. It is reported that once that question is added, there will be several lawsuits.

Moved by Martin, seconded by Beatty-Hansen, to put the options for increased transparency for economic development incentives on a future agenda.

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

Moved by Martin, seconded by Betcher, to direct staff to report the Council a total value of industrial tax abatements that were awarded for the past year.

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

Move by Gartin, seconded by Corrieri, to direct Legal to research the use of eminent domain for economic development purposes.

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

Moved by Betcher, seconded by Beatty-Hansen, to adjourn the meeting at 11:46 p.m.

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Diane R. Voss, City Clerk

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John A. Haila, Mayor

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Stacy Craven, Recording Secretary