

AGENDA
REGULAR MEETING OF THE AMES CITY COUNCIL
COUNCIL CHAMBERS - CITY HALL
APRIL 12, 2016

NOTICE TO THE PUBLIC: The Mayor and City Council welcome comments from the public during discussion. **If you wish to speak, please complete an orange card and hand it to the City Clerk. When your name is called, please step to the microphone, state your name for the record, and limit the time used to present your remarks in order that others may be given the opportunity to speak.** The normal process on any particular agenda item is that the motion is placed on the floor, input is received from the audience, the Council is given an opportunity to comment on the issue or respond to the audience concerns, and the vote is taken. On ordinances, there is time provided for public input at the time of the first reading. In consideration of all, if you have a cell phone, please turn it off or put it on silent ring.

CALL TO ORDER: 6:00 p.m.

PROCLAMATION:

1. Proclamation for "Fair Housing Month," April 2016
2. Proclamation for "Water Quality Week," April 17-23, 2016
3. Proclamation for "All Species, One Earth Day," April 23, 2016

CONSENT AGENDA: All items listed under the consent agenda will be enacted by one motion. There will be no separate discussion of these items unless a request is made prior to the time the Council members vote on the motion.

4. Motion approving payment of claims
5. Motion approving Minutes of Regular Meeting of March 22, 2016, and Special Meeting of March 26, 2016
6. Motion approving certification of civil service applicants
7. Motion approving Report of Contract Change Orders for March 16-31, 2016
8. Motion approving renewal of the following Beer Permits, Wine Permits, and Liquor Licenses:
 - a. Class C Liquor – Dangerous Curves, 111 5th Street
 - b. Class C Liquor & Outdoor Service – Brick City Grill, 2704 Stange Road
 - c. Class C Liquor & Outdoor Service – Cyclone Experience Network, Hilton Coliseum
9. Motion approving new Class C Liquor License & Catering Privilege for Los Altos Mexican Restaurant, 823 Wheeler Street, Ste. 5
10. Motion approving 5-day (April 30-May 4) Special Class C Liquor License for Olde Main at Reiman Gardens, 1407 University Boulevard
11. Motion approving 5-day (May 10-14) Special Class C Liquor License for Olde Main at Reiman Gardens, 1407 University Boulevard
12. Motion approving 5-day (April 23-27) Class C Liquor License for Christiani's Events at the ISU Alumni Center, 420 Beach Avenue
13. Motion approving Outdoor Service Privilege for Tip Top Lounge, 201 E. Lincoln Way, for outdoor concerts on the following dates:
 - a. May 5-7, 2016
 - b. May 19-21, 2016
 - c. June 2-4, 2016
 - d. June 16-18, 2016
 - e. June 30-July 2, 2016
 - f. July 14-16, 2016
 - g. July 28-30, 2016
 - h. August 11-13, 2016
 - i. August 25-27, 2016

14. Resolution updating named depositories for City of Ames
15. Corporate Resolution designating authorization to conduct financial and banking business
16. Resolution approving Quarterly Investment Report for period ending March 31, 2016
17. Resolution approving request from Ames Bicycle Coalition for City Hall to serve as host site on May 16 to kick off Bike-to-Work Week
18. Resolution approving contract with Tim Adams, Stoney Creek Landscapes, Webster City, Iowa, for Resonance chimes and strings artwork to be installed in Tom Evans Plaza in the amount of \$20,282.30 (Art in the Park)
19. Resolution setting date of public hearing for April 26, 2016, for authorization to issue Hospital Revenue Refunding Bonds, Mary Greeley Medical Center Series 2016, in an amount not to exceed \$68,000,000
20. Resolution setting date of public hearing for April 26, 2016, on vacation of Public Utility Easement at 108 South 5th Street
21. Resolution setting date of public hearing for April 26, 2016, on vacation of Public Utility Easement at 1126 Florida Avenue
22. Resolution approving Engineering Services Agreement with Dewild Grant Reckert & Associates Company of Rock Rapids, Iowa, for Ames Substation Improvements (Top-O-Hollow) in an amount not to exceed \$264,791
23. Resolution approving preliminary plans and specifications for 2015/16 Traffic Signal Program (University Boulevard and U.S. Highway 30 Westbound Off-Ramp); setting May 4, 2016, as bid due date and May 10, 2016, as date of public hearing
24. Resolution approving preliminary plans and specifications for 2015/16 Downtown Street Pavement Improvements (Clark Avenue from Lincoln Way to Main Street); setting May 4, 2016, as bid due date and May 10, 2016, as date of public hearing
25. Resolution approving preliminary plans and specifications for Electrical Maintenance Services for Power Plant; setting May 12, 2016, as bid due date and May 24, 2016, as date of public hearing
26. Resolution awarding contract to Central Power Systems and Service of Wichita, Kansas, for purchase of trailer-mounted 200kW generator to provide back-up power for waste water lift stations in the amount of \$98,611
27. Resolution awarding contract to Titan Machinery of Des Moines, Iowa, for purchase of one tractor-loader-backhoe for street maintenance in the amount of \$108,590, with extended hydraulic and power train warranty in the amount of \$4,492, and accept trade-in offer of \$16,800
28. Resolution awarding contract to Chamness Technologies, Inc., of Blairsburg, Iowa, in the amount of \$32,700/year for Yard Waste Services for 2016-2019
29. Resolution approving renewal of contract with Waste Management of Ames, Iowa, in the amount of \$.3694/mile/ton for FY 2016/17 Hauling and Related Services to Boone County Landfill
30. Resolution approving renewal of contract for FY 2016/17 Custodial Services for City Hall/Community Center with Klean Rite of Ames, Iowa, in the amount of \$61,824.45/year, plus \$21.72/hour for emergency callback and additional work as authorized
31. Resolution approving renewal of contract for FY 2016/17 Custodial Services for Ames Public Library with Nationwide Office Care in the amount of \$66,360.61
32. Valve Maintenance and Related Services and Supplies Contract for Power Plant:
 - a. Resolution approving renewal of contract with Dowco Valve Company, Inc., of Hastings, Minnesota, in an amount not to exceed \$90,000
 - b. Resolution approving contract and bond
33. Power Plant Maintenance Services Contract:
 - a. Resolution approving renewal of contract with ProEnergy Services, LLC, of Sedalia, Missouri, in an amount not to exceed \$635,000
 - b. Resolution approving contract and bond

34. Electric Services Underground Trenching Contracts:
 - a. Resolution approving renewal of Primary Contract with Ames Trenching & Excavating, Inc., of Ames, Iowa, in an amount not to exceed \$233,750
 - b. Resolution approving contract and bond with Ames Trenching & Excavating, Inc.
 - c. Resolution approving renewal of Secondary Contract with Communication Technologies of Des Moines, Iowa, in an amount not to exceed \$41,250
 - d. Resolution approving contract and bond with Communication Technologies
35. Resolution approving contract and bond for City Hall Roof Improvements Project
36. Resolution approving contract and bond for WPC Facility Sludge Pumping Building Heat Recovery Unit Replacement
37. Resolution approving contract and bond for 2015/16 Arterial Street Pavement Improvements (13th Street - Furman Aquatic Center to Union Pacific Railroad)
38. Resolution approving Change Order No. 6 with Knutson Construction of Minneapolis, Minnesota, in the amount of \$22,624 for Water Treatment Plant - Contract No. 2
39. Resolution approving completion of Emergency Storm Repair for Traffic Signal (South Duff Avenue and Airport Road)

PUBLIC FORUM: This is a time set aside for comments from the public on topics of City business other than those listed on this agenda. Please understand that the Council will not take any action on your comments at this meeting due to requirements of the Open Meetings Law, but may do so at a future meeting. The Mayor and City Council welcome comments from the public; however, at no time is it appropriate to use profane, obscene, or slanderous language. The Mayor may limit each speaker to five minutes.

PARKS & RECREATION:

40. Staff Report on Policy for naming of Parks and Recreation Facilities

HEARINGS:

41. Hearing on transfer of property and granting of Easements to Iowa Department of Transportation for I-35 improvements:
 - a. Resolution approving transfer of property and granting of Easements
42. Hearing on zoning text amendment pertaining to the Environmentally Sensitive Area Overlay District and its applicability to activities within the Floodway:
 - a. First passage of ordinance
43. Hearing on zoning map amendment to add Environmentally Sensitive Area Overlay to properties with a FEMA-designated Floodway:
 - a. First passage of ordinance
44. Hearing on zoning text amendment pertaining to allowed activities and process for seeking approvals for development in Flood Plain contained in Municipal Code Chapter 9 (Flood Plain Zoning Regulations):
 - a. First passage of ordinance
45. Hearing on WPC Facility Three-Year Biosolids Disposal Operation:
 - a. Resolution approving final plans and specifications and awarding FY 2016/17 contract to Nutri-Ject Systems, Inc., of Hudson, Iowa, in the total amount not to exceed \$60,406.25
46. Hearing on Skate Park Renovation Project:
 - a. Motion accepting report of bids
47. Hearing on 2015/16 Airport Improvements Taxiway Rehabilitation (Runway 01/19):
 - a. Resolution approving final plans and specifications and awarding contract to Absolute Concrete of Slater, Iowa, in the amount of \$196,221.25

48. Hearing on rezoning, with Master Plan, of property at 896 South 500th Avenue from Agricultural (A) to Suburban Residential Low Density (FS-RL) and Suburban Residential Medium Density (FS-RM):
 - a. Motion to continue hearing to April 26, 2016

PLANNING & HOUSING:

49. Staff Update on South Duff Avenue Land Use Policy Plan (LUPP) request [3115, 3413, and 3409 South Duff Avenue]
50. Resolution approving Rose Prairie Development Agreement
51. Staff Report and Update on Landscape Ordinance Provisions

WATER & POLLUTION CONTROL:

52. Resolution approving Grant Agreement with Iowa Department of Natural Resources for improvements to low-head dam in North River Valley Park in the amount of \$85,000

FINANCE:

53. Resolution awarding contract to Stiver's Ford Lincoln of Waukee, Iowa, for purchase of two police utility patrol vehicles in the amount of \$53,576
54. Motion approving proposed revisions to *Purchasing Policies and Procedures* (includes Local Consideration Policy)

ORDINANCES:

55. Second passage of ordinance pertaining to minimum floor area ratio and building height for institutional uses requiring Special Use Permits in Downtown Service Center and Campustown Service Center Zoning Districts
56. Second passage of ordinance to add funeral homes as an institutional use allowed in Downtown Service Center Zoning District
57. Second passage of ordinance establishing 3505 and 3515 Lincoln Way Urban Revitalization Area
58. Second passage of ordinance correcting an *Iowa Code* reference in Section 23.308 pertaining to review procedures for Plats of Survey
59. Third passage and adoption of ORDINANCE NO. 4251 rezoning properties at 1405, 1415, 1425, 1502, 1509, 1510, 1511, and 1519 Baltimore Drive and 1428, 1429, 1506, 1514, and 1522 Boston Avenue from Community Commercial Node (CCN) to Highway-Oriented Commercial (HOC)

COUNCIL COMMENTS:

CLOSED SESSION:

60. Motion to hold closed session as provided by Section 21.5c, *Code of Iowa*, to discuss strategy with counsel for matters in litigation

ADJOURNMENT:

***Please note that this Agenda may be changed up to 24 hours before the meeting time as provided by Section 21.4(2), *Code of Iowa*.**

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

AMES, IOWA

MARCH 22, 2016

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

The Ames Area Metropolitan Planning Organization (AAMPO) Transportation Policy Committee meeting was called to order by Ames Mayor and voting member Ann Campbell at 6:00 p.m. on the 22nd day of March, 2016, in the City Council Chambers in City Hall, 515 Clark Avenue, pursuant to law. Other voting members present were: Bronwyn Beatty-Hansen, City of Ames; Gloria Betcher, City of Ames; Amber Corrieri, City of Ames; Tim Gartin, City of Ames; Chet Hollingshead, Boone County; Chris Nelson, City of Ames; Peter Orazem, City of Ames; and Wayne Clinton, Story County. AAMPO Administrator John Joiner, City of Ames Traffic Engineer Damion Pregitzer, City of Ames Transportation Planner Tony Filippini, City of Ames Transit Director Sheri Kyras; and Garrett Pedersen, representing the Iowa Department of Transportation, were also present.

DRAFT FY 2017 TRANSPORTATION PLANNING WORK PROGRAM (TPWP): Tony Filippini brought the members' attention to the Draft FY 2017 TPWP. He stated that the work elements would include administrative tasks for transportation planning programming and development of the Transportation Improvement Program; comprehensive transportation planning; in-depth technical analysis; enhanced transit planning for coordination, accessibility and efficiency; public participation enhancement and incorporation into the transportation planning process; committee support; and maintenance of the Long-Range Transportation Plan. According to Mr. Filippini, an additional project, in partnership with CyRide, will be to contract for consulting services for a Transit System Redesign Study. Mr. Filippini noted that the FY 2016 TPWP was updated to include the necessary language to allow for consultant selection in 2016 in anticipation of completion of the Study in FY 2017.

Moved by Clinton, seconded by Betcher, to approve the Draft FY 2017 Transportation Planning Work Program and set May 24, 2016, as the date of public hearing.

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

REVISED FY 2016 TRANSPORTATION PLANNING WORK PROGRAM (TPWP): Mr. Filippini stated that the 2016 TPWP will be completed at the end of June 2016. Due to variations in workload and completion of the Long-Range Transportation Plan, the TPWP requires an adjustment to the funding levels of all tasks to provide greater accuracy in funding amounts and hours and to ensure that the MPO is compliant with the rules and can continue to receive reimbursement for planning activities. There are no new funds being proposed. It was noted that the total federal and local funding amounts will not change. Mr. Filippini again noted that the 2016 TPWP will be updated to include the necessary language to allow for consultant selection during FY 2016 for the Transit System Redesign Study.

Moved by Nelson, seconded by Beatty-Hansen, to approve the Revised FY 2016 Transportation Planning Work Program.

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

PUBLIC PARTICIPATION PLAN UPDATE: Transportation Planner Filippini advised that the current Public Participation Plan was originally adopted in 2003 when the AAMPO was first established. This outlines current processes and allows for updates and provides new processes for Plans that have changed, e.g., the Long-Range Transportation Plan. The Public Participation Plan is now being updated to incorporate similar activities utilized during the Long-Range Transportation Plan

update. The Public Participation Plan will include a 45-day public comment period anticipated for March 22, 2016, through May 10, 2016. After that time, the results of the public comment period will be presented to the Transportation Technical Committee and to the Transportation Policy Committee for review and approval.

Moved by Corrieri, seconded by Hollingshead, to approve the Draft Public Participation Plan.
Vote on Motion: 9-0. Motion declared carried unanimously.

Moved by Corrieri, seconded by Hollingshead, to set May 24, 2016, as the date of public hearing.
Vote on Motion: 9-0. Motion declared carried unanimously.

APPOINTMENT TO SUDAS BOARD OF DIRECTORS: Moved by Nelson, seconded by Clinton, to appoint John Joiner to the SUDAS Board of Directors.
Vote on Motion: 9-0. Motion declared carried unanimously.

ANNUAL SELF-CERTIFICATION FOR FY 2017: John Joiner advised that this is an item of annual business certifying that all the rules are being followed. According to Mr. Joiner, there was a recent review by the Federal Transit Administration and Federal Highway Administration, and they found the AAMPO to be in compliance.

Moved by Corrieri, seconded by Betcher, to approve the Annual Self-Certification for FY 2017.
Vote on Motion: 9-0. Motion declared carried unanimously.

ADJOURNMENT: Moved by Clinton, seconded by Hollingshead, to adjourn the AAMPO Transportation Policy Committee meeting at 6:09 p.m.
Vote on Motion: 9-0. Motion declared carried unanimously.

REGULAR MEETING OF THE AMES CITY COUNCIL

The Regular Meeting of the Ames City Council was called to order by Mayor Campbell at 6:15 p.m. on March 22, 2016, in the City Council Chambers in City Hall, 515 Clark Avenue. Present from the Ames City Council were Bronwyn Beatty-Hansen, Gloria Betcher, Amber Corrieri, Tim Gartin, Chris Nelson, and Peter Orazem. *Ex officio* Member Sam Schulte was also present.

POLICE AWARDS AND RECOGNITIONS: Police Chief Chuck Cychosz recognized the following members of the Ames Police Department. He gave a brief description of the actions that had been taken by each Officer or Public Safety Dispatcher to earn the special recognition.

Meritorious Service Awards

Officer Todd Gohlmann
Officer Josh VanderZwaag

Commendation Awards

Officer Ashley Hochberger
Officer Todd Gohlmann
Officer Adam McPherson
Officer Darren Geil

Letters of Appreciation

Public Safety Dispatcher Laura Lovig
Public Safety Dispatcher Michelle Riordan
Public Safety Dispatcher Holly Lovig
Public Safety Dispatcher Shannon Krupski
Public Safety Dispatcher Louis Johnson

Terry Bird Outstanding Investigation Awards

Detective Suzy Owens
Sergeant Christine Crippen
Officer Chad Lovig

PROCLAMATION FOR GOOD NEIGHBOR EMERGENCY ASSISTANCE MONTH: April 2016 was proclaimed as *Good Neighbor Emergency Assistance Month* by Mayor Campbell. Board Members Alma Almquist, Steve Hanlin, Jere Maddux, Donna Bergman, Becky Jackson, Justin Bennett, and Mike Fritz, Director of Good Neighbor Emergency Assistance, Inc., accepted the Proclamation.

PROCLAMATION FOR ECO-FAIR DAY: Mayor Campbell proclaimed April 2, 2016, as *Eco-Fair Day*. Accepting the Proclamation were Electric Services Director Donald Kom and Municipal Engineer Tracy Warner. Director Kom invited the public to attend the 6th Annual Eco Fair that will be held from 10 AM to 2 PM on April 2 in the City Hall Gymnasium.

CONSENT AGENDA: Mayor Campbell noted that the Council Action Form had been revised for Item No. 49 pertaining to the Ames/ISU Ice Arena Flooring Project.

Council Member Betcher requested to pull Item No. 13 (Requests from the Main Street Cultural District for Bike Night) for separate discussion.

Moved by Nelson, seconded by Betcher, to approve the following items on the Consent Agenda:

1. Motion approving payment of claims
2. Motion approving minutes of Regular Meeting of March 1, 2016, and Special Meeting of March 10, 2016
3. Motion approving Report of Contract Change Orders for February 16-29 and March 1-15, 2016
4. Motion approving 5-day (May 14-18) Special Class C Liquor License for Burgie's Coffee & Tea at the ISU Alumni Center, 420 Beach Avenue
5. Motion approving 5-day (May 5-9) Special Class C Liquor License for Olde Main at ISU Molecular Biology Building, 2437 Pammel Drive
6. Motion approving 5-day (April 16-20) Class C Liquor License for Olde Main at ISU Alumni Center, 420 Beach Avenue
7. Motion approving Ownership Change of Class E Liquor License, Class B Wine Permit & Class C Beer Permit for Walgreens #12108, 2719 Grand Avenue
8. Motion approving Ownership Change of Class E Liquor License, Class B Wine Permit, & Class C Beer Permit for CVS Pharmacy, 2420 Lincoln Way, Ste. 104
9. Requests for Greek ExCYtement and Greek Visit Day on Friday, April 8, through Sunday, April 10:
 - a. RESOLUTION NO. 16-111 approving closure of portions of Ash Avenue, Sunset Drive, and Pearson Avenue from 6 p.m. to 10 p.m. on Friday, April 8, from 12:00 p.m. to 5:00 p.m. on Saturday, April 9, and from 8 a.m. to 12 p.m. on Sunday, April 10
 - b. RESOLUTION NO. 16-112 approving suspension of parking enforcement for closed areas

10. Request from Raising Readers for “Step Into Storybooks” Event:
 - a. RESOLUTION NO. 16-116 approving waiver of parking meter fees for metered spaces on portions of Douglas Avenue and 5th Street from 8:30 a.m. to 12:30 p.m. on Saturday, April 16
11. RESOLUTION NO. 16-117 approving appointment of Jayna Grauerholz to fill position as Hearing Officer for Human Relations Commission
12. RESOLUTION NO. 16-118 approving Public Art Commission FY 2016/17 budget in the amount of \$41,000
13. RESOLUTION NO. 16-119 approving 2016/17 Ames Annual Outdoor Sculpture Exhibitions selections
14. RESOLUTION NO. 16-120 authorizing Notice of Intent to commence North River Valley Well Field and Pipeline Project and setting date of public hearing for April 26, 2016
15. RESOLUTION NO. 16-121 authorizing diminution of Power Plant Coal Handler positions
16. RESOLUTION NO. 16-122 approving Neighborhood Improvement Project grant funding for Old Town Neighborhood Association in the amount of \$400.36
17. RESOLUTION NO. 16-123 approving Master Agreement with Iowa Communications Network for communication projects
18. RESOLUTION NO. 16-124 approving Grant Agreement Amendment for Squaw Creek Water Main Protection Project (Hazard Mitigation Grant Program Flood Mitigation)
19. RESOLUTION NO. 16-125 approving budget amendment in the amount of \$62,776 for the Library’s “Small Talk” program
20. RESOLUTION NO. 16-126 approving preliminary plans and specifications for 2015/16 Airport Improvements Taxiway Rehabilitation (Runway 01/19); setting April 6, 2016, as bid due date and April 12, 2016, as date of public hearing
21. RESOLUTION NO. 16-127 approving preliminary plans and specifications for 2015/16 Right-of-Way Restoration; setting April 20, 2016, as bid due date and April 26, 2016, as date of public hearing
22. RESOLUTION NO. 16-128 approving preliminary plans and specifications for 2015/16 Shared-Use Path System Expansion (South Dakota Avenue); setting April 20, 2016, as bid due date and April 26, 2016, as date of public hearing
23. RESOLUTION NO. 16-129 approving preliminary plans and specifications for 2013/14 Storm Sewer Improvements, 2015/16 Concrete Pavement Improvements Program #2, and 2015/16 Water System Improvements #3 (North 2nd Street - North Riverside Drive to North Maple Avenue); setting April 20, 2016, as bid due date and April 26, 2016, as date of public hearing
24. RESOLUTION NO. 16-130 approving preliminary plans and specifications for WPC Facility Clarifier Drive Replacement Project; setting April 19, 2016, as bid due date and April 26, 2016, as date of public hearing
25. Asbestos Maintenance Services Contract for Power Plant:
 - a. RESOLUTION NO. 16-131 approving renewal of contract with ESA, Inc., of North Sioux City, South Dakota, in an amount not to exceed \$100,000
 - b. RESOLUTION NO. 16-132 approving contract and bond
26. Specialized Wet/Dry Vacuum, Hydroblast, and Related Cleaning Services for Power Plant:
 - a. RESOLUTION NO. 16-133 approving renewal of contract with Bodine Services of Clinton, LLC, of Clinton, Iowa, in an amount not to exceed \$83,000
 - b. RESOLUTION NO. 16-134 approving contract and bond
27. Motor Repair Contract for Power Plant:
 - a. RESOLUTION NO. 16-135 approving renewal of contract with Electrical Engineering and Equipment Co., of Windsor Heights, Iowa, in an amount not to exceed \$125,000
 - b. RESOLUTION NO. 16-136 approving contract and bond
28. RESOLUTION NO. 16-137 approving contract and bond for 2015/16 Clear Water Diversion Program (Duff Avenue, East 9th Street, and McDonald Drive)

29. RESOLUTION NO. 16-138 approving contract and bond for 2015/16 Concrete Pavement Improvements Program #1 (Friley Road)
 30. RESOLUTION NO. 16-139 approving contract and bond for 2015/16 Asphalt Street Pavement Improvements (Dotson Drive, Baughman Road, Beedle Drive, Wellons Drive, Wellons Circle, Jeffrey Lane, Harris Street, Aplin Road) and 2015/16 Water System Improvements (Wellons Drive, Wellons Circle)
 31. RESOLUTION NO. 16-140 approving contract and bond for 2015/16 Water Systems Improvements Program #1 - Water Main Replacement (Country Club Boulevard)
 32. RESOLUTION NO. 16-141 accepting partial completion of public improvements and lessening security requirement for South Fork Subdivision, 7th Addition
- Roll Call Vote: 6-0. Resolutions/Motions declared adopted/approved unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

BIKE NIGHT EVENTS ON MAY 27, JUNE 24, JULY 22, AUGUST 26, AND SEPTEMBER 23: Council Member Betcher recalled that a number of Downtown merchants had spoken in opposition to the street closures on Saturdays and the duration of the closures that had been requested for the Farmers' Market. Ms. Betcher noted that several of the business owners were not pleased with the streets being closed on Saturdays, and now this event is requesting closure of those same streets on five Fridays. She asked if there had been anyone voicing opposition to or concerns about that happening. Andrea Gronau, Promotions Chair for the Main Street Cultural District (MSCD), said that this event had been talked about at several MSCD meetings. She said that the streets will be closed at 2:00 p.m., but ticketing of vehicles will not begin until 4:00 p.m. The event starts at 5:00 p.m., so the vehicles need to be cleared out by then. Ms. Gronau stated that she had not heard of anyone opposing the event. She also pointed out that there will still be customers on the street; they just will be on bikes, and it is hoped that many of the businesses will decide to stay open later on those Friday nights. The event will be held in the 100, 200, and 300 Blocks of Main Street and also on Douglas Avenue.

Moved by Betcher, seconded by Corrieri, to approve the following requests from the MSCD for Bike Night on May 27, June 24, July 22, August 26, and September 23:

- a. Motion approving the Blanket Temporary Obstruction Permit and Vending License in MSCD
- b. Motion approving 5-day Class B Beer & Outdoor Service licenses for Main Street Cultural District for Bike Night on the following dates: May 26-30, June 23-27, July 21-25, August 25-29, and September 22-26
- c. RESOLUTION NO. 16-113 approving street closures for portions of Main Street, Douglas Avenue, and Kellogg Avenue
- d. RESOLUTION NO. 16-114 approving closure of metered parking spaces within closed areas and waiver of parking meter fees
- e. RESOLUTION NO. 16-115 approving waiver of fee for blanket Vending License

Roll Call Vote: 6-0. Resolutions/Motions declared adopted/approved 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.

AMES URBAN FRINGE PLAN MAP AMENDMENT FOR EAST INDUSTRIAL AREA: City Planner Charlie Kuester reported that the City Council had directed staff to prepare amendments to the Urban Fringe Plan (Fringe Plan). He stated that the City of Ames had adopted the Fringe Plan in 1997 to help manage and plan for uses within two miles of the City. He explained that the Fringe Plan is a cooperative plan for land use and annexation strategies among the City of Ames, Story County, and the City of Gilbert. It was noted that Ames had entered into a 28E Agreement with Nevada agreeing not

to expand beyond 590th Avenue (western terminus for the City of Nevada and the eastern terminus for the City of Ames); that Agreement will expire in 2020.

Proposed Amendment. According to Planner Kuester, the City Council had initiated this Fringe Plan amendment to accommodate future industrial land development needs. The proposed area for Planned Industrial and Agriculture/Long-Term Industrial Reserve is located east of Interstate 35, south of County Road 210th Street, west of County Road 590th Avenue, and extending to one-half mile south of U. S. Highway 30. This area comprises about 7.22 square miles; the City's proposed amendments affect the Fringe Plan designation of 3.47 square miles of that total. At the time of the Fringe Plan adoption, land had been designated for future industrial sites. Industrial Reserve was defined as the area that is intended for the long-term industrial needs of the City.

According to Mr. Kuester, the proposed changes would re-designate a portion of the lands within the existing Agriculture/Long-Term Industrial Reserve area to Planned Industrial and would expand the Agriculture/Long-Term Industrial Reserve area. The existing Planned Industrial designation along 13th Street would be retained and be extended south to the area between the Union Pacific Railroad tracks, a half mile south of Lincoln Highway, and then east to 590th Avenue. Mr. Kuester noted that the proposed Planned Industrial designation area is consistent with the area covered by the City's recent agreement with Central Iowa Water Association regarding buy-out terms, the Agreement with the City of Nevada, and with the most-recent Capital Improvements Plan adopted by the City Council. It was also noted by Mr. Kuester that the Ketelsen Marsh (located on 570th Avenue) designation will not change; the protections will still be in place. Mr. Kuester showed a map depicting the location of the proposed East Industrial Area and explained it in more detail. The proposed area would have access to the Interstate, to Highway 30, to Lincoln Highway, and to the railroad; utilities would be provided as part of development. Planner Kuester stated that the Urban Fringe Plan Amendment would be the first step. Annexation, rezonings, subdivisions, and Development Agreements would come later.

Mr. Kuester told the Council that the Ames Planning and Zoning Commission had considered this item at its meeting on February 17, 2016. The Commission had recommended denial of the Fringe Plan Amendment by a 5-2 vote. It expressed concerns that the area was too large absent a specific development proposal. In addition, some Commission Members believed that the outreach to the affected property owners did not give them enough time to familiarize themselves with the proposed changes. The Gilbert City Council had approved the proposed Amendment on March 14, 2016. The Story Council Planning and Zoning Commission had previously recommended denial of the Amendment, citing many of the same concerns expressed by the Ames Planning and Zoning Commission. The Story County Board of Supervisors will discuss the proposal at its meeting during the week of March 28. It was noted by Mr. Kuester that, after analysis and determination that the proposed Amendment is consistent with the goals of the Land Use Policy Plan, City staff is recommending approval of the proposed change.

Brian Wilsey, 21242-590th Avenue, Nevada, Iowa, told the Council that his home, which was built in 1895 and in which he has lived since 2001, will be directly affected by the proposed change. He stated his opposition to the proposed amendment. According to Mr. Wilsey, it will affect 300 houses, which, with an average of three persons/household, would affect approximately 900 people. Mr. Wilsey believes industrial development near his home will lower property values and cause lake pollution. He cited his concerns about Ketelsen Marsh, Cooper Marsh, and Larson Marsh. In addition, Mr. Wilsey believes that such a large industrial area will be ugly. He suggested that there is area to the west to expand along Dayton Avenue. Mr. Wilsey believes Ames is a really nice city, and having it move out to where he lives should be a positive thing; however, he believes the area in question is too large.

Dan Culhane, Ames Economic Development Commission, 304 Main Street, Ames, reinforced that the Urban Fringe Plan Amendment bodes well for long-term industrial development. The key is its location to the railroad; this Corridor is perfect for industrial expansion. He does not think that more ethanol plants will develop in the area in the future; however, he believes that they will continue to diversify to create green chemicals to manufacture other things. According to Mr. Culhane, it is very valuable to additional industrial growth to have 100+-acre sites readily available as they are in other parts of the state. Mr. Culhane advised that there is intrinsic value to having an Ames address and be in proximity to Iowa State University and the Research Park. In addition, there are willing sellers of land in the subject area. He noted the recent action by the Ames City Council to extend water and sewer to the area; having the needed infrastructure available in the area is crucial to its development.

Council Member Gartin asked Mr. Culhane to speculate as to what the City of Nevada would do if the Ames City Council were not to approve the proposed Amendment. Mr. Culhane answered that he definitely believes the City of Nevada would approach the City of Ames, as a governmental body, and request that it be allowed to move farther westward. Mr. Gartin said he also believes that it is just a matter of time before one of the municipalities moves forward.

Randy Collings, 58853 - 250th Street, Nevada, informed the City Council that his property is located in the southeast quadrant of the Long-Term Industrial Reserve (south of Highway 30). He believes industrial uses will take about half of his farm over time. Mr. Collings wanted the Council to know that a large wind turbine will be built on his property (in the northeast quadrant) in the next couple months; so that quadrant will be tied up. Mr. Collings said he is neither for nor against the proposal; he knows that eventually the entire corridor will be in industrial.

Gerald Johnson, 21473 - 570th Street, Ames, said that he was one of the people who helped establish the Ketelsen Marsh. According to Mr. Johnson, there were a few areas that had been mislabeled on the map. He believes that the land is good farm land and should not be buried under concrete. Mr. Johnson advised that he had planned to build a house on his land, but did not want a mall for a neighbor. He bought a house in Hamilton County, but he had to keep 36 acres here to retain the Ag designation. He asked the Council if it had ever thought of putting industrial uses in abandoned buildings in Ames.

Jarrett Wendt, 58842 Lincoln Highway, Nevada, spoke in objection to the proposal, stating that it does not take into considering the impact industrial development will have on the existing property owners in the area. They do not want large-scale factories built in their front yards. Mr. Wendt talked about the degree of uncertainty that now exists. They do not know whether their home that was built in the 1890s is going to be a good place to raise their family over the next ten to 20 years, how industrial development would affect the value of their property, what kind of factories will be built in the area, how much pollution, how ugly, and where the factories will locate first - closer to Ames or right next to his property on 590th Avenue. Mr. Wendt asked for a greater definition of Planned Industrial policies. He felt the policies were lacking protection of air, noise, and light pollution, and setbacks - not only from the road, but from residences. Mr. Wendt would like the Council to look out for the rights of the "little guys." He asked for the proposal to be denied, stating that he would remain against the proposal until the property owners have more answers.

At the Mayor's request, Planner Kuester clarified that the action being requested from the Council this evening was to amend the long-term land use designation of the area in question. He noted the policies already in place for Planned Industrial and included in the Urban Fringe Plan. Mr. Kuester again stated that any rezoning or other actions would come later.

Joe Rippetoe, 419 Pearson Avenue, Ames, stated his opposition to the Amendment. He alleged that there had not been transparency regarding this proposal. Mr. Rippetoe said that he had just read the

Minutes of the Planning and Zoning Commission meeting, which were posted almost a month after the meeting. According to Mr. Rippetoe, Ames Utility customers have been misled. He said that, in FY 2014/15, fees were raised for Ames utility customers to finance this project, which has never had any approval from any planning bodies or any annexation. Mr. Rippetoe read information from a previous *City Side* publication noting that the fees would pay for infrastructure; it never stated that it was for an Eastern Industrial Area. He also referenced the City Council's meeting of January 12, 2016, when Merlin Pfannkuch had alleged that there had been no transparency regarding this project and when Council Member Gartin asked for a report outlining the history of the East Industrial Area; however, as far as he knows, there is no such report. Mr. Rippetoe also noted that City staff is about to embark on reviewing its LUPP - to perform a community-wide review to look at land use for the long term. He asked why the Ames Economic Development Commission (AEDC) gets to "get their change in first," and not participate in the process like everyone else has to do. Mr. Rippetoe said that there is already 300 acres of industrial land whereon nothing has happened and now the Economic Development Commission wants another 1,000 and to get every Ames utility customer to pay for it.

Mike Espeset, 2402 Yorkshire Circle, Ames, said he agrees that this issue has taken a long time, and tonight's meeting is a culmination of the many steps that have brought it to this point. Mr. Espeset said he also agreed with a former speaker that this is about control - controlling economic development opportunity for the City of Ames and for Story County and control over how this area gets developed. If this land can be brought under City of Ames control, it gives the City a chance to direct how development happens. He believes it is not a question of if it will happen, but how it will happen - under the City's leadership, policies and procedures, and under its purview or whether it will just happen. Mr. Espeset encouraged the Council to vote affirmatively for the Amendment so that steps can be taken to answer questions about how it will happen.

Council Member Gartin asked Mr. Espeset to speak on the history of the effort on this project. Mr. Espeset said that this began before he became Chairman of the Ames Economic Development Commission; however, from an economic development perspective, there are many projects that Ames simply doesn't qualify for because the parcels of land are not large enough, not suitable enough, or not available. Based on the principles of the LUPP, the Commission's perspective is that the logical place is to go east of the Interstate. He believes that this project has not been shrouded in secrecy. It has taken different forms and shapes concerning the land that will be involved; it requires willing sellers, people willing to annex, and a willing city, and a lot of work has been done to get to the point of having this discussion.

Mr. Gartin asked Mr. Espeset if he felt that the City of Nevada will continue to push westward. Mr. Espeset answered that he does not know enough about Nevada to know if that would be a request that it would make. However, he does believe that willing people would be excited to approach Nevada and ask to put a plant there. There are a lot of issues related to traffic and logistics related to the Department of Transportation and Highway 30, and if development happens in a haphazard fashion, it would not be good for anyone. Council Member Gartin asked Mr. Espeset to speak as to the benefits of this property being under the auspices of Ames. Mr. Espeset indicated that it is important for someone to be in charge (not a collaboration of Councils), and the City of Ames is equipped to make that happen.

Council Member Orazem noted that in the 1997 LUPP, the Planned Industrial Areas included the area of 13th Street on the east side. Regional Commercial was to be located in the northeast quadrant of the interchange of I-35 and U. S. 30; that is now occupied by churches. Regional Commercial has moved to where there was going to be Planned Industrial. Mr. Orazem reported that not a single acre of industrial land has been added since 1997; in fact, the amount of available industrial land has lowered since 1997. Some of the Planned Industrial has shifted to the right. The former regional mall developer

was to install sewer for Planned Industrial, which the Council at that time made him do; but that did not ultimately occur. Also, the former industrial area east of the Airport is now Regional Commercial.

Addressing a former speaker's move to Hamilton County, Mr. Orazem noted that Hamilton County lost an 1,100-person Electrolux plant, and its unemployment rate went to well over 10%. It lost over 75% of its construction and manufacturing jobs in a three-year period. People in that town either had to move or find jobs in a commuting area. According to Mr. Orazem, the State of Iowa is now more rural than Nebraska due to the fact that people are able to find jobs in urban areas and still live in small towns because there are urban centers scattered across the state. He believes that it is the role of Ames to provide a conglomeration of economies that provide jobs - not just for people in Ames, but for all of Story County, which is the metro area and the counties around it. There are 4,800 people commuting to Ames daily. According to Mr. Orazem, Hamilton County's unemployment rate is now under 5% even though there are fewer jobs there than when the Electrolux plant was in operation. That is due to Hamilton County residents being able to get jobs outside of Hamilton County. Mr. Orazem said that if someone wants to complain about Ames' effort to create jobs, they need to understand that if Ames did not have jobs for people to commute into from Hamilton County, that County would have endured a lot of hardship. Mr. Orazem believes the role of Ames is to provide space for economic activity to occur; and if that is not being done, it is not doing its job for the City of Ames, Story County, or the counties around the state.

Chuck Winkleblack, Hunziker & Associates, 105 South 16th Street, Ames, stated his opinion that the best way to protect the environment is to have the City of Ames control how the area in question develops. He referenced the regulations pertaining to storm water protection under Chapter 5B in Ames; that will not happen in Story County or if Nevada annexes the property. According to Mr. Winkleblack, this particular issue (East Industrial Area) has been in the paper for at least the past ten years. It has been out in front of the public for a number of years. Pertaining to industrial development, Mr. Winkleblack pointed out that developers do not want to know what a city will have in the next 18 to 36 months. The sites must be ready when the site selection committee visits a community. Mr. Winkleblack again stated that, for the protection of the area, protection of the environment, and protection of the residents, it is important that this land be under the control of Ames so that it develops in such a way so all can be proud of how it looks.

Nancy Miller, 57701 E. Lincoln Highway, Ames, said that she understands that annexation will include her property eventually. She noted that she will be the first one to be affected by the proposal in question. Ms. Miller pointed out that there will be many people who will be impacted; she wanted to put a face to all the homeowners who will be affected.

Council Member Betcher noted her appreciation of the input provided at this meeting. She said that the Council has to weigh what the benefits will be to the City as a whole. When she looks at the options for the area, it seems that the Council needs to be planning for the future. Changing the Urban Fringe Map is the first step. Ms. Betcher said that it is beneficial for the City of Ames to stake out what it would like to do in the future. She believes that the process has not lacked transparency. Ms. Betcher commented that she sees an inevitable move to the east; it makes more sense for the City to make the move now than to wait.

Council Member Corrieri agreed with Council Member Betcher. She noted that the LUPP referenced the area as industrial in 1997, and she does not believe that the Long-Term Industrial Reserve or Planned Industrial will change.

Council Member Gartin referenced the Agreement with Central Iowa Water Association (CIWA) with respect to water rights. City Manager Schainker explained the Agreement with CIWA for Phase I

Urbanized Area. The Agreement is valid for ten years. He noted that until the area is purchased by the City, the CIWA can service new development. Mr. Schainker noted the difference between what CIWA provides and what the City of Ames provides.

At the request of Council Member Gartin in regard to the issue of transparency, City Manager Schainker gave the history surrounding the East Industrial Area. In summary, Mr. Schainker said that the AEDC had spoken to the Council about the lack of industrial land. The LUPP showed the area in question as Industrial Reserve; it was always contemplated that it would move across the Interstate at some point. Discussions began about the Sunrise Industrial Park; that concept was later dropped in lieu of a decision to expand utilities across Interstate 35. Mr. Schainker noted that the East Industrial Area project has been included in the Capital Improvements Plan for some time and staff had been directed to negotiate with CIWA - all of which were done in open session at separate meetings. He also pointed out that Water and Pollution Control Director John Dunn had talked about the impact of future development on water and sewer lines and the projected costs several years ago. The increased rates to be charged to Ames residents were outlined on more than one occasion and always in open session.

Council Member Beatty-Hansen asked if the City would be artificially increasing the value of the eastern-most property by extending the infrastructure all the way to 590th Avenue. She also said she did not believe that the majority of residents knew that the increase in water rates was to pay for the infrastructure for the Eastern Industrial area. She felt it was a communication issue. City Manager Schainker said that the increase also included other debt service. Council Member Orazem pointed out that the increase in water rates will equate to approximately \$.34/month per customer.

Council Member Betcher said that the next step in this process would be for the Story County Board of Supervisors will weigh in as part of the Urban Fringe Plan process. Planner Kuester said that staff had asked that this item be on the Board meeting agenda of March 29, but that has not been confirmed. At the inquiry of Council Member Betcher, he also advised that all three entities (Ames, Gilbert, Story County) have to approve any Amendment to the Urban Fringe Plan.

Council Member Beatty Hansen said that she would prefer to wait two years until work is done on the LUPP. She feels that the current proposal for Planned Industrial land is so massive. Ms. Beatty Hansen suggested that this item be sent back to staff to reduce the amount of Long-Term Industrial Reserve. Planning and Housing Director Diekmann advised that the most important change is for subdivision control. He noted that the Fringe Plan is not binding on City of Nevada; it is only binding on Story County and the City of Gilbert. Council Member Betcher added that she would like to make the change now to provide predictability for the property owners.

Council Member Gartin said he believes that it is not a question of whether this area is going to be developed as industrial; the only question is going to be whether it is going to be the City of Ames or someone else shaping the policies concerning pollution and design elements.

Ms. Beatty Hansen reiterated that she did not want to be too hasty on the change at this time and stated her preference for Option 4.

Moved by Gartin, seconded by Orazem, to approve Alternative 1 and adopt RESOLUTION NO. 16-142 approving an amendment to the Ames Urban Fringe Plan Land Use Framework Map to reflect the proposed Planned Industrial, Agriculture/Long-Term Industrial Reserve, Extension of Natural Areas, and Urban Fringe Boundary and an amendment to the Ames Urban Fringe Plan Land Use Classes Map to reflect the changes to the subclasses.

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

WAL-MART (GRAND AVENUE AND 30TH STREET): Plat of Survey. City Planner Ray Anderson stated that the proposed Plat of Survey is for a Boundary Line Adjustment for consolidation of two platted lots at 3015 Grand Avenue into a single parcel, which will have 3105 Grand Avenue as the new street address. Mr. Anderson advised that the sidewalk has not completely been extended along the entire north boundary of the site; however, according to *Municipal Code* Section 23.309(3), the gap in the sidewalk must be installed prior to combining the two parcels. Since no partial sidewalk exists along Roy Key Avenue, none is required with this Plat of Survey. However, a sidewalk will be constructed at the time the site is redeveloped. Wal-Mart acknowledges the need to complete the Wheeler Street improvements, but due to its plan for redevelopment of the site, it believes that it is premature to complete the sidewalk in advance of recording the Plat of Survey. Wal-Mart is requesting that the sidewalk requirement be deferred until development of the site and has agreed to post financial security.

Council Member Betcher asked to know the orientation of the building on the property. Ryan Solum, 900 Woodlands Parkway, Vernon Hills, Illinois, civil engineer representing Wal-Mart, stated that the building's orientation is facing south due to the depth of the Supercenter. If it were facing east, the required parking lot configuration would not work.

Planner Anderson explained the Joint Use Parking Agreement with North Grand Mall. During construction, Wal-Mart will fall below the minimum parking ratio during two different times (Summer 2016 for about a month and in Spring 2017 while the existing Wal-Mart is being demolished). Mr. Anderson described the terms of the Agreement.

Council Member Orazem expressed concerns about pedestrians running across 30th Street between the North Grand Mall parking lot and the new Wal-Mart. Director Diekmann reported that staff has not yet approved the site plan. The Traffic Engineer will be asked about Mr. Orazem's concern.

Moved by Orazem, seconded by Nelson, to adopt RESOLUTION NO. 16-143 approving deferment of the requirement to install sidewalk.

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

Moved by Orazem, seconded by Nelson, to adopt RESOLUTION NO. 16-144 approving the Plat of Survey to combine two existing parcels.

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

Joint Use Parking Agreement with North Grand Mall. Planner Anderson explained that the current Wal-Mart store will remain in operation through the majority of the construction of the new Wal-Mart Supercenter. Wal-Mart is requesting approval of a Joint Use Parking Plan with North Grand Mall during that time. Once the new development is complete, the joint use would cease. The Agreement is necessary to maintain the minimum required parking ratio through the entire time of demolition of the two existing buildings and construction of the new Supercenter. The minimum required parking ratio is one parking space for every 300 square feet of gross floor area or 3.33 spaces/1,000 square feet. During certain periods of construction, on-site parking may not be adequate to meet that ratio. It is estimated that between 81 and 206 parking spaces off-site will be needed in addition to the available on-site spaces to meet City standards. According to Mr. Anderson, the City Council may approve the Joint

Use Parking Agreement if it finds that the criteria contained in Section 29.406(17)(b) of the Zoning Ordinance are met in the application.

Moved by Orazem, seconded by Nelson, to adopt RESOLUTION NO. 16-145 approving a Joint Use Parking Plan with the Shops at North Grand (North Grand Mall), located at 2801 Grand Avenue. Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

UPDATE ON FLOOD PLAIN AND ENVIRONMENTALLY SENSITIVE OVERLAY AND MAP AMENDMENTS: Director Diekmann noted that the City Council, on November 10, 2015, had directed staff to propose changes to flood plain development regulations within the floodway.

Planner Kuester recalled that the City Council had directed staff to prepare a map amendment to designate the floodways as Environmentally Sensitive Overlay (O-E) along with text amendments to the O-E Overlay and Flood Plain regulations to implement the Major Site Development Plan requirements of the O-E Overlay. According to Mr. Kuester, as staff worked on draft ordinances, it became clear that the three key changes to the regulated activities within the floodway were adding discretionary review of grading and fill; impervious surfaces for parking, loading, maneuvering; and storm water treatment features. Mr. Kuester said that additional input from the City Council was needed to craft the draft ordinance appropriately. The key issues revolve around whether parking, storm water treatment facilities, and grading should be subject to a discretionary review process compared to how they are currently allowed subject to performance requirements of Chapter 9. Mr. Kuester explained the two options:

Option 1. Discretionary Review (Prior Direction). If City Council wants to have a higher level of public review of development proposals that directly affect the Floodway, it should direct staff to continue to draft an ordinance for Major Site Development Plan review. The Major Site Development Plan process would follow its current criteria for project approval, but would include an application requirement to provide an environmental assessment report that addresses the potential impacts of the proposed development. If any part of a project is within a Floodway, the whole site would be subject to discretionary review.

Option 2. Prohibit Parking and Allow Storm Water and Grading. Changing allowances for parking and maneuvering could be segregated from storm water and grading activities. Storm water facilities indirectly affect the layout of a site as there are a variety of options to meet requirements for both above-ground and in-ground measures. From some perspectives, allowing for storm water facilities consistent with Chapter 5B performance requirements is a technical issue that may not require a higher level of scrutiny from a public hearing process to determine if it is compatible with the site and surroundings. If such features are routinely determined to be consistent with City objectives for environmental protection and site development, a public hearing process would likely be unnecessary.

It was noted that parking is categorized by staff as more of a development issue that can greatly influence the layout and development of a site. The two most significant examples of large parking improvements in the Floodway given by Planner Kuester were the recent Stadium View apartment project on 4th Street and the Wal-Mart Supercenter on South Duff.

Mr. Diekmann advised that the Planning and Zoning Commission had voted to deny the proposed amendments to the O-E Overlay text that would specify a Major Site Development Plan was needed for activities within the Floodway. It voted to approve only the amendments to Chapter 9 (Flood Plain Regulations) regarding accessory garages and did not recommend any changes to the Floodway list of uses of standards for activities within the Floodway. The Commission then recommended approval of

the Map amendments to place the O-E Overlay on the designated Floodway. It was pointed out by Director Diekmann that without the corresponding changes to the O-E text and the Flood Plain Regulations text, the Map change would not be workable as there would be inconsistencies between the Chapter 9 Flood Plain Regulations and the Chapter 29 review process.

Council Member Nelson commented that he agreed with the Planning and Zoning Commission and he was perfectly fine with administrative review.

Council Member Betcher pointed out that the Council had made a previous decision to send this issue to the Planning staff to recommend ordinances, which was by a 6-0 vote. She asked if the Council members were going to remain committed to its past decision or what had changed. Ms. Betcher acknowledged her desire to go with Option 1, which would allow for discretionary review.

Director Diekmann pointed out that the areas that would be affected would be a few areas on South 16th Street by the river and a few properties with residential zoning. More properties are zoned Agricultural, which would require the owner to make a request to the City Council.

Council Corrieri said that she agreed with Council Member Betcher.

Cindy Hildebrand, 250th Street, Ames, said that she and her husband have come to realize how little control they have on the creeks that run through their land; it depends on what happens on the upstream land. She expressed her appreciation for the Council's desire for transparency as well as for water quality protection.

Chuck Winkleblack, 105 South 16th Street, Ames, said he believed that parking seems to be the real issue. He suggested that perhaps impervious parking or something like that could be looked at; however, he would like some flexibility in the Floodway. He sees this discussion as being the result of one project, and he feels that more regulations are not necessary, in general.

Moved by Orazem, seconded by Beatty-Hansen, to add parking as a Zoning Board of Adjustment (ZBA) Conditional Use Permit in Chapter 9 and include the DNR "wet flood proofing," required by the Iowa DNR.

Additional discussion ensued about creating objective standards for encroachments to be reviewed administratively. It was noted that that would be more "black and white;" this would allow administrative approval. Director Diekmann stated that this approach would still require any development to meet the grading permit requirements, Chapter 5B requirements, and the performance standards of the Flood Plain Regulations.

Council Member Nelson expressed his preference to approve Option 3, which was for no changes. If that doesn't happen, he believes that more discussion needs to occur about what criteria will be presented to the Zoning Board of Adjustment.

Vote on Motion: 2-4. Voting aye: Beatty-Hansen, Orazem. Voting nay: Betcher, Corrieri, Gartin, Nelson. Motion failed.

Moved by Nelson, seconded by Gartin, to approve Option 3.

Vote on Motion: 3-3. Voting aye: Gartin, Nelson, Orazem. Voting nay: Beatty-Hansen, Betcher, Corrieri. The Mayor declined to vote because the issue will ultimately require an Ordinance, which requires four votes to be adopted. Motion failed.

Moved by Corrieri, seconded by Betcher, to approve Option 1: to direct staff to continue to draft an ordinance for Major Site Development Plan review.

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

LINCOLN WAY PEDESTRIAN CROSSING DATA COLLECTION AND ANALYSIS (UNIVERSITY BOULEVARD TO SHELDON AVENUE: Traffic Engineer Damion Pregitzer explained that representatives from the Iowa State University (ISU) Administration inquired about the City's interest in participating in a Lincoln Way Pedestrian Crossing Data Collection and Analysis from University Boulevard to Sheldon Avenue. The primary interest in such a study is due to the increase in private sector rental units in the Campustown area, in addition to the planned opening of a new ISU residence hall on the south side of Lincoln Way. Both of those will lead to a growth in the number of pedestrians crossing Lincoln Way. According to Mr. Pregitzer, the primary focus of the study will be on safety by evaluating current non-motorized travel across the streets within the Lincoln Way Corridor from University Boulevard to Sheldon Avenue and identifying conflicts that warrant action regarding vehicle, bicycle, and pedestrian flow.

Mr. Pregitzer advised that ISU would contract directly with the SRF Consulting Group to perform the study. The City would then reimburse ISU for one-half of the consulting fees. Mr. Pregitzer reviewed the steps that would be included under the Scope of Services.

It was noted that the study would be divided into two phases. Task 1 would result in the collection and evaluation of physical information as well as vehicle and pedestrian counts for each key intersection and key mid-block locations. If no issues are identified, Phase II would not be conducted. Tasks 2 through 4 under Phase II would lead to the identification and evaluation of traffic operations and physical modifications that address identified issues.

Mr. Pregitzer explained that the Scope of Services includes opportunities for public input. Student Government representatives will be included in the Working Group to develop and review alternatives. There will be an on-line survey created to solicit input from the general public. A public meeting will be held at the ISU Memorial Union to allow the public to review any alternatives that are being contemplated, and a public presentation will be made to the City Council regarding the list of alternatives that the consultants believe are technically and financially feasible to correct any identified deficiencies.

Council Member Orazem said he wanted to be assured that, in the process of evaluating how people cross or how people drive, they also look at how often existing laws are being violated. Mr. Pregitzer said that the consultants will be looking at hours of video to look for compliance issues and behavioral actions. The video will be collected 24 hours/day on multiple days.

City Manager Schainker pointed out that this is somewhat of a different arrangement since the areas to be studied are City streets. He pointed out that Iowa State University will be the entity to enter into an agreement with the consulting group. The City, if Council agrees, will pay half of the cost. If the Study is stopped after Phase 1, the cost would be approximately \$31,000.

Moved by Betcher, seconded by Gartin, to approve the Scope of Services that was suggested by the SRF Consulting Group.

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

Moved by Betcher, seconded by Gartin, to adopt RESOLUTION NO. 16-146 approving the proposal by Iowa State University to share equally in the cost of the Study.

It was noted that the estimated cost of the Study is \$100,887 for both phases; \$50,444 will be the responsibility of the City if the Study progresses through two phases.

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 Gartin, to direct that the City's share of the cost of the Study be paid from the Road Use Tax fund available balance.

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

CAMPUS AND COMMUNITY COMMISSION: Assistant City Manager Brian Phillips presented a staff report on the possible creation of a Campus and Community Commission. Mr. Phillips recalled that the City Council had directed staff to work with *ex officio* Member Schulte to prepare a report that would explain how to create a Campus and Community Commission and as to what had happened to the 28E Agreement concept that had been previously suggested. The history of the Student Affairs Commission, which had been created by Ordinance in 2008, was summarized by Mr. Phillips. A former *ex officio* Member Sawyer Baker had recommended to the City Council changes to the Student Affairs Commission in 2013 because its member retention was low, membership turnover was high, and a quorum was difficult to achieve. In addition, on September 23, 2014, the Council reviewed a staff report regarding a 28E Agreement approach. In March 2015, the City Council's *ex officio* Member Lissandra Villa, in a memo to Brian Phillips advised that she was sensing a preference from the Senate for One Community as opposed to the 28E proposal. In April 2015, Student Government transitioned to new members, and its executives indicated that the next step would be for them to explain to the City Council the direction that they were interested in heading. On February 11, 2016, current *ex officio* Member Sam Schulte and Trevin Ward, President of the Campustown Action Association, requested that the Student Affairs Commission be transformed into a new entity to focus holistically on Campus and community issues to be known as the Campus and Community Commission.

Mayor Campbell stated her preference that the concept go to the Government of the Student Body and University Administration for review before being discussed by the City Council. She noted that the City Council had not had an opportunity to review the proposed Charge of the Campus and Community Commission, as it had just been distributed at this meeting.

Discussion ensued on the proposal that had been put around the dais. Council Member Betcher noted that two items (3 and 4) under the Mission of the proposed Commission indicated that City Council approval would be needed.

Mayor Campbell again suggested that the proposal not be acted on tonight since this was the first time that the Council had seen it. She again stated that she would like it to be discussed with University Administration and the Government of Student Body before it comes back to the City Council.

Council Member Gartin said he found it strange that the University has not been approached about this. Mayor Campbell noted that there will be changes to University Administration. Also, at this time of year, the Government of the Student Body will have membership changes. Mr. Schulte said that he had requested to stay on the Government of the Student Body next year, so there will be some continuity. Council Member Betcher noted that ultimately, University Administration will have to approve of the Commission.

Moved by Gartin, seconded by Betcher, to postpone this item for further deliberation of the proposal in order to allow Sam Schulte to have time to discuss this with ISU Administration and the new Student Government leadership.

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

HEARING ON ZONING TEXT AMENDMENT PERTAINING TO THE MINIMUM FLOOR AREA RATIO AND BUILDING HEIGHT FOR INSTITUTIONAL USES REQUIRING SPECIAL USE PERMITS IN DOWNTOWN SERVICE CENTER AND CAMPUSTOWN SERVICE CENTER ZONING DISTRICTS: Mayor Campbell opened the public hearing. No one came forward to speak, and the hearing was closed.

Moved by Nelson, seconded by Corrieri, to pass on first reading an ordinance pertaining to the minimum floor area ratio and building height for institutional uses requiring Special Use Permits in the Downtown Service Center and Campustown Service Center Zoning Districts.

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

HEARING ON ZONING TEXT AMENDMENT TO ADD FUNERAL HOMES AS AN INSTITUTIONAL USE ALLOWED IN DOWNTOWN SERVICE CENTER ZONING DISTRICT: The public hearing was opened by Mayor Campbell. There was no one wishing to speak, and the hearing was closed.

Moved by Orazem, seconded by Corrieri, to pass on first reading an ordinance to add funeral homes as an institutional use allowed in the Downtown Service Center Zoning District.

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

HEARING ON URBAN REVITALIZATION PLAN FOR 3505 AND 3515 LINCOLN WAY: The Mayor opened the public hearing. The hearing was closed when no one requested to speak.

Director Diekmann clarified that the Council would be adopting a Plan, not criteria.

Moved by Orazem, seconded by Gartin, to pass on first reading an ordinance establishing the 3505 and 3515 Lincoln Way Urban Revitalization Area.

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

Moved by Orazem, seconded by Nelson, to adopt RESOLUTION NO. 16-147 approving the Urban Revitalization Plan.

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

HEARING ON 2015/16 ARTERIAL STREET PAVEMENT IMPROVEMENTS (13TH STREET FROM FURMAN AQUATIC CENTER TO UNION PACIFIC RAILROAD): The public hearing was opened by Mayor Campbell. There being no one wishing to speak, the hearing was closed.

Moved by Orazem, seconded by Betcher, to adopt RESOLUTION NO. 16-148 approving final plans and specifications and awarding a contract to Con-Struct, Inc., of Ames, Iowa, in the amount of \$1,324,632.

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

HEARING ON 2015/16 WATER SYSTEMS IMPROVEMENTS PROGRAM #2 (SOUTH DUFF AVENUE): Mayor Campbell opened the public hearing and closed same after no one requested to speak.

Moved by Betcher, seconded by Nelson, to accept the report of no bids.
Vote on Motion: 6-0. Motion declared carried unanimously.

HEARING ON WPC FACILITY SLUDGE PUMPING BUILDING HEAT RECOVERY UNIT REPLACEMENT: The Mayor opened the public hearing. She closed the hearing after no one came forward to speak.

Moved by Nelson, seconded by Orazem, to adopt RESOLUTION NO. 16-149 approving final plans and specifications and awarding a contract to Mechanical Comfort, Inc., of Ames, Iowa, in the amount of \$99,100.

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

CITY HALL ROOF IMPROVEMENTS PROJECT: The public hearing was opened by the Mayor. There was no one requesting to speak, and the hearing was closed.

Moved by Betcher, seconded by Orazem, to adopt RESOLUTION NO. 16-150 approving final plans and specifications and awarding a contract to Central States Roofing of Ames, Iowa, in the amount of \$452,400.

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

HEARING ON AMES/ISU ICE ARENA FLOORING PROJECT: Parks and Recreation Director Keith Abraham explained that staff was initially planning on recommending that the contract be awarded to the lowest bidder. However, the lowest bidder did not meet the certification requirement outlined in the specifications. Therefore, staff's recommendation is to go with the second-lowest bidder.

Mayor Campbell opened the public hearing. The hearing was closed when no one asked to speak.

Moved by Orazem, seconded by Beatty-Hansen, to adopt RESOLUTION NO. 16-151 approving final plans and specifications and awarding a contract to Rink Systems, Inc., of Albert Lea, Minnesota, in the amount of \$135,688 for the base bid and Alternate #1.

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

ORDINANCE CORRECTING AN IOWA CODE REFERENCE PERTAINING TO REVIEW PROCEDURES FOR PLATS OF SURVEY: Moved by Gartin, seconded by Orazem, to pass on first reading an ordinance correcting an *Iowa Code* reference in Section 23.308 pertaining to review procedures for Plats of Survey.

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

ORDINANCE REZONING PROPERTIES AT 1405, 1415, 1425, 1502, 1509, 1510, 1511, and 1519 BALTIMORE DRIVE and 1428, 1429, 1506, 1514, and 1522 BOSTON AVENUE: Moved by Orazem, seconded by Nelson, to pass on second reading an ordinance rezoning properties at 1405, 1415, 1425, 1502, 1509, 1510, 1511, and 1519 Baltimore Drive and 1428, 1429, 1506, 1514, and 1522 Boston Avenue from Community Commercial Node (CCN) to Highway-Oriented Commercial (HOC).

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

ORDINANCE REZONING PROPERTY AT 217-6TH STREET: Moved by Nelson, seconded by Orazem, to pass on third reading and adopt ORDINANCE NO. 4250 rezoning property at 217-6th Street from Neighborhood Commercial (NC) to Downtown Service Center (DSC).

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

COUNCIL COMMENTS: Moved by Orazem, seconded by Gartin, to refer to the Traffic Engineer for a memo the request of Somerset Townhomes for the establishment of a “no parking” zone along the west side of Eaton Avenue, beginning at the north edge of 2728 Northridge Lane and extending south to the Bristol Drive and Eaton Avenue intersection.

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

Council Member Gartin advised that a significant change had occurred in the way that Small Claims matters are handled. Mediation has to occur, and it has to occur at the Courthouse in Nevada. Mr. Gartin was very concerned that the Ames City Attorney was never contacted and ISU Legal Aide was never contacted to weigh in on such a proposal. He is also very concerned that this new rule impacts those who do not have cars or have chosen not to have cars. Many of those people would be students. Transportation would be an issue for many people, many of whom can not afford a vehicle. Mr. Gartin said it was a real issue for him that the stakeholders who will be the most directly impacted were not contacted.

Moved by Gartin, seconded by Beatty-Hansen, to refer to the City Attorney to engage Story County Legal Aid, Story County Bar Association, and Iowa State to have further conversation about whether those mediations could take place in Ames.

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

Moved by Betcher, seconded by Gartin, to refer to staff the email from Debbie Lee requesting that the Traffic Engineer look into traffic situation on associated with the opening of the Stadium View Apartment complex on South 4th Street.

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

ADJOURNMENT: Moved by Betcher to adjourn the meeting at 10:05 p.m.

Diane R. Voss, City Clerk

Ann H. Campbell, Mayor

MINUTES OF THE CITY COUNCIL RETREAT

AMES, IOWA

MARCH 26, 2016

The Ames City Council was called to order by Mayor Ann Campbell at 8:40 a.m. on the 26th day of March, 2016, in the Parks and Recreation Office, 1500 Gateway Hills Park Drive. City Council Members present were Bronwyn Beatty-Hansen, Gloria Betcher, Amber Corrieri, Tim Gartin, Chris Nelson, and Peter Orazem. City Manager Steven Schainker, City Attorney Judy Parks, Assistant City Manager Bob Kindred, and Assistant City Manager Brian Phillips were also present. *Ex officio* Council Member Sam Schulte was also present.

REVIEW STATUS OF EXISTING GOALS, OBJECTIVES, AND TASKS: Following an overview of the day's objectives, City Manager Steve Schainker turned the City Council's attention to a review of the objectives prepared in response to the City Council's first Goal-Setting session in January.

The City Council discussed the wording of the tasks and objectives contained within each goal. The goals, tasks, and objectives established were:

STRENGTHEN DOWNTOWN AND CAMPUSTOWN

- Explore public/private improvements (e.g. entertainment, parking, housing, amenities) for public/private space in Campustown and Downtown

Task 1 - Identify what public lands are available in the two business districts with which to partner.

Task 2 – Continue working with the AEDC and MSCD committees that are exploring Downtown residential development options utilizing private and public property.

Task 3 – Work with CAA, business, and property owners to help determine what type of use can be made of the interior parking lot between Welch Avenue and Hayward Avenue.

Task 4 – Analyze the question from the current Resident Satisfaction Survey regarding use of public lands to support this goal.

- Re-examine the parking regulations and fees in the Campustown business district and surrounding neighborhoods.

Task 1 – Staff will provide the Council with a report outlining the history of previous efforts to address parking regulations.

Task 2 – Staff will provide an analysis of parking rates and utilization in the Intermodal Facility and in metered parking areas in the Campustown business district.

- Evaluate safety for pedestrians crossing Lincoln Way between Campustown and the ISU campus

Task 1 – Authorize a consulting study with ISU to analyze the current situation and propose appropriate improvements to increase the safety for pedestrians from University Boulevard to Sheldon Ave. along Lincoln Way.

PROMOTE ECONOMIC DEVELOPMENT

- Extend water and sewer utility lines along Lincoln Way to 590th Street and annex the approximately 1,400 acres reflected in the Central Iowa Water Association buy-out agreement in this corridor.

Task 1 – Approve funding for the extension of water and sewer lines along Lincoln Way to 590th.

Task 2 – Amend the Land Use Policy/Fringe Area Plan and map to reflect an additional 4,400 acres planned for industrial development.

Task 3 – Obtain consent from property owners within the Phase I – Future Urbanized Area along Lincoln Way to initiate annexation of this area.

Task 4 – Initiate construction design documents for the utility extension.

Task 5 – Complete master plan for the East Industrial Area and proposed zoning for Phase I.

- Analyze current planning and building code approval processes to help decision making be more predictable, more strategic, and more timely.

Task 1 – Review with City staff the various planning and building code approval processes in workshops during the coming months.

EXPAND SUSTAINABILITY EFFORTS

- Facilitate the creation of a community solar project.

Task 1 – Hold a public meeting to learn more about the Cedar Falls model for a community solar project.

Task 2 – Following the March 2nd meeting, staff will prepare a report to review with EUORAB, and eventually the City Council, regarding other possible models

to develop a community solar project along with an analysis of the pros and cons related to each approach.

- Define the City's role (e.g., codes, incentives) in re-purposing existing buildings.

Task 1 – Request that the Main Street Cultural District inquire of the Main Street Iowa Program what type of strategies are being utilized to promote redevelopment of properties.

Task 2 – Provide a staff report to the City Council outlining techniques that could enhance the possibility of re-purposing designated properties.

Task 3 – Meet with ISU Community and Regional Planning experts to learn techniques that may be employed. Staff will incorporate the information obtained in this meeting into the report identified in Task 2.

Task 4 – Host a joint meeting with the Ames Community School District Board to express the City Council's interests in the future disposal of school district property and understand the school board's plans.

ADDRESS HOUSING NEEDS

- Redevelop the Old Middle School and 6th Street sites for affordable housing.

Task 1 – Determine if development should be devoted 100% or 51% to low and moderate income households

Task 2 – Determine 1) If the City or a private company should develop the subdivision, 2) What type of housing units should developed on the site, and 3) If there any special features/amenities that the Council expects to be incorporated into the project. A workshop will be held in June/July 2016 to solicit City Council direction regarding these policy issues.

- Review background information regarding affordable housing needs in Ames

Task 1 – The Planning staff will provide a housing background report to the City Council no later than May 2016. This information will help the City Council decide if there is a preference to target specific types of affordable housing with City programs or policies.

PROMOTE A SENSE OF ONE COMMUNITY

- Consider the recommendation from the Iowa State University Student Government and Campustown Action Association to transition from the Student Affairs Commission to a new Campus and Community Commission

Task 1 – Review the proposal from the Ex-officio member of the Council and the CAA President.

STRENGTHEN HUMAN SERVICES

- Develop an outcomes measurement system to assist in determining the City's funding allocations to human service agencies.

Task 1 – City staff will communicate the Council's interest in this new measurement system with the other ASSET funders and report back to the Council their level of interest in implementing this new measurement system.

Task 2 – Staff will provide a report to the City Council identifying various models that currently exist to measure outcomes.

ENCOURAGE HEALTHY LIFESTYLES

- Explore partnering with Mary Greeley Medical Center, Iowa State University, Ames Community School District, and Heartland Senior Center to create an intergenerational Healthy Life Center Complex.

Task 1 – The City Manager will participate in the discussions with the exploratory group that has been created to discuss this feasibility of a new complex.

- Work with the appropriate groups to establish trail connections from the City limits to the Heart of Iowa trail.

Task 1 – The City Manager will meet with the Story County Board of Supervisors to determine their interest and plans to date for establishing these connections and report back to the Council with his findings.

- Create a plan to connect our park trail system that will include target dates, funding, and private/public partnerships.

Task 1 – Staff will provide a summary to the City Council of the state, federal, and private funding sources available for trail construction projects.

Task 2 – In August 2016 the Public Works Department will present to the City Council a map of the existing park/greenbelt trail system that will identify the gaps in the system.

Task 3 – Utilizing the recently approved Long Range Transportation Plan, in December 2016 the Public Works Department will present to the City Council a plan in five-year increments to complete the connections to this system. Identify trail segments that could be constructed with volunteer labor and develop a process to solicit proposals for volunteer trail construction.

- The City Council will participate in activities sponsored by Healthiest Ames.

Task 1 – Members of the City Council will staff a station at the Open Streets event.

COMMENTS: Mr. Schainker reviewed a document he proposed using to track projects assigned to City staff.

Council Member Gartin stated he had participated in a follow-up meeting regarding the mediation issue raised at the last City Council meeting. He expressed optimism that City Attorney Parks' conversation with the County would go well. He further indicated that the City Council does not get feedback regarding the disposition of prosecutions of Ames residents by the Story County Attorney. Council Member Gartin suggested he was interested in asking the County Attorney to provide an update annually as to the nature of these cases. He may make a motion in this regard at a future City Council meeting.

Council Member Betcher indicated that she had recently learned that the Water and Pollution Control Department was assessing how many lead water services are in use in Ames. She indicated that if, in the future, City staff proposes taking action that would require City Council input, she would not be able to participate in the discussion because she is one of the affected customers. She expressed that she wanted the City Council to be aware of this before it becomes a conflict of interest. She also indicated that she would appreciate knowing what steps are proposed prior to them being advertized to the public.

ADJOURNMENT: The meeting concluded at 1:01 p.m.

MINUTES OF THE AMES CIVIL SERVICE COMMISSION

AMES, IOWA

MARCH 24, 2016

The Ames Civil Service Commission convened in regular session at 8:16 a.m. on March 24, 2016, in the Council Chambers of City Hall, 515 Clark Avenue. Because it was impractical for the Commission members to be present in person, Commission Members Crum and Ricketts were brought into the meeting telephonically. Commission Member Pike did not participate. Human Resources Director Kaila Kenjar and Assistant City Manager Brian Phillips attended the meeting.

APPROVAL OF MINUTES: Moved by Crum, seconded by Ricketts, to approve the minutes of the February 25, 2016, Civil Service Commission meeting as written.

Vote on Motion: 2-0. Motion declared carried unanimously.

CERTIFICATION OF ENTRY-LEVEL APPLICANTS: Moved by Ricketts, seconded by Crum, to certify the following individuals to the Ames City Council as entry-level applicants:

Civil Engineer I:	Mark Gansen	85
	Jon Sage	*83
	Mitchell Kennedy	75
 Electric Lineworker:	 Tivon Swenson	 79
	Dillon Christopher	73

*Includes five veteran's preference points.

Vote on Motion: 2-0. Motion declared carried unanimously.

REQUEST TO ABOLISH RECREATION COORDINATOR ENTRY-LEVEL CERTIFIED LIST: Moved by Crum, seconded by Ricketts, to grant the request to abolish the entry-level certified list for Recreation Coordinator.

Vote on Motion: 2-0. Motion declared carried unanimously.

CREATION OF A "PREFERRED LIST" FOR COAL HANDLER AND LEAD COAL HANDLER POSITIONS: Commission Member Ricketts referenced the memo that was distributed to the Commission. He felt that it explained the situation well, whereby the City was eliminating the Coal Handler positions at the Power Plant. This is due to the conversion of the Plant's coal-fired electric generating units to burn natural gas. Both of the employees, Roger Casky and Keith Rothfus, and submitted retirement requests effective in May and June.

Moved by Crum, seconded by Ricketts, to direct the Clerk of the Civil Service Commission, in accordance with the *Code of Iowa*, to create a "preferred list" for the Coal Handler and Lead Coal Handler positions.

Vote on Motion: 2-0. Motion declared carried unanimously.

PREPARATION AND ISSUANCE OF REQUIRED CERTIFICATES FOR AFFECTED EMPLOYEES: Moved by Ricketts, seconded by Crum, to direct the Clerk of the Civil Service Commission, in accordance with the *Code of Iowa*, to prepare and issue the required certificates to Roger Casky and Keith Rothfus.

Vote on Motion: 2-0. Motion declared carried unanimously.

COMMENTS: The next regularly scheduled Civil Service Commission meeting was set for April 28, 2016, at 8:15 a.m.

ADJOURNMENT: The meeting adjourned at 8:22 a.m.

Michael R. Crum, Chair

Jill Ripperger, Recording Secretary



REPORT OF CONTRACT CHANGE ORDERS

Period:	<input type="checkbox"/>	1 st – 15 th
	<input checked="" type="checkbox"/>	16 th – End of Month
Month & Year:	March 2016	
For City Council Date:	April 12, 2016	

Department	General Description of Contract	Contract Change No.	Original Contract Amount	Contractor/ Vendor	Total of Prior Change Orders	Amount this Change Order	Change Approved By	Purchasing Contact (Buyer)
Electric Services	Power Plant Fuel Conversion - Control Room Installation General Work Contract	2	\$898,800.00	Henkel Construction Company	\$66,782.00	\$17,683.54	D. Kom	CB
Electric Services	Natural Gas Conversion Equipment Including Burners, Igniters, Scanners, Thermal Analysis and Computer Modeling	4	\$3,355,300.00	Alstom Power Inc.	\$-342,731.00	\$1,620.00	D. Kom	CB
			\$		\$	\$		
			\$		\$	\$		
			\$		\$	\$		
			\$		\$	\$		



MEMO

*Caring People
Quality Programs
Exceptional Service*

8a-c

TO: Mayor Ann Campbell and Ames City Council Members

FROM: Lieutenant Dan Walter – Ames Police Department

DATE: April 5, 2016

SUBJECT: Beer Permits & Liquor License Renewal Reference City Council Agenda
April 12th, 2016

The Council agenda for April 12th, 2016, includes beer permits and liquor license renewals for:

- Class C Liquor-Dangerous Curves, 111 5th St.
- Class C Liquor & Outdoor Service-Brick City Grill, 2704 Stange Rd.
- Class C Liquor & Outdoor Service-Cyclone Experience Network, Hilton Coliseum

A routine check of police records for the past twelve months found no violations for any of the above listed businesses. The police department recommends renewal of these licenses.

Applicant License Application ()

Name of Applicant: <u>FRANCISCO AYALA ANGEL</u>		
Name of Business (DBA): <u>LOS ALTOS MEXICAN RESTAURANT LLC</u>		
Address of Premises: <u>823 WHEELER, STE. 6</u>		
City <u>Ames</u>	County: <u>Story</u>	Zip: <u>50010</u>
Business <u>(641) 221-0920</u>		
Mailing		
City <u>GREENFIELD</u>	State <u>IA</u>	Zip: <u>50849</u>

Contact Person

Name FRANCISCO AYALA ANGEL	
Phone: (402) 708-4651	Email ayalamareya70@yahoo.com

Classification Class C Liquor License (LC) (Commercial)

Term:12 months

Effective Date: 04/15/2016

Expiration Date: 01/01/1900

Privileges:

- Catering Privilege
- Class C Liquor License (LC) (Commercial)
- Sunday Sales

Status of Business

BusinessType: <u>Limited Liability Company</u>
Corporate ID Number: <u>449870</u> Federal Employer ID <u>461859008</u>

Ownership

FRANCISCO AYALA ANGEL

First Name: FRANCISCO **Last Name:** AYALA ANGEL
City: NEBRASKA CITY **State:** Nebraska **Zip:** 68410
Position: OWNER
% of Ownership: 100.00% **U.S. Citizen:** Yes

Insurance Company Information

Insurance Company: <u>Auto Owners Insurance Company</u>	
Policy Effective Date:	Policy Expiration
Bond Effective	Dram Cancel Date:
Outdoor Service Effective	Outdoor Service Expiration
Temp Transfer Effective Date	Temp Transfer Expiration Date:

Name of Applicant: <u>LJPS Inc.</u>		
Name of Business (DBA): <u>Olde Main Brewing Company</u>		
Address of Premises: <u>1407 University Blvd</u>		
City <u>Ames</u>	County: <u>Story</u>	Zip: <u>50011</u>
Business <u>(515) 232-0553</u>		
Mailing <u>PO Box 1928</u>		
City <u>Ames</u>	State <u>IA</u>	Zip: <u>50010</u>

Contact Person

Name <u>Matt Sinnwell</u>	
Phone: <u>(505) 400-5981</u>	Email <u>mattombc@gmail.com</u>

Classification Special Class C Liquor License (BW) (Beer/Wine)

Term: 5 days

Effective Date: 04/30/2016

Expiration Date: 01/01/1900

Privileges:

Special Class C Liquor License (BW) (Beer/Wine)

Status of Business

BusinessType: <u>Privately Held Corporation</u>	
Corporate ID Number: <u>286196</u>	Federal Employer ID <u>77-0613629</u>

Ownership

Scott Griffen

First Name: Scott **Last Name:** Griffen
City: Ames **State:** Iowa **Zip:** 50010
Position: Owner
% of Ownership: 50.00% **U.S. Citizen:** Yes

Daniel Griffen

First Name: Daniel **Last Name:** Griffen
City: Potomac **State:** Maryland **Zip:** 24854
Position: Owner
% of Ownership: 25.00% **U.S. Citizen:** Yes

Susan Griffen

First Name: Susan **Last Name:** Griffen
City: Ames **State:** Iowa **Zip:** 24854
Position: Owner
% of Ownership: 25.00% **U.S. Citizen:** Yes

Insurance Company Information

Insurance Company:	<u>Founders Insurance Company</u>
Policy Effective Date:	Policy Expiration
Bond Effective	Dram Cancel Date:
Outdoor Service Effective	Outdoor Service Expiration
Temp Transfer Effective	Temp Transfer Expiration Date:

Applicant License Application ()

Name of Applicant: <u>LJPS Inc.</u>		
Name of Business (DBA): <u>Olde Main Brewing Company</u>		
Address of Premises: <u>1407 University Blvd</u>		
City <u>Ames</u>	County: <u>Story</u>	Zip: <u>50011</u>
Business <u>(515) 232-0553</u>		
Mailing <u>PO Box 1928</u>		
City <u>Ames</u>	State <u>IA</u>	Zip: <u>50010</u>

Contact Person

Name Matt Sinnwell
Phone: (505) 400-5981
Email mattombc@gmail.com

Classification Special Class C Liquor License (BW) (Beer/Wine)

Term: 5 days

Effective Date: 05/10/2016

Expiration Date: 01/01/1900

Privileges:

Special Class C Liquor License (BW) (Beer/Wine)

Status of Business

BusinessType: <u>Privately Held Corporation</u>
Corporate ID Number: <u>286196</u>
Federal Employer ID <u>77-0613629</u>

Ownership

Scott Griffen

First Name: Scott **Last Name:** Griffen
City: Ames **State:** Iowa **Zip:** 50010
Position: Owner
% of Ownership: 50.00% **U.S. Citizen:** Yes

Daniel Griffen

First Name: Daniel **Last Name:** Griffen
City: Potomac **State:** Maryland **Zip:** 24854
Position: Owner
% of Ownership: 25.00% **U.S. Citizen:** Yes

Susan Griffen

First Name: Susan **Last Name:** Griffen
City: Potomac **State:** Maryland **Zip:** 24854
Position: Owner
% of Ownership: 25.00% **U.S. Citizen:** Yes

Insurance Company Information

Insurance Company:	<u>Founders Insurance Company</u>
Policy Effective Date:	Policy Expiration
Bond Effective	Dram Cancel Date:
Outdoor Service Effective	Outdoor Service Expiration
Temp Transfer Effective	Temp Transfer Expiration Date:

Name of Applicant: Christiani's Events LLC

Name of Business (DBA): Christiani's Events

Address of Premises: 420 Beech Avenue

City Ames **County:** Story **Zip:** 50011

Business (515) 360-8069

Mailing 1150 E Diehl

City Des Moines Iowa **State** IA **Zip:** 50315

Contact Person

Name Peter Worsham

Phone: (515) 360-8069 **Email** peter@christianicaterng.com

Classification Class C Liquor License (LC) (Commercial)

Term:5 days

Effective Date: 04/23/2016

Expiration Date: 01/01/1900

Privileges:

Class C Liquor License (LC) (Commercial)

Status of Business

BusinessType: Limited Liability Company

Corporate ID Number: 0 **Federal Employer ID** 20-2195774

Ownership

Carol Christiani

First Name: Carol **Last Name:** Christiani

City: Des Moines **State:** Iowa **Zip:** 50321

Position: member

% of Ownership: 100.00% **U.S. Citizen:** Yes

Insurance Company Information

Insurance Company: Founders Insurance Company

Policy Effective Date: **Policy Expiration**

Bond Effective **Dram Cancel Date:**

Outdoor Service Effective **Outdoor Service Expiration**

Temp Transfer Effective **Temp Transfer Expiration Date:**



MEMO

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Exceptional Service*

13a-i

TO: Mayor Ann Campbell and Ames City Council Members

FROM: Erin Cain – Deputy City Clerk

DATE: April 6, 2016

SUBJECT: Tip Top Lounge Outdoor Service Privilege Licenses, 201 E. Lincoln Way

The owner of the Tip Top Lounge, Andrew White, has applied for nine Outdoor Service Privilege Licenses to hold outdoor concerts for the following dates:

May 5-7, 2016
May 19-21, 2016
June 2-4, 2016
June 16-18, 2016
June 30-July 2, 2016
July 14-July 16, 2016
July 28-July 30, 2016
August 11-August 13, 2016
August 25-August 27, 2016

Outdoor Service Privilege License applications through the Iowa Alcoholic Beverages Division do not show the specific date requested for the Outdoor Service Privilege; therefore, each of the nine applications look identical to each other. This memo is in lieu of the application typically sent to you for liquor licenses.

ITEM # 14
DATE: 04-12-16

COUNCIL ACTION FORM

SUBJECT: UPDATE TO CITY OF AMES DEPOSITORY RESOLUTION

BACKGROUND:

It is periodically necessary to review the list of approved depositories and make adjustments to reflect business and market changes. After review, City staff has identified the following changes to be made to the City's Depository Resolution:

- Remove First Federal Savings Bank.
- Remove First Exchange State Bank.
- Replace Ames City Employees Credit Union with Community Choice Credit Union on the list of approved depositories with a maximum investment limit of \$100,000.
- Replace Ames Community Bank with Vision Bank on the list of approved depositories with a maximum investment limit of \$25,000,000.
- Replace Valley Bank with Great Southern Bank on the list of approved depositories with a maximum investment limit of \$25,000,000.

The City Council should note that deposits of public funds in all approved depositories are insured by FDIC insurance and/or collateralized by the State of Iowa's public investment pool.

The revised Depository Resolution is attached.

ALTERNATIVES:

1. Approve changes to the City of Ames Depository Resolution as indicated above to reflect business and market changes.
2. Do not approve changes to the approved depository list.

MANAGER'S RECOMMENDED ACTION:

The City encourages active involvement of local and county financial institutions and welcomes competition in the bidding for City funds. From time to time it is necessary to revise the Depository Resolution to reflect changes in the approved depositories.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1 as shown above.

RESOLUTION NO. _____
RESOLUTION NAMING DEPOSITORIES

RESOLVED, that the City of Ames, Iowa, in Story County, Iowa, approves the following list of financial institutions to be depositories of the City of Ames funds in conformance with all applicable provisions of Iowa Code Chapter 12C.2 (1993). The City Treasurer is hereby authorized to deposit the City of Ames funds in amounts not to exceed the maximum approved for each respective financial institution as set out below.

Depository Name	Location	Maximum Balance in Effect Under Prior Resolution	Maximum Balance in Effect Under This Resolution
US Bank Ames	405 Main, Ames, IA	\$ 25,000,000	\$ 25,000,000
Wells Fargo Bank	666 Walnut, Des Moines, Iowa	40,000,000	40,000,000
Bankers Trust	665 Locust, Des Moines, IA	25,000,000	25,000,000
First National Bank	5 th & Burnett, Ames, IA	40,000,000	40,000,000
Great Western Bank	402 Lincoln Way, Ames, IA (Branch)	25,000,000	25,000,000
First American Bank	1530 S. Duff, Ames, IA	25,000,000	25,000,000
Vision Bank	1200 S Duff Ave, Ames, IA	0	25,000,000
West Bank	1601 22 nd Street, West Des Moines, IA	25,000,000	25,000,000
Great Southern Bank	1103 Buckeye Ave, Suite 104 Ames, IA	0	25,000,000
Iowa Public Agency Investment Trust (IPAIT)	1415 28 th Street, Suite 200 West Des Moines, IA	15,000,000	15,000,000
Bank of the West	525 Main Street, Ames, IA	25,000,000	25,000,000
River Valley Credit Union	2811 E 13 th Street	100,000	100,000
Community Choice Credit Union	212 E Lincoln Way	0	100,000

CERTIFICATION. I hereby certify that the foregoing is a true and correct copy of a resolution of the City Council of the City of Ames, Iowa, adopted at a meeting of said public body, duly called and held on _____, a quorum being present, as said resolution remains of record in the minutes of said meeting, and it is now in full force and effect. Dated this _____ day of _____, 2016.

Ann Campbell, Mayor

Diane Voss, City Clerk

Mailing Address:
City of Ames
515 Clark Avenue
Ames, IA 50010

Telephone:
515-239-5105

ITEM # 15
DATE: 04-12-16

COUNCIL ACTION FORM

**SUBJECT: REVISION TO CORPORATE RESOLUTION DESIGNATING
AUTHORIZATION TO CONDUCT FINANCIAL AND BANKING
BUSINESS**

BACKGROUND:

A Corporate Resolution is required to designate City employees authorized to conduct financial and banking business on behalf of the City of Ames. The designated employees have included the Finance Director, City Treasurer, and Assistant City Manager supervising the Finance Department. With the recent hiring of Assistant City Manager Brian Phillips, the Corporate Resolution requires updating.

ALTERNATIVES:

1. Approve the Corporate Resolution designating the Finance Director, City Treasurer, and Assistant City Manager supervising the Finance Department as employees authorized to conduct financial and banking business on behalf of the City of Ames.
2. Refer the Corporate Resolution back to staff for further information.

MANAGER'S RECOMMENDED ACTION:

City Council approval of a Corporate Resolution is required to authorize those City personnel who may conduct financial and banking business on behalf of the City of Ames.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as described above.

Corporate Resolution

The undersigned City Clerk of The City of Ames ("City"), Federal Employer ID Number 42-6004218, a corporation duly organized and validly existing under the laws of the State of Iowa, hereby certifies that at a meeting of the City Council duly called and held at Council Chambers, City of Ames, County of Story, State of Iowa, on April 12th, 2016, at which meeting a quorum was continuously present, the following resolutions were adopted, are now in full force and effect, and have not been modified or rescinded in any manner:

RESOLVED, that any one of the following persons:

NAME	TITLE	SIGNATURE
Duane R. Pitcher	Director of Finance	
Roger J. Wisecup II	City Treasurer	
Brian C. Phillips	Assistant City Manager	

("Agents") is authorized and empowered to perform one or more of the following actions with ("Financial Institution") _____; for and on behalf of the City and on such terms and conditions as the Agent may deem advisable in his/her sole discretion. (The execution of any agreement, document or instrument shall constitute a conclusive presumption that the terms, covenants, and conditions of said document so signed are agreed to by and binding on the City):

- Open and maintain any safety deposit boxes, lockboxes and escrow, savings, checking, depository, or other accounts;
- Assign, negotiate, endorse and deposit in and to the such boxes and accounts any checks, drafts, notes, and other instruments and funds payable to or belonging to the City;
- Withdraw any funds or draw, sign and deliver in the name of the City any check or draft against funds of the City in such boxes or accounts;
- Implement additional depository and funds transfer services (including, but not limited to, facsimile signature authorizations, wire transfer agreements, automated clearinghouse agreements, and payroll deposit programs);

FURTHER RESOLVED, that with respect to the foregoing guaranty, the City Council hereby determines that such guaranty may reasonably be expected to benefit, directly or indirectly, the City:

- Endorse to the Financial Institution any checks, drafts, notes, or other instruments payable to the City;
- Execute any document (including, but not limited to, facsimile signature authorization agreements, wire transfer agreements, automated clearinghouse agreements, payroll deposit agreements, line of credit agreements, promissory notes, security agreements, assignments for security purposes, mortgages, deeds of trust, assignments of rents, guaranties, powers of attorney, and waivers) and take or refrain from taking any action on behalf of the City;

FURTHER RESOLVED, that the City acknowledges and agrees that the Financial Institution may rely on alternative signature and verification codes issued to or obtained from the Agent(s) named on this resolution. The term "alternative signature and verification codes" includes, but is not limited to, facsimile signatures on file with the Financial Institution, personal identification numbers (PIN), and digital signatures. If a facsimile signature specimen has been provided on this resolution, (or that may be filed separately by the City from time to time) the Financial Institution is authorized to treat the facsimile signature as the signature of the Agent(s) regardless of by whom or by what means the facsimile signature may have been affixed so long as it resembles the facsimile signature specimen on file. The City authorizes each Agent to have custody of the City's private key used to create a digital signature and to request issuance of a certificate listing the corresponding public key. The

Financial Institutional shall have no responsibility or liability for unauthorized use of alternative signature and verification codes unless otherwise agreed in writing.

FURTHER RESOLVED, that any of the foregoing or related activities taken by any Agent to the adoption of the preceding resolutions are hereby ratified and declared to be binding on the City in a full and complete manner;

FURTHER RESOLVED, that the authority and power of any Agent provided in the preceding resolutions will continue in full force and effect until the Board of Directors of the City adopt a resolution amending, modifying, or revoking one or more of the preceding resolutions and a certified copy of the properly executed resolution is received by the Financial Institution via certified mail; and

FURTHER RESOLVED, that the City Clerk or any Assistant City Clerk of the City is authorized to certify the adoption of the foregoing resolutions to the Financial Institution, the continuing effect of these resolutions, and the incumbency of the various parties authorized to exercise the rights in these resolutions from time to time.

The undersigned City Clerk certifies that the above mentioned persons are duly elected officers or otherwise authorized to act on behalf of the City in their stated capacities and that the above original signatures are genuine in all respects.

The undersigned City Clerk certifies that the Articles of Incorporation and Bylaws of the City are in full force and effect and have not been amended, modified, replaced, or substituted in any manner. City Clerk certifies that a Certificate of Shareholder Approval is not required under the City's Articles of Incorporation or Bylaws.

Dated this _____ day of _____, 2016.

[SEAL]

City Clerk

To: Mayor and City Council

From: Roger Wisecup, CPA
City Treasurer

Date: April 6, 2016

Subject: Investment Report for Quarter Ending March 31, 2016

Introduction

The purpose of this memorandum is to present a report summarizing the performance of the City of Ames investment portfolio for the quarter ending March 31, 2016.

Discussion

This report covers the period ending March 31, 2016 and presents a summary of the investments on hand at the end of March 2016. The investments are valued at amortized cost; this reflects the same basis that the assets are carried on the financial records of the City. All investments are in compliance with the current Investment Policy.

Comments

The Federal Reserve has continued to maintain its target rate for federal funds at 0.25 - 0.50 percent. While rates remain low, future investments can be made at slightly higher interest rates and future interest income should increase. The current outlook has the Federal Reserve raising the target rate up to four times by the end of 2016. We will continue to evaluate our current investment strategy, remaining flexible to future investments should the Federal Reserve continue to raise the target rate.

CITY OF AMES, IOWA

**CASH AND INVESTMENTS SUMMARY
AND SUMMARY OF INVESTMENT EARNINGS**

**FOR THE QUARTER ENDED MARCH 31, 2016
AND THE ACCUMULATED YEAR-TO-DATE**

DESCRIPTION	BOOK VALUE	MARKET VALUE	UN-REALIZED GAIN/(LOSS)
CERTIFICATES OF DEPOSIT			0
FEDERAL AGENCY DISCOUNTS	6,823,140	6,940,570	117,430
FEDERAL AGENCY SECURITIES	88,465,063	88,589,419	124,356
COMMERCIAL PAPER	8,993,833	8,995,530	1,697
INVESTMENT POOLS			0
PASS THRU SECURITIES PAC/CMO			0
MONEY FUND SAVINGS ACCOUNTS	7,373,144	7,373,144	0
PASSBOOK/CHECKING ACCOUNTS	4,026,295	4,026,295	0
US TREASURY SECURITIES	7,950,470	8,028,320	77,850
INVESTMENTS	123,631,945	123,953,278	321,333
CASH ACCOUNTS	18,472,537	18,472,537	
TOTAL FUNDS AVAILABLE	142,104,482	142,425,815	321,333

ACCRUAL BASIS INVESTMENT EARNINGS

YR-TO-DATE

GROSS EARNINGS ON INVESTMENTS:

676,047

INTEREST EARNED ON CASH:

37,661

TOTAL INTEREST EARNED:

713,708




**Investments FY 2015-2016
Portfolio Management
Portfolio Summary
March 31, 2016**

Investments	Par Value	Market Value	Book Value	% of Portfolio	Term	Days to Maturity	YTM 360 Equiv.	YTM 365 Equiv.
Money Market	7,373,144.38	7,373,144.38	7,373,144.38	5.96	1	1	0.367	0.372
Passbook/Checking Accounts	4,026,294.53	4,026,294.53	4,026,294.53	3.26	1	1	0.247	0.250
Commercial Paper Disc. -Amortizing	9,000,000.00	8,995,530.00	8,993,832.62	7.27	164	43	0.596	0.604
Federal Agency Coupon Securities	88,313,000.00	88,589,419.07	88,465,063.11	71.56	1,114	564	0.866	0.878
Federal Agency Disc. -Amortizing	7,000,000.00	6,940,570.00	6,823,140.00	5.52	1,189	426	0.775	0.786
Treasury Coupon Securities	8,000,000.00	8,028,320.00	7,950,469.87	6.43	1,484	790	1.196	1.213
Investments	123,712,438.91	123,953,277.98	123,631,944.51	100.00%	970	481	0.812	0.824

Total Earnings	March 31 Month Ending	Fiscal Year To Date
Current Year	79,927.78	676,047.27
Average Daily Balance	123,639,133.24	
Effective Rate of Return	0.76%	

I certify that these reports are in conformance with the Iowa Public Investment Act.

 _____ 4-6-16
 Roger W. Secup II, City Treasurer

**US TREASURY CONSTANT MATURITY RATES
PERIOD ENDING MARCH 31, 2016
3 YEAR COMPARISON**

	March 31, 2016	March 31, 2015	March 31, 2014
3 Months	0.23%	0.03%	0.05%
6 Months	0.40%	0.14%	0.07%
1 Year	0.62%	0.26%	0.13%
2 Years	0.76%	0.56%	0.44%
3 Years	0.90%	0.89%	0.90%
5 Years	1.24%	1.37%	1.73%

Reporting period 03/01/2016-03/31/2016

Run Date: 04/04/2016 - 16:04

Portfolio 2016
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PM (PRF_PM1) 7.3.0
Report Ver. 7.3.5

Investments FY 2015-2016
Portfolio Management
Portfolio Details - Investments
March 31, 2016

CUSIP	Investment #	Issuer	Average Balance	Purchase Date	Par Value	Market Value	Book Value	Stated Rate	YTM 360	YTM 365	Days to Maturity	Maturity Date
Money Market												
SYS4531558874A	4531558874A	Great Western Bank			2,131,496.16	2,131,496.16	2,131,496.16	0.550	0.542	0.550	1	
SYS4531558874B	4531558874B	Great Western Bank			5,241,648.22	5,241,648.22	5,241,648.22	0.300	0.296	0.300	1	
Subtotal and Average			7,372,661.02		7,373,144.38	7,373,144.38	7,373,144.38		0.367	0.372	1	
Passbook/Checking Accounts												
SYS6952311634B	6952311634B	Wells Fargo			4,026,294.53	4,026,294.53	4,026,294.53	0.250	0.247	0.250	1	
Subtotal and Average			4,026,170.71		4,026,294.53	4,026,294.53	4,026,294.53		0.247	0.250	1	
Commercial Paper Disc. -Amortizing												
00280NFF2	0692-15	Abbey National LLC		09/23/2015	2,000,000.00	1,998,000.00	1,997,791.67	0.530	0.540	0.547	75	06/15/2016
06538BED1	0712-16	Bank Tokyo Mitsubishi		01/05/2016	1,500,000.00	1,498,920.00	1,498,915.00		0.621	0.630	42	05/13/2016
06538BDF7	0713-16	Bank Tokyo Mitsubishi		01/05/2016	1,500,000.00	1,499,970.00	1,499,696.67	0.520	0.521	0.528	14	04/15/2016
86563GE24	0711-15	Sumy Trust NY		12/31/2015	3,000,000.00	2,998,800.00	2,998,195.95	0.698	0.700	0.710	31	05/02/2016
90262CEX1	0702-15	UBS Financial		10/15/2015	1,000,000.00	999,840.00	999,233.33	0.460	0.469	0.475	60	05/31/2016
Subtotal and Average			8,991,613.86		9,000,000.00	8,995,530.00	8,993,832.62		0.596	0.604	43	
Federal Agency Coupon Securities												
3133EA4G0	0610-12	Federal Farm Credit		10/11/2012	1,000,000.00	999,800.00	1,000,000.00	0.700	0.690	0.700	375	04/11/2017
3133EA4H8	0614-12	Federal Farm Credit		10/19/2012	1,500,000.00	1,499,850.00	1,500,000.00	0.820	0.809	0.820	466	07/11/2017
3133EA4H8	0617-12	Federal Farm Credit		11/16/2012	890,000.00	889,911.00	890,000.00	0.820	0.809	0.820	466	07/11/2017
3133ECQT4	0636-13	Federal Farm Credit		05/30/2013	2,000,000.00	1,999,800.00	2,000,000.00	0.750	0.740	0.750	424	05/30/2017
3133ECQQ0	0672-14	Federal Farm Credit		10/21/2014	1,000,000.00	1,000,100.00	997,083.74	1.430	1.505	1.526	1,152	05/28/2019
3133ECP40	0694-15	Federal Farm Credit		09/23/2015	2,000,000.00	1,998,000.00	1,999,320.82	0.640	0.662	0.671	403	05/09/2017
3133EEJ43	0706-15	Federal Farm Credit		10/20/2015	1,000,000.00	999,800.00	1,001,138.35	0.650	0.539	0.546	402	05/08/2017
3133834R9	0665-14	Federal Home Loan Bank		07/15/2014	1,500,000.00	1,500,000.00	1,499,763.11	0.375	0.438	0.444	84	06/24/2016
3130A5FP9	0685-15	Federal Home Loan Bank		05/26/2015	3,000,000.00	2,999,700.00	2,999,770.83	0.250	0.296	0.300	55	05/26/2016
3130A5FL8	0690-15	Federal Home Loan Bank		06/24/2015	1,000,000.00	999,900.00	999,965.55	0.330	0.342	0.346	77	06/17/2016
313379FW4	0697-15	Federal Home Loan Bank		09/24/2015	765,000.00	767,907.00	767,741.81	1.000	0.687	0.696	434	06/09/2017
3130A3P40	0698-15	Federal Home Loan Bank		09/24/2015	400,000.00	400,880.00	400,766.77	0.875	0.711	0.721	458	07/03/2017
3130A5EP0	0700-15	Federal Home Loan Bank		10/02/2015	1,000,000.00	999,400.00	1,000,518.49	0.625	0.572	0.580	424	05/30/2017
3130A3J70	0707-15A	Federal Home Loan Bank		10/26/2015	1,000,000.00	1,000,400.00	1,001,648.58	0.625	0.363	0.368	236	11/23/2016
3130A3J70	0707-15B	Federal Home Loan Bank		10/26/2015	500,000.00	500,200.00	500,824.29	0.625	0.363	0.368	236	11/23/2016
3130A5EP0	0708-15	Federal Home Loan Bank		11/09/2015	3,000,000.00	2,998,200.00	2,994,510.43	0.625	0.773	0.783	424	05/30/2017
3133XFJF4	0709-15	Federal Home Loan Bank		11/25/2015	1,000,000.00	1,007,345.14	1,007,771.85	5.375	0.214	0.217	47	05/18/2016
3137EACT4	0612-12	Federal Home Loan Mortgage Co.		10/17/2012	4,500,000.00	4,514,850.00	4,513,784.40	2.500	0.503	0.510	56	05/27/2016
3137EACT4	0664-14	Federal Home Loan Mortgage Co.		04/17/2014	3,500,000.00	3,511,550.00	3,511,039.64	2.500	0.454	0.460	56	05/27/2016

Portfolio 2016

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PM (PRF_PM2) 7.3.0

Investments FY 2015-2016
Portfolio Management
Portfolio Details - Investments
March 31, 2016

CUSIP	Investment #	Issuer	Average Balance	Purchase Date	Par Value	Market Value	Book Value	Stated Rate	YTM 360	YTM 365	Days to Maturity	Maturity Date
Federal Agency Coupon Securities												
3137EADG1	0674-14	Federal Home Loan Mortgage Co.		10/21/2014	1,000,000.00	1,023,900.00	1,008,925.26	1.750	1.437	1.457	1,154	05/30/2019
3137EADG1	0679-15	Federal Home Loan Mortgage Co.		04/27/2015	3,000,000.00	3,071,700.00	3,045,931.16	1.750	1.235	1.252	1,154	05/30/2019
3137EACT4	0680-15	Federal Home Loan Mortgage Co.		04/30/2015	1,000,000.00	1,003,300.00	1,003,348.42	2.500	0.337	0.342	56	05/27/2016
3134G6XS7	0681-15	Federal Home Loan Mortgage Co.		05/18/2015	3,500,000.00	3,499,650.00	3,500,000.00	1.100	1.085	1.100	777	05/18/2018
3134G6WT6	0682-15	Federal Home Loan Mortgage Co.		05/21/2015	500,000.00	499,800.00	499,964.35	1.200	1.187	1.203	780	05/21/2018
3134G6WU3	0683-15	Federal Home Loan Mortgage Co.		05/21/2015	1,500,000.00	1,499,400.00	1,500,000.00	1.200	1.184	1.200	780	05/21/2018
3134G6R88	0686-15	Federal Home Loan Mortgage Co.		05/26/2015	2,000,000.00	1,999,800.00	1,999,713.07	1.250	1.240	1.257	784	05/25/2018
3134G7C58	0695-15	Federal Home Loan Mortgage Co.		09/28/2015	2,000,000.00	1,999,200.00	1,999,627.08	0.800	0.801	0.813	545	09/28/2017
3134G7C58	0699-15	Federal Home Loan Mortgage Co.		09/28/2015	1,000,000.00	999,600.00	1,000,000.00	0.800	0.789	0.800	545	09/28/2017
3134G45W4	0703-15	Federal Home Loan Mortgage Co.		10/15/2015	4,200,000.00	4,219,740.00	4,214,641.89	1.000	0.825	0.836	788	05/29/2018
3134G6Y31	0704-15	Federal Home Loan Mortgage Co.		10/15/2015	1,270,000.00	1,270,762.00	1,275,228.62	1.150	0.942	0.956	784	05/25/2018
3137EADG1	0705-15	Federal Home Loan Mortgage Co.		10/15/2015	5,000,000.00	5,119,500.00	5,096,662.26	1.750	1.109	1.125	1,154	05/30/2019
3136G05X5	0616-12	Federal Nat'l Mtg. Assoc.		11/30/2012	2,000,000.00	1,998,200.00	2,000,000.00	0.750	0.740	0.750	424	05/30/2017
3136G07M7	0619-12	Federal Nat'l Mtg. Assoc.		11/27/2012	1,500,000.00	1,499,400.00	1,500,000.00	0.900	0.888	0.900	605	11/27/2017
3135G0TD5	0620-12A	Federal Nat'l Mtg. Assoc.		12/31/2012	1,500,000.00	1,498,800.00	1,500,000.00	1.000	0.986	1.000	636	12/28/2017
3135G0TD5	0620-12B	Federal Nat'l Mtg. Assoc.		12/31/2012	1,000,000.00	999,200.00	1,000,000.00	1.000	0.986	1.000	636	12/28/2017
3136G1BU2	0629-13	Federal Nat'l Mtg. Assoc.		04/05/2013	2,000,000.00	1,999,800.00	2,000,864.74	0.850	0.811	0.822	577	10/30/2017
3136G1E96	0632-13	Federal Nat'l Mtg. Assoc.		04/15/2013	3,000,000.00	3,000,300.00	3,001,714.92	0.900	0.893	0.906	420	05/26/2017
3135G0WU3	0635-13A	Federal Nat'l Mtg. Assoc.		05/15/2013	1,500,000.00	1,499,400.00	1,500,000.00	0.750	0.740	0.750	409	05/15/2017
3135G0WU3	0635-13B	Federal Nat'l Mtg. Assoc.		05/15/2013	1,000,000.00	999,600.00	1,000,000.00	0.750	0.740	0.750	409	05/15/2017
3136G0C58	0656-14	Federal Nat'l Mtg. Assoc.		03/05/2014	1,000,000.00	999,100.00	998,281.12	1.375	1.427	1.447	909	09/27/2018
3135G0WJ8	0663-14	Federal Nat'l Mtg. Assoc.		04/17/2014	5,000,000.00	5,008,000.00	4,942,747.42	0.875	1.559	1.581	780	05/21/2018
3135G0XP3	0666-14	Federal Nat'l Mtg. Assoc.		07/21/2014	1,000,000.00	999,900.00	999,791.70	0.375	0.449	0.455	95	07/05/2016
3135G0XM0	0671-14	Federal Nat'l Mtg. Assoc.		10/21/2014	2,000,000.00	1,999,200.00	1,995,071.28	1.125	1.225	1.242	784	05/25/2018
3135G0XM0	0676-14	Federal Nat'l Mtg. Assoc.		12/02/2014	2,000,000.00	1,999,200.00	1,996,849.64	1.125	1.184	1.200	784	05/25/2018
3135G0CM3	0696-15	Federal Nat'l Mtg. Assoc.		09/23/2015	2,788,000.00	2,798,315.60	2,799,207.99	1.250	0.424	0.430	180	09/28/2016
3136G1E96	0710-15	Federal Nat'l Mtg. Assoc.		11/27/2015	1,500,000.00	1,500,150.00	1,500,635.20	0.900	0.851	0.863	420	05/26/2017
3136G3AU9	0714-16	Federal Nat'l Mtg. Assoc.		02/26/2016	3,000,000.00	2,996,908.33	3,000,208.33	1.250	1.233	1.250	1,148	05/24/2019
Subtotal and Average			88,476,058.42		88,313,000.00	88,589,419.07	88,465,063.11		0.866	0.878	564	
Federal Agency Disc. -Amortizing												
31359MEL3	0630-13	Federal Nat'l Mtg. Assoc.		04/10/2013	2,000,000.00	1,983,020.00	1,946,960.00	0.631	0.641	0.650	426	06/01/2017
31359MEL3	0661-14	Federal Nat'l Mtg. Assoc.		03/14/2014	4,000,000.00	3,966,040.00	3,886,200.00	0.872	0.888	0.900	426	06/01/2017
31359MEL3	0701-15	Federal Nat'l Mtg. Assoc.		10/02/2015	1,000,000.00	991,510.00	989,980.00	0.593	0.598	0.606	426	06/01/2017
Subtotal and Average			6,823,140.00		7,000,000.00	6,940,570.00	6,823,140.00		0.775	0.786	426	

**Investments FY 2015-2016
Portfolio Management
Portfolio Details - Investments
March 31, 2016**

CUSIP	Investment #	Issuer	Average Balance	Purchase Date	Par Value	Market Value	Book Value	Stated Rate	YTM 360	YTM 365	Days to Maturity	Maturity Date
Treasury Coupon Securities												
912828SY7	0651-13	U.S. Treasury		12/23/2013	3,000,000.00	2,998,140.00	2,989,840.64	0.625	0.909	0.921	425	05/31/2017
912828VE7	0662-14	U.S. Treasury		03/21/2014	2,000,000.00	2,009,540.00	1,981,539.16	1.000	1.421	1.441	790	05/31/2018
912828SX9	0673-14	U.S. Treasury		10/21/2014	3,000,000.00	3,020,640.00	2,979,090.07	1.125	1.334	1.353	1,155	05/31/2019
Subtotal and Average			7,949,489.23		8,000,000.00	8,028,320.00	7,950,469.87		1.196	1.213	790	
Total and Average			123,639,133.24		123,712,438.91	123,953,277.98	123,631,944.51		0.812	0.824	481	

Investments FY 2015-2016
Portfolio Management
Investment Status Report - Investments
March 31, 2016

CUSIP	Investment #	Issuer	Par Value	Stated Rate	Maturity Date	Purchase Date	YTM 360	YTM 365	Payment Dates	Accrued Interest At Purchase	Current Principal	Book Value
Money Market												
SYS4531558874A	4531558874A	GWB	2,131,496.16	0.550			0.542	0.550	07/01 - Monthly		2,131,496.16	2,131,496.16
SYS4531558874B	4531558874B	GWB	5,241,648.22	0.300			0.296	0.300	07/01 - Monthly		5,241,648.22	5,241,648.22
Money Market Totals			7,373,144.38				0.367	0.372		0.00	7,373,144.38	7,373,144.38
Passbook/Checking Accounts												
SYS6952311634B	6952311634B	WF	4,026,294.53	0.250			0.247	0.250	10/31 - Monthly		4,026,294.53	4,026,294.53
Passbook/Checking Accounts Totals			4,026,294.53				0.247	0.250		0.00	4,026,294.53	4,026,294.53
Commercial Paper Disc. -Amortizing												
00280NFF2	0692-15	ABBEY	2,000,000.00	0.530	06/15/2016	09/23/2015	0.540	0.547	06/15 - At Maturity		1,992,167.78	1,997,791.67
06538BED1	0712-16	BTMUFJ	1,500,000.00		05/13/2016	01/05/2016	0.621	0.630	05/13 - At Maturity		1,496,667.50	1,498,915.00
06538BDF7	0713-16	BTMUFJ	1,500,000.00	0.520	04/15/2016	01/05/2016	0.521	0.528	04/15 - At Maturity		1,497,811.67	1,499,696.67
86563GE24	0711-15	SUMTNY	3,000,000.00	0.698	05/02/2016	12/31/2015	0.700	0.710	05/02 - At Maturity		2,992,842.00	2,998,195.95
90262CEX1	0702-15	UBSFIN	1,000,000.00	0.460	05/31/2016	10/15/2015	0.469	0.475	05/31 - At Maturity		997,073.89	999,233.33
Commercial Paper Disc. -Amortizing Totals			9,000,000.00				0.596	0.604		0.00	8,976,562.84	8,993,832.62
Federal Agency Coupon Securities												
3133EA4G0	0610-12	FFCB	1,000,000.00	0.700	04/11/2017	10/11/2012	0.690	0.700	04/11 - 10/11		1,000,000.00	1,000,000.00
3133EA4H8	0614-12	FFCB	1,500,000.00	0.820	07/11/2017	10/19/2012	0.809	0.820	01/11 - 07/11	Received	1,500,000.00	1,500,000.00
3133EA4H8	0617-12	FFCB	890,000.00	0.820	07/11/2017	11/16/2012	0.809	0.820	01/11 - 07/11	Received	890,000.00	890,000.00
3133ECQT4	0636-13	FFCB	2,000,000.00	0.750	05/30/2017	05/30/2013	0.740	0.750	11/30 - 05/30		2,000,000.00	2,000,000.00
3133ECQQ0	0672-14	FFCB	1,000,000.00	1.430	05/28/2019	10/21/2014	1.505	1.526	11/28 - 05/28	Received	995,750.00	997,083.74
3133ECP40	0694-15	FFCB	2,000,000.00	0.640	05/09/2017	09/23/2015	0.662	0.671	11/09 - 05/09	Received	1,999,000.00	1,999,320.82
3133EEJ43	0706-15	FFCB	1,000,000.00	0.650	05/08/2017	10/20/2015	0.539	0.546	11/08 - 05/08	Received	1,001,600.00	1,001,138.35
3133834R9	0665-14	FHLB	1,500,000.00	0.375	06/24/2016	07/15/2014	0.438	0.444	12/24 - 06/24	Received	1,498,005.00	1,499,763.11
3130A5FP9	0685-15	FHLB	3,000,000.00	0.250	05/26/2016	05/26/2015	0.296	0.300	11/26 - 05/26		2,998,500.00	2,999,770.83
3130A5FL8	0690-15	FHLB	1,000,000.00	0.330	06/17/2016	06/24/2015	0.342	0.346	12/17 - 06/17	Received	999,840.00	999,965.55
313379FW4	0697-15	FHLB	765,000.00	1.000	06/09/2017	09/24/2015	0.687	0.696	12/09 - 06/09	Received	768,939.75	767,741.81
3130A3P40	0698-15	FHLB	400,000.00	0.875	07/03/2017	09/24/2015	0.711	0.721	01/03 - 07/03	Received	401,084.00	400,766.77
3130A5EP0	0700-15	FHLB	1,000,000.00	0.625	05/30/2017	10/02/2015	0.572	0.580	11/30 - 05/30	Received	1,000,740.00	1,000,518.49
3130A3J70	0707-15A	FHLB	1,000,000.00	0.625	11/23/2016	10/26/2015	0.363	0.368	11/23 - 05/23	Received	1,002,750.00	1,001,648.58
3130A3J70	0707-15B	FHLB	500,000.00	0.625	11/23/2016	10/26/2015	0.363	0.368	11/23 - 05/23	Received	501,375.00	500,824.29
3130A5EP0	0708-15	FHLB	3,000,000.00	0.625	05/30/2017	11/09/2015	0.773	0.783	11/30 - 05/30	Received	2,992,650.00	2,994,510.43
3133XFJF4	0709-15	FHLB	1,000,000.00	5.375	05/18/2016	11/25/2015	0.214	0.217	05/18 - Final Pmt.	1,045.14	1,024,760.00	1,007,771.85
3137EACT4	0612-12	FHLMC	4,500,000.00	2.500	05/27/2016	10/17/2012	0.503	0.510	11/27 - 05/27	Received	4,819,995.00	4,513,784.40

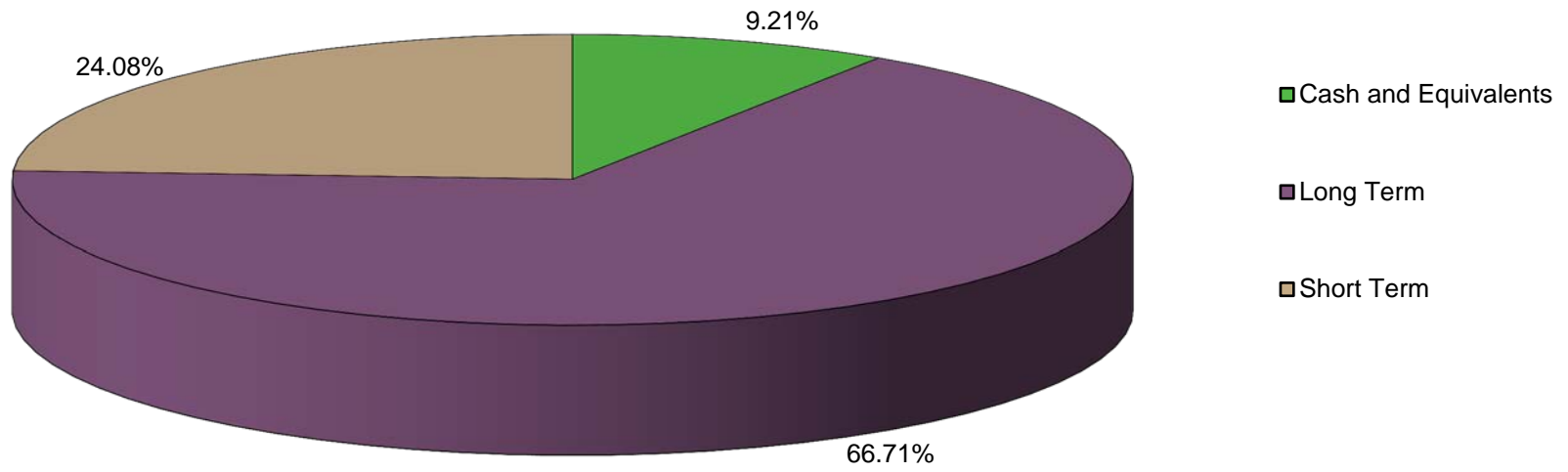
Investments FY 2015-2016
Portfolio Management
Investment Status Report - Investments
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CUSIP	Investment #	Issuer	Par Value	Stated Rate	Maturity Date	Purchase Date	YTM 360	YTM 365	Payment Dates	Accrued Interest At Purchase	Current Principal	Book Value
Federal Agency Coupon Securities												
3137EACT4	0664-14	FHLMC	3,500,000.00	2.500	05/27/2016	04/17/2014	0.454	0.460	05/27 - 11/27	Received	3,649,823.71	3,511,039.64
3137EADG1	0674-14	FHLMC	1,000,000.00	1.750	05/30/2019	10/21/2014	1.437	1.457	11/30 - 05/30	Received	1,013,000.00	1,008,925.26
3137EADG1	0679-15	FHLMC	3,000,000.00	1.750	05/30/2019	04/27/2015	1.235	1.252	05/30 - 11/30	Received	3,059,400.00	3,045,931.16
3137EACT4	0680-15	FHLMC	1,000,000.00	2.500	05/27/2016	04/30/2015	0.337	0.342	05/27 - 11/27	Received	1,023,140.00	1,003,348.42
3134G6XS7	0681-15	FHLMC	3,500,000.00	1.100	05/18/2018	05/18/2015	1.085	1.100	11/18 - 05/18		3,500,000.00	3,500,000.00
3134G6WT6	0682-15	FHLMC	500,000.00	1.200	05/21/2018	05/21/2015	1.187	1.203	11/21 - 05/21		499,950.00	499,964.35
3134G6WU3	0683-15	FHLMC	1,500,000.00	1.200	05/21/2018	05/21/2015	1.184	1.200	11/21 - 05/21		1,500,000.00	1,500,000.00
3134G6R88	0686-15	FHLMC	2,000,000.00	1.250	05/25/2018	05/26/2015	1.240	1.257	11/25 - 05/25		1,999,600.00	1,999,713.07
3134G7C58	0695-15	FHLMC	2,000,000.00	0.800	09/28/2017	09/28/2015	0.801	0.813	03/28 - 09/28		1,999,500.00	1,999,627.08
3134G7C58	0699-15	FHLMC	1,000,000.00	0.800	09/28/2017	09/28/2015	0.789	0.800	03/28 - 09/28		1,000,000.00	1,000,000.00
3134G45W4	0703-15	FHLMC	4,200,000.00	1.000	05/29/2018	10/15/2015	0.825	0.836	11/29 - 05/29	Received	4,217,766.00	4,214,641.89
3134G6Y31	0704-15	FHLMC	1,270,000.00	1.150	05/25/2018	10/15/2015	0.942	0.956	11/25 - 05/25	Received	1,276,350.00	1,275,228.62
3137EADG1	0705-15	FHLMC	5,000,000.00	1.750	05/30/2019	10/15/2015	1.109	1.125	11/30 - 05/30	Received	5,110,750.00	5,096,662.26
3136G05X5	0616-12	FNMA	2,000,000.00	0.750	05/30/2017	11/30/2012	0.740	0.750	05/30 - 11/30		2,000,000.00	2,000,000.00
3136G07M7	0619-12	FNMA	1,500,000.00	0.900	11/27/2017	11/27/2012	0.888	0.900	05/27 - 11/27		1,500,000.00	1,500,000.00
3135G0TD5	0620-12A	FNMA	1,500,000.00	1.000	12/28/2017	12/31/2012	0.986	1.000	06/28 - 12/28		1,500,000.00	1,500,000.00
3135G0TD5	0620-12B	FNMA	1,000,000.00	1.000	12/28/2017	12/31/2012	0.986	1.000	06/28 - 12/28		1,000,000.00	1,000,000.00
3136G1BU2	0629-13	FNMA	2,000,000.00	0.850	10/30/2017	04/05/2013	0.811	0.822	04/30 - 10/30	Received	2,002,500.00	2,000,864.74
3136G1E96	0632-13	FNMA	3,000,000.00	0.900	05/26/2017	04/15/2013	0.893	0.906	08/26 - 02/26	Received	3,006,120.00	3,001,714.92
3135G0WU3	0635-13A	FNMA	1,500,000.00	0.750	05/15/2017	05/15/2013	0.740	0.750	11/15 - 05/15		1,500,000.00	1,500,000.00
3135G0WU3	0635-13B	FNMA	1,000,000.00	0.750	05/15/2017	05/15/2013	0.740	0.750	11/15 - 05/15		1,000,000.00	1,000,000.00
3136G0C58	0656-14	FNMA	1,000,000.00	1.375	09/27/2018	03/05/2014	1.427	1.447	03/27 - 09/27	Received	996,850.00	998,281.12
3135G0WJ8	0663-14	FNMA	5,000,000.00	0.875	05/21/2018	04/17/2014	1.559	1.581	05/21 - 11/21	Received	4,890,402.20	4,942,747.42
3135G0XP3	0666-14	FNMA	1,000,000.00	0.375	07/05/2016	07/21/2014	0.449	0.455	01/05 - 07/05	Received	998,440.00	999,791.70
3135G0XM0	0671-14	FNMA	2,000,000.00	1.125	05/25/2018	10/21/2014	1.225	1.242	11/25 - 05/25	Received	1,991,760.00	1,995,071.28
3135G0XM0	0676-14	FNMA	2,000,000.00	1.125	05/25/2018	12/02/2014	1.184	1.200	05/25 - 11/25	Received	1,994,900.00	1,996,849.64
3135G0CM3	0696-15	FNMA	2,788,000.00	1.250	09/28/2016	09/23/2015	0.424	0.430	09/28 - 03/28	Received	2,811,112.52	2,799,207.99
3136G1E96	0710-15	FNMA	1,500,000.00	0.900	05/26/2017	11/27/2015	0.851	0.863	02/26 - 08/26	Received	1,500,825.00	1,500,635.20
3136G3AU9	0714-16	FNMA	3,000,000.00	1.250	05/24/2019	02/26/2016	1.233	1.250	05/24 - 11/24	208.33	3,000,000.00	3,000,208.33
Federal Agency Coupon Securities Totals			88,313,000.00				0.866	0.878		1,253.47	88,937,178.18	88,465,063.11
Federal Agency Disc. -Amortizing												
31359MEL3	0630-13	FNMA	2,000,000.00	0.631	06/01/2017	04/10/2013	0.641	0.650	/ - Final Pmt.		1,946,960.00	1,946,960.00
31359MEL3	0661-14	FNMA	4,000,000.00	0.872	06/01/2017	03/14/2014	0.888	0.900	/ - Final Pmt.		3,886,200.00	3,886,200.00
31359MEL3	0701-15	FNMA	1,000,000.00	0.593	06/01/2017	10/02/2015	0.598	0.606	/ - Final Pmt.		989,980.00	989,980.00

**Investments FY 2015-2016
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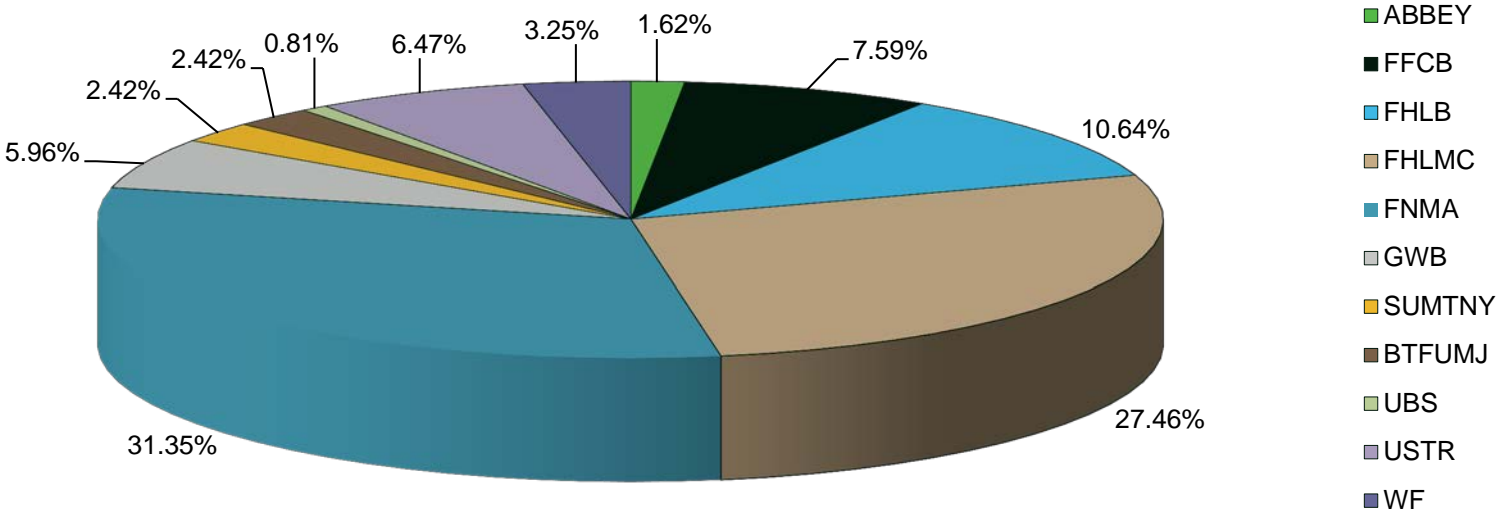
CUSIP	Investment #	Issuer	Par Value	Stated Rate	Maturity Date	Purchase Date	YTM 360	YTM 365	Payment Dates	Accrued Interest At Purchase	Current Principal	Book Value
Federal Agency Disc. -Amortizing Totals			7,000,000.00				0.775	0.786		0.00	6,823,140.00	6,823,140.00
Treasury Coupon Securities												
912828SY7	0651-13	US TRE	3,000,000.00	0.625	05/31/2017	12/23/2013	0.909	0.921	05/31 - 11/30	Received	2,970,000.00	2,989,840.64
912828VE7	0662-14	US TRE	2,000,000.00	1.000	05/31/2018	03/21/2014	1.421	1.441	05/31 - 11/30	Received	1,964,200.00	1,981,539.16
912828SX9	0673-14	US TRE	3,000,000.00	1.125	05/31/2019	10/21/2014	1.334	1.353	11/30 - 05/31	Received	2,969,531.25	2,979,090.07
Treasury Coupon Securities Totals			8,000,000.00				1.196	1.213		0.00	7,903,731.25	7,950,469.87
Investment Totals			123,712,438.91				0.812	0.824		1,253.47	124,040,051.18	123,631,944.51

Portfolio by Asset Class



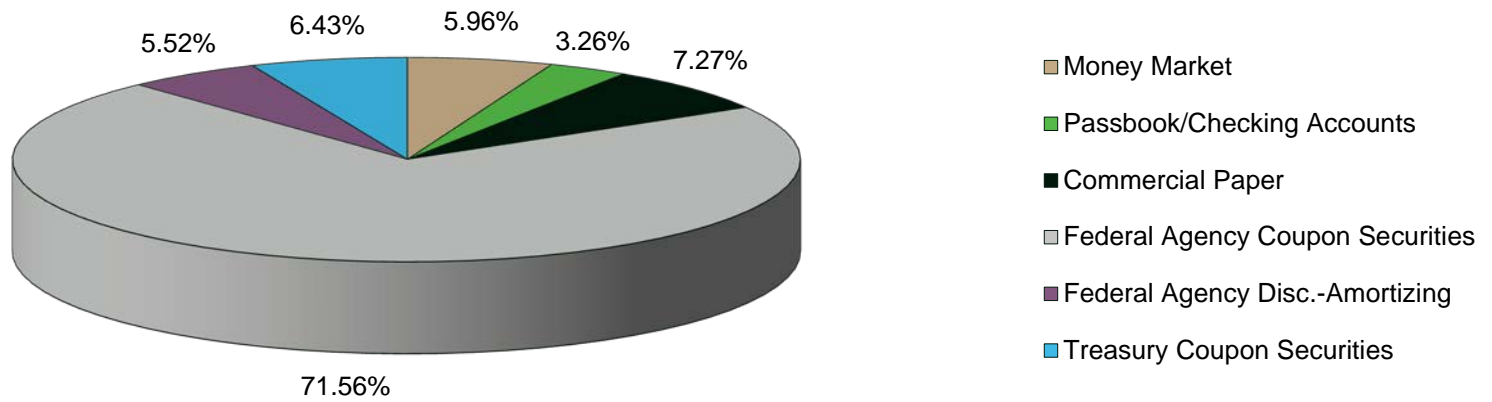
For Quarter Ending March 31, 2016

Par Value by Issuer Graph



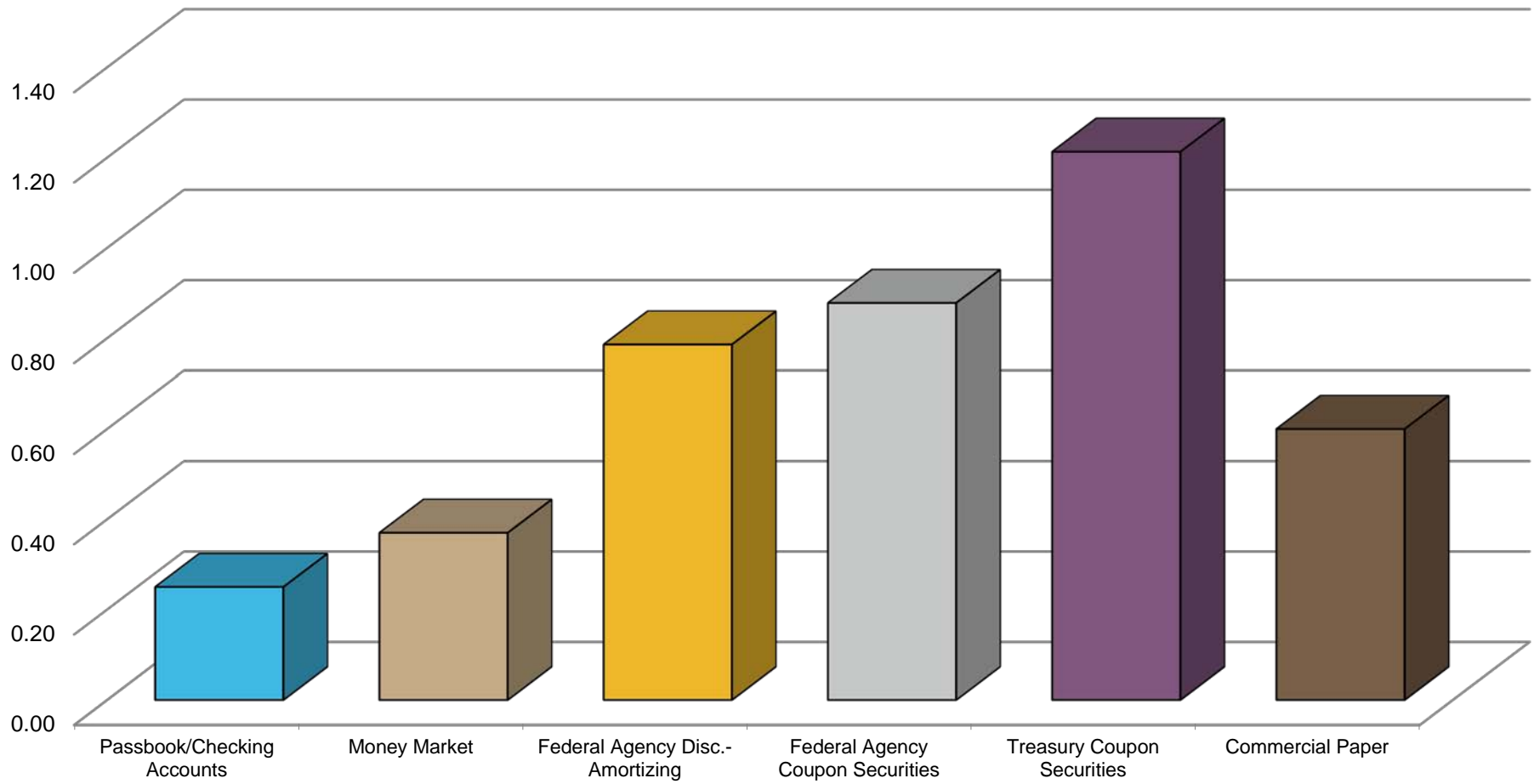
For Quarter Ending March 31, 2016

Book Value By Investment Type



For Quarter Ending March 31, 2016

Investment Yield by Type



For Quarter Ending March 31, 2016

COUNCIL ACTION FORM

SUBJECT: **REQUEST TO PARTICIPATE IN “BIKE TO WORK WEEK”
BREAKFAST AT CITY HALL**

BACKGROUND:

As part of National Bike Month throughout May, the Ames Bicycle Coalition (ABC) has invited the City of Ames to participate in activities that promote recreational and commuter biking. Again this year, ABC has requested that City Hall serve as a breakfast host site during National Bike to Work Week, May 16-20. It was suggested that the City kick off the week with breakfast the morning of Monday, May 16.

Last year’s event at City Hall was well attended despite cold, wet, dreary weather. Cyclists were very appreciative of the support. City Hall would be joining several local businesses and organizations throughout the week offering morning refreshments to encourage biking as a healthy, environmentally friendly way to get to work or school. The number of commuter bicyclists continues to grow rapidly from coast to coast.

Because Ames residents have expressed interest in sustainability, healthy lifestyles, and affordable transportation, encouraging bike riding in the community seems appropriate. The estimated cost to host a light breakfast (bagels, juice, and coffee) would be less than \$250 and would be paid for out of Council Contingency funds.

ALTERNATIVES:

1. Approve the request and allocate Contingency Account funds to host a breakfast in front of City Hall as part of Bike to Work Week activities.
2. Do not approve the request

MANAGER'S RECOMMENDED ACTION:

Through our efforts to promote alternate forms of transportation, updates to our Long-Range Transportation Plan, community engagement initiatives with local bicyclists, and participation in the Healthiest Ames and Open Streets programs, this opportunity aligns well with City Council goals. Hosting an event that encourages biking will provide an additional opportunity to gather feedback about biking preferences and challenges in Ames from cyclists. City of Ames employees have volunteered to greet riders and serve food, and City Council Members could assist if schedules permitted.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1.

COUNCIL ACTION FORM

**SUBJECT: SUMMER 2016 “ART IN THE PARKS” PROGRAM SCULPTURE
SELECTION FOR TOM EVANS PLAZA**

BACKGROUND:

As a part of the City Council’s approved budget for the Public Art Commission (PAC), carry-over funding was included for the Commission’s proposed Art in the Park sculpture placement during the summer of 2016. The Art in the Parks Program is carried out in cooperation with the Parks and Recreation Commission and staff, and supports the Commission’s larger mission to create an environment that incorporates art into the lives of all Ames citizens. This program is a larger initiative, typically utilizing budgeted funds from multiple years’ budgets. Including the most recent carry-overs, the City Council has authorized a total of \$30,206 for this project.

A Request for Proposal (RFP) was developed to seek public art proposals for the Summer 2016 Art in the Parks Program. The proposed art will be placed in Tom Evans Plaza south of Main Street in the downtown area. Stated goals for this project included the following:

- The art should celebrate the continuing enlivening of the Ames downtown that is engaging, innovative, and place making.
- The art should be compelling and draw individuals and families downtown by word of mouth.
- The art should spark an even greater appreciation for the aesthetic value of the city’s historic Main Street area and help Ames residents re-imagine their local green spaces.

The RFP was issued to 72 artists and listed at publicartist.org and Art Deadlines websites. Responses were received from twenty-four artists. The evaluation committee was comprised of members from the Public Art Commission, City staff and representation from the Main Street Cultural District.

Each proposal was evaluated based on a combination of the following factors:

- Innovation
- Community engagement
- Distinctiveness
- Aesthetic enjoyment
- Park user safety
- Maintenance requirements of the artwork and the space around it
- Overall space requirements of the work and the feasibility and durability of the proposed art.

After review of the proposals, a short list of artists was established and is listed below:

Artist	Title	Interactivity	Rank
Tim Adams, Stoney Creek Landscapes, Webster City , IA	Resonance	Chimes, Strings	1
Ryan “ARCY” Christenson, Wallingford, CT	ARCY Live!	Live Painting	2
John Bannon, Chicago, IL	Breathe	Dual Perspective	3
Karl Unnasch, Chatfield, MN	Not titled	Not Interactive	4

A visual summary of all proposals submitted are included in a separate attachment.

Preference was given to art that was interactive and would engage the public. The installation called “Resonance” by Tim Adams offered both passive and active interaction. “Resonance” is made of two large scale sculptures. One has chimes that can be played actively by a user, and the other has tunable strings. Either installation can be interactive for a user to make their own music, or engaging for a passive listener when someone is manipulating the chimes or strings. The proposal includes the cost of installation along with the necessary footings to support the structure.

It is anticipated that these two pieces will remain in Tom Evans Park until the implementation of the next Art in the Park project, currently anticipated for FY19. At that point they will be relocated or decommissioned. The PAC will return to the Council with recommendation for action at that time.

Risk assessment for this artwork was completed by the City’s Risk Manager, along with a review of the impact on the plaza from the Parks & Recreation Department, which maintains this space. Through that review it was determined that the chimes would be fixed, rather than free-hanging, and can be struck with a mallet to make sounds. The strings will be tightly strung and made of a material that will not degrade in the elements.

The precise location of this artwork within Tom Evans Plaza is yet to be determined, and will balance such needs as accessibility, viewsapes and underground utilities.

On April 6th the Public Art Commission accepted the evaluation committee’s recommendation, and now recommends that the City Council approve acquisition of the “Resonance” chimes and strings artwork by Tim Adams at a cost of \$20,282.30.

ALTERNATIVES:

1. Authorize a contract with Stoney Creek Landscapes, Webster City, IA to acquire the “Resonance” chimes and strings artwork to be installed in Tom Evans Plaza at a total cost of \$20,282.30.

2. Approve an Art in the Parks contract with one of the other artists.
3. Re-solicit proposals for the Art in the Parks program.

MANAGER'S RECOMMENDED ACTION:

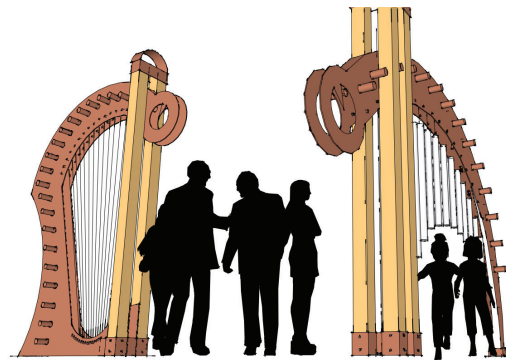
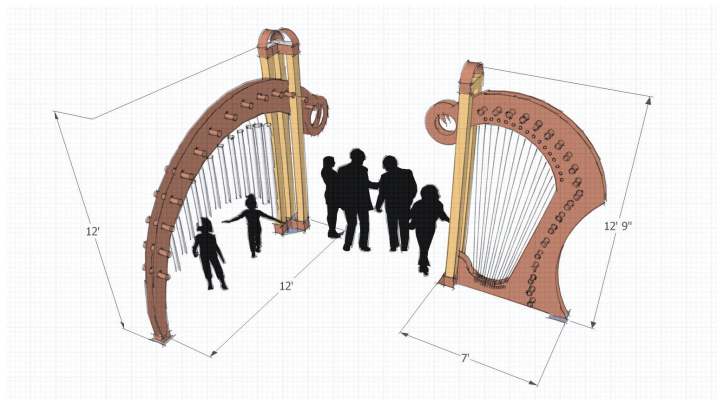
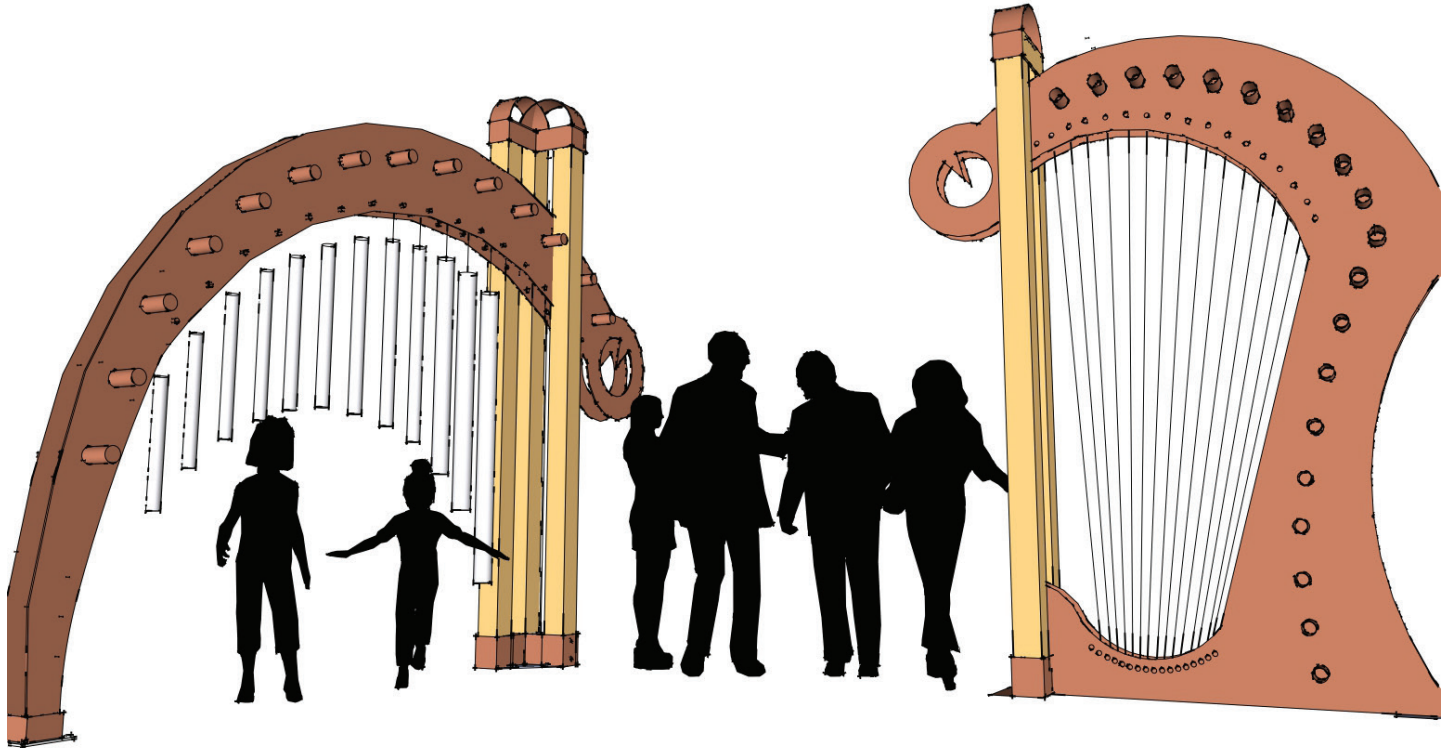
The Public Art Commission believes that the selected proposal best meets the Art in the Parks call for artists by providing an interactive and engaging installation that will help Ames residents re-imagine their local green spaces through public art.

Therefore, it is the recommendation of the City Manager that the City Council approve Alternative No. 1, thereby approving the contract with Stoney Creek Landscapes, Webster City, IA for the “Resonance” chimes and strings art work to be installed in Tom Evans Plaza in the amount of \$20,282.30.

It should be noted that, while only one artist’s submission could be selected through the current RFP process for Tom Evans Plaza, Commission members are very excited at the possibility of utilizing other submissions for other

CALL FOR ARTIST ART IN THE PARK 2016

Tim Adams



ARCY Official



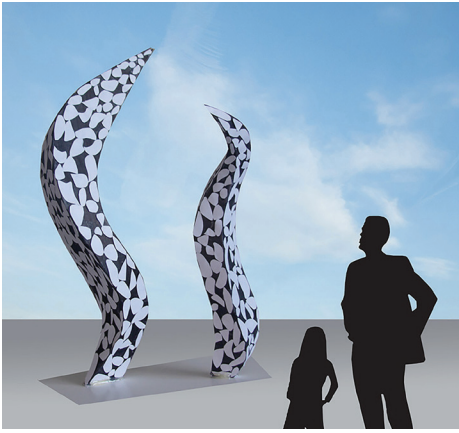
John Bannon



Karl Unnasch



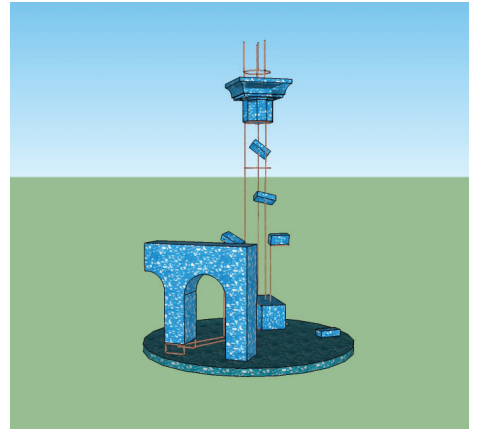
Beth Nybeck



Beth Ravitz



Betsy Alwin



Bill Bywater



Cecilia Lueza



Don Kennell



Edouard Steinhauer



Edward Walsh



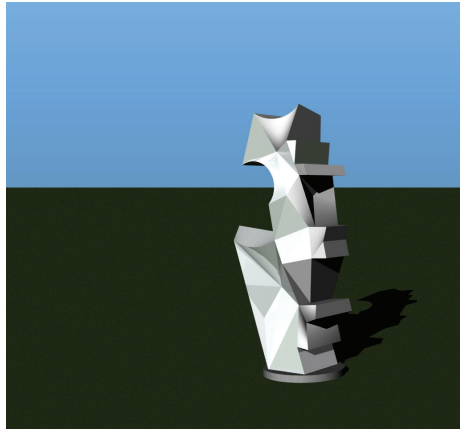
Eileen Gay



Hilde Debruyne



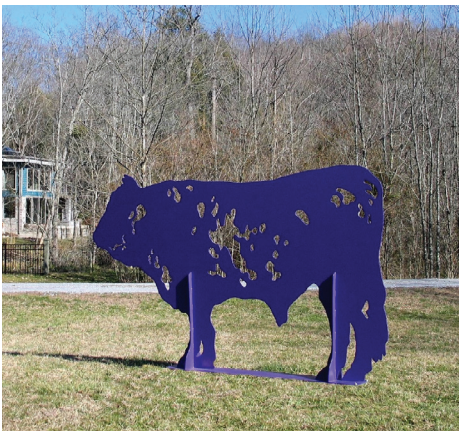
Jacob McGinn



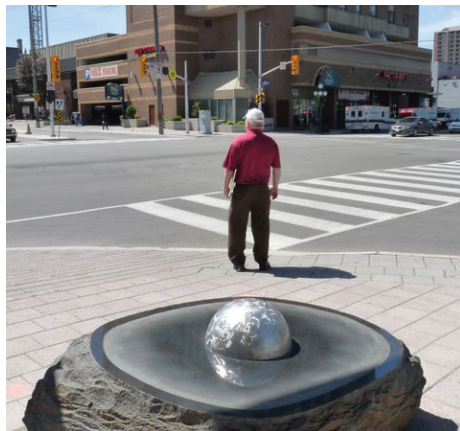
Jennifer Chenoweth



Jim Collins



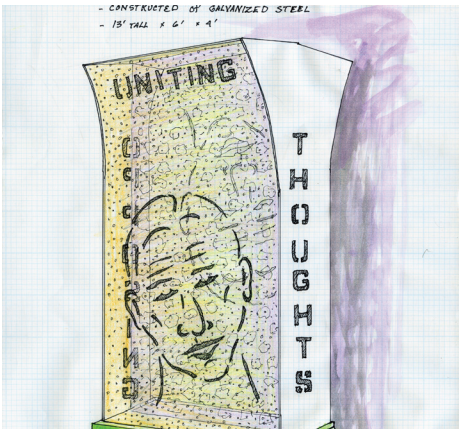
Karl Ciesluk



Kristin Garnant



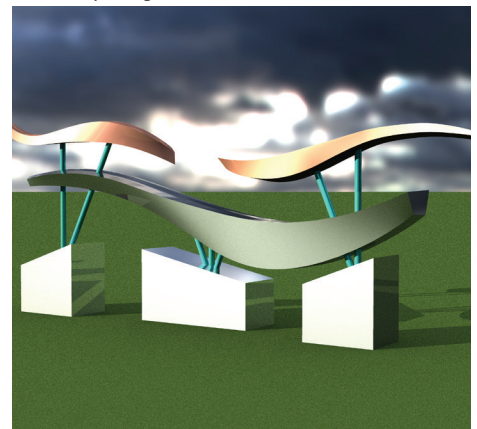
Leslie Bruning



Nathan Pierce



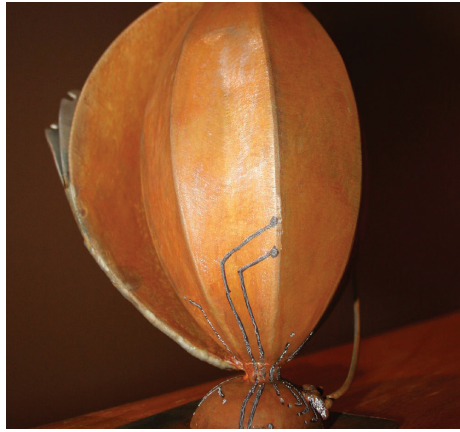
Timothy Jorgensen



Vernon Willits



Zach Bowman



COUNCIL ACTION FORM

**SUBJECT: ISSUANCE OF HOSPITAL REVENUE REFUNDING BONDS FOR
MARY GREELEY MEDICAL CENTER**

BACKGROUND:

Mary Greeley Medical Center (MGMC) has an opportunity for savings by refunding outstanding Series 2011 bonds. Summary information on the refunding is included in an attachment prepared by the MGMC financial advisor.

The Municipal Code section that provides for the duties and authorities of the hospital trustees does not delegate activities related to the issuance and sale of revenue bonds. Therefore, City Council approval is required to issue revenue bonds for the hospital.

The issuance of revenue refunding bonds by MGMC does not create a financial obligation or pledge of credit or taxing authority for the City of Ames. Only revenues from MGMC will be used to pay back the bonds.

Issuance of these bonds requires that a public hearing be held.

ALTERNATIVES:

1. Establish April 26, 2016, as the date to hold a public hearing and take action to authorize the issuance of Hospital Revenue Refunding Bonds, Mary Greeley Medical Center Series 2016, in an amount not to exceed \$68,000,000.
2. Delay the hearing on the issuance of Hospital Revenue Refunding Bonds.

MANAGER'S RECOMMENDED ACTION:

Mary Greeley Medical Center provides quality medical services to Ames and the surrounding area, and is a major economic contributor to the community. Issuance of refunding bonds will provide savings by refunding outstanding bonds. Issuance of the bonds involves no financial obligation on the part of Ames property tax payers.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as described above.

Bond Refinancing Overview



Steve Proeschel

MANAGING DIRECTOR

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John Henningsgard

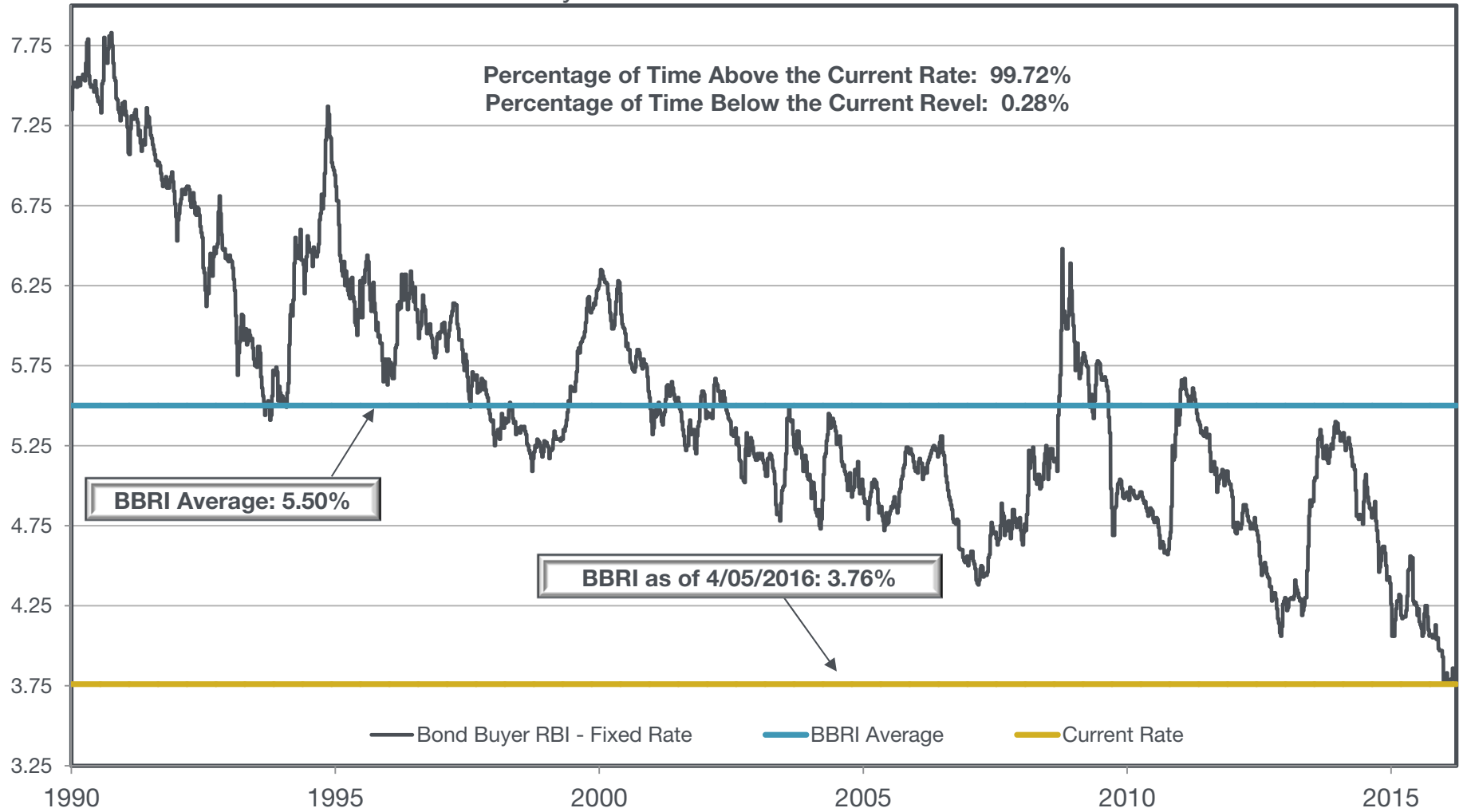
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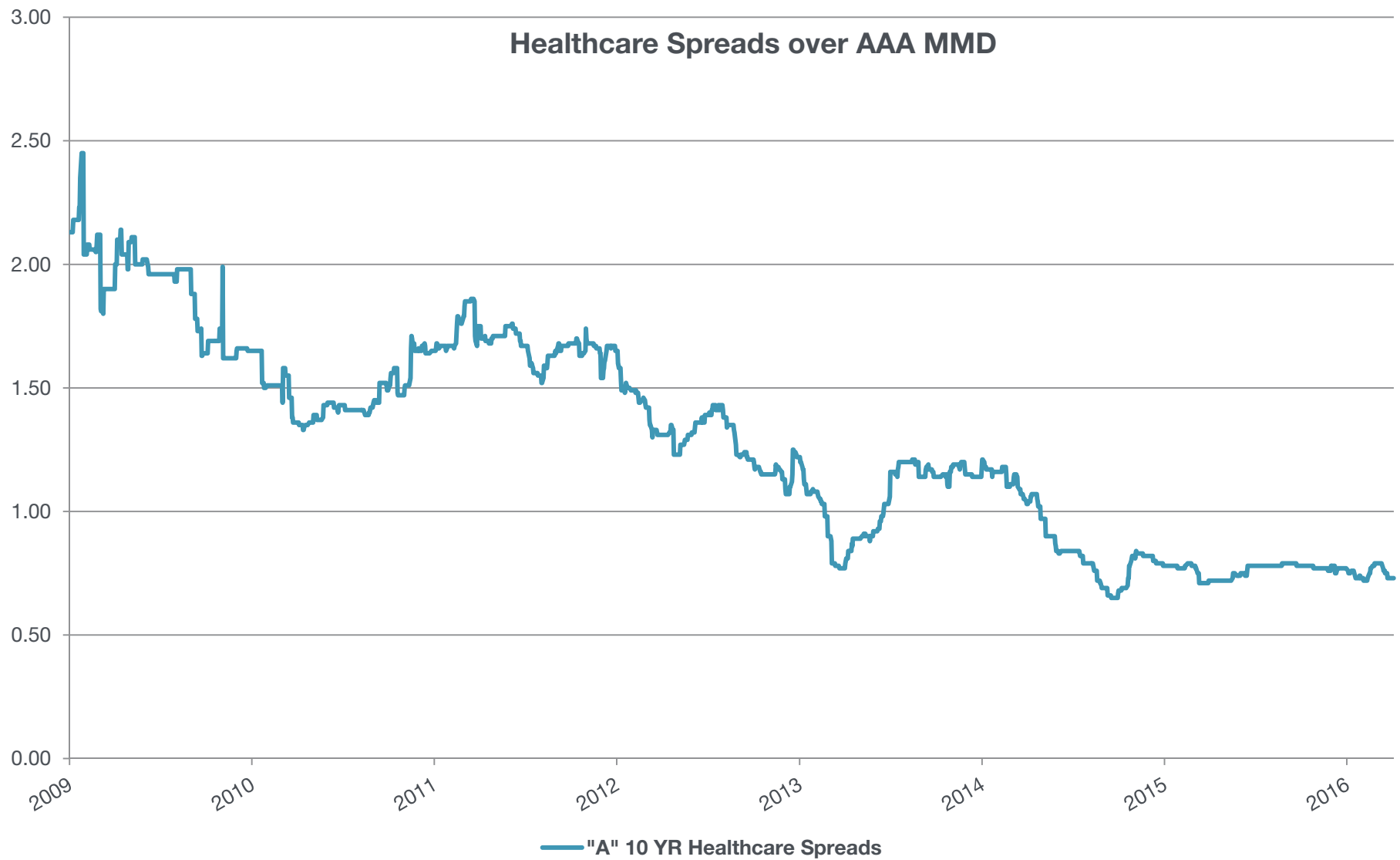
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Current Conditions in Tax Exempt Market

The Bond Buyer Revenue Bond Index
25 Rated Issues (average rating equivalent to Moody's A1 and S&P A+)
30 year term - AMT and Non-AMT Issues



Historical Healthcare Credit Spread Conditions



Refunding Opportunity for the Series 2011 Bonds

- Mary Greeley has the opportunity to refinance the Series 2011 Bonds for significant cash flow and net present value savings.
- The Series 2011 Bond proceeds were used to finance the construction and equipping of the energy plant, a six-story patient tower and the two story vertical addition to the Medical Center's west wing.
- Because bond proceeds were used for new money purposes, these bonds are eligible for an advance refunding prior to the call date.
 - These bonds are currently outstanding in the amount of \$63,560,000
 - The Bonds currently have an average coupon of 5.30%
 - Average Life of 13.67 years
 - The Bonds are callable on June 15, 2020
- For our analysis, we have assumed the following:
 - Closing date of June 15, 2016
 - Costs of issuance estimated at approximately 1% of Par Amount
 - Current market Treasury yields on escrow securities
- The following slide summarizes the refinancing economics for an advance refunding of the Series 2011 Bonds.

Summary of Refunding Economics*

	Existing Series 2011	Refunding of Series 2011
Dated/Delivery Date	10/25/2011	5/24/2016
Final Maturity	6/15/2036	6/15/2036
Principal Amount of Bonds Refunded/Refunding	\$63,560,000	\$65,580,000
Average Interest Rate/True Interest Cost	5.30%	3.15%
Average Life	13.665	13.560
Average Annual Savings	N/A	\$235,000
Gross Debt Service Savings	N/A	\$5,059,612
Total Net Present Value Savings	N/A	\$3,891,010
NPV Savings as a % of Refunded Par Amount	N/A	6.12%

*Preliminary, subject to change.

Steps Remaining to Complete Financing

- Approval process:
 - Mary Greeley Medical Center Board final approval on April 25th
 - Public Hearing and final approval by City Council on April 26th
- Preliminary Official Statement printed on April 27th
- Bond pricing week of May 9th (specific day to be determined)
- Bond closing tentatively scheduled for week of May 23rd

Disclosure

Piper Jaffray is providing the information contained herein for discussion purposes only in anticipation of being engaged to serve as underwriter or placement agent on a future transaction and not as a financial advisor or municipal advisor. In providing the information contained herein, Piper Jaffray is not recommending an action to you and the information provided herein is not intended to be and should not be construed as a “recommendation” or “advice” within the meaning of Section 15B of the Securities Exchange Act of 1934. Piper Jaffray is not acting as an advisor to you and does not owe a fiduciary duty pursuant to Section 15B of the Exchange Act or under any state law to you with respect to the information and material contained in this communication. As an underwriter or placement agent, Piper Jaffray’s primary role is to purchase or arrange for the placement of securities with a view to distribution in an arm’s-length commercial transaction, is acting for its own interests and has financial and other interests that differ from your interests. You should discuss any information and material contained in this communication with any and all internal or external advisors and experts that you deem appropriate before acting on this information or material.

The information contained herein may include hypothetical interest rates or interest rate savings for a potential refunding. Interest rates used herein take into consideration conditions in today’s market and other factual information such as credit rating, geographic location and market sector. Interest rates described herein should not be viewed as rates that Piper Jaffray expects to achieve for you should we be selected to act as your underwriter or placement agent. Information about interest rates and terms for SLGs is based on current publically available information and treasury or agency rates for open-market escrows are based on current market interest rates for these types of credits and should not be seen as costs or rates that Piper Jaffrey could achieve for you should we be selected to act as your underwriter or placement agent. More particularized information and analysis may be provided after you have engaged Piper Jaffray as an underwriter or placement agent or under certain other exceptions as describe in the Section 15B of the Exchange Act.

COUNCIL ACTION FORM

SUBJECT: PUBLIC UTILITY EASEMENT VACATION – 108 SOUTH FIFTH STREET

BACKGROUND:

In February of 2016 staff received a request from the developer of the property at 108 South 5th Street to vacate an existing public utility easement. This property is currently in the development process, and the new building will be in conflict with the existing easement the runs through the property.

Public Works staff contacted all registered right-of-way users to determine the extent of utilities in the immediate area. Responses from all right-of-way users indicate that there are no current utilities in the easement area and no future plans to utilize the easement area. A map of the area is shown in Attachment A.

ALTERNATIVES:

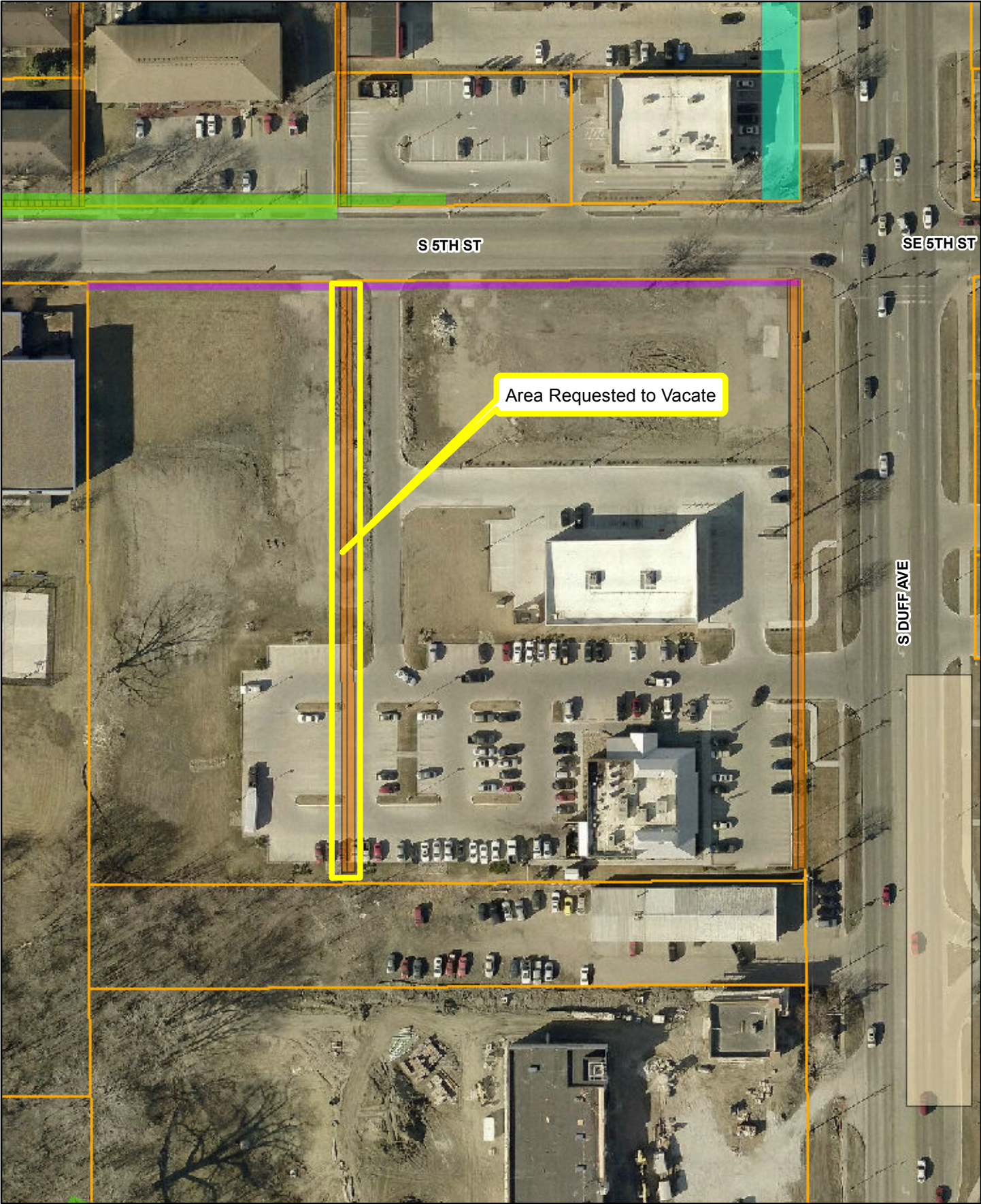
1. Set a date of public hearing for April 26, 2016 to approve vacation of the public utility easement at 108 South 5th Street.
2. Do not set the date of public hearing to vacate the existing easement.

MANAGER'S RECOMMENDED ACTION:

There are no current or future planned facilities within this easement. Setting the date of hearing is the first step toward completion of this process and will allow the proposed redevelopment on this site to continue to move forward.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as stated above.

Attachment A



Geographic Information System (GIS) Product Disclaimer: City of Ames GIS map data does not replace or modify land surveys, deeds, and/or other legal instruments defining land ownership & land use nor does it replace field surveys of utilities or other features contained in the data. All features represented in this product should be field verified. This Product is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. The burden for determining accuracy, completeness, timeliness, merchantability and fitness for use rests solely on the User.



108 South 5th Street
Easement Vacation Request



Scale: 1 in = 100 ft
Date: 4/3/2016

COUNCIL ACTION FORM

SUBJECT: PUBLIC UTILITY EASEMENT VACATION – 1126 FLORIDA AVENUE

BACKGROUND:

In March of 2016, staff received a request from the property owner at 1126 Florida Avenue to vacate the existing public utility easement. This easement runs along the east side of the owner's apartment complex.

This property was recently sold. During the due diligence process by the property owner, it was discovered that two of the owner's garages and one apartment building were constructed within the easement area. Easement language prohibits the erection of permanent structures within easements.

Vacating an easement is different than vacating City-owned property, such as an unused alley. When vacating City property, a value is typically established per City policy and charged to the purchaser (usually the adjoining property owner). In the case of vacating an easement, the underlying land is owned by and remains with the property owner; and the City is simply releasing its rights to use the property. In this case, Public Works staff contacted all registered right-of-way users to determine the extent of the utilities in the immediate area and received responses back from all users that **there are no current utilities in the easement area and no future plans to utilize the easement area**. A map of the area is shown in Attachment A.

ALTERNATIVES:

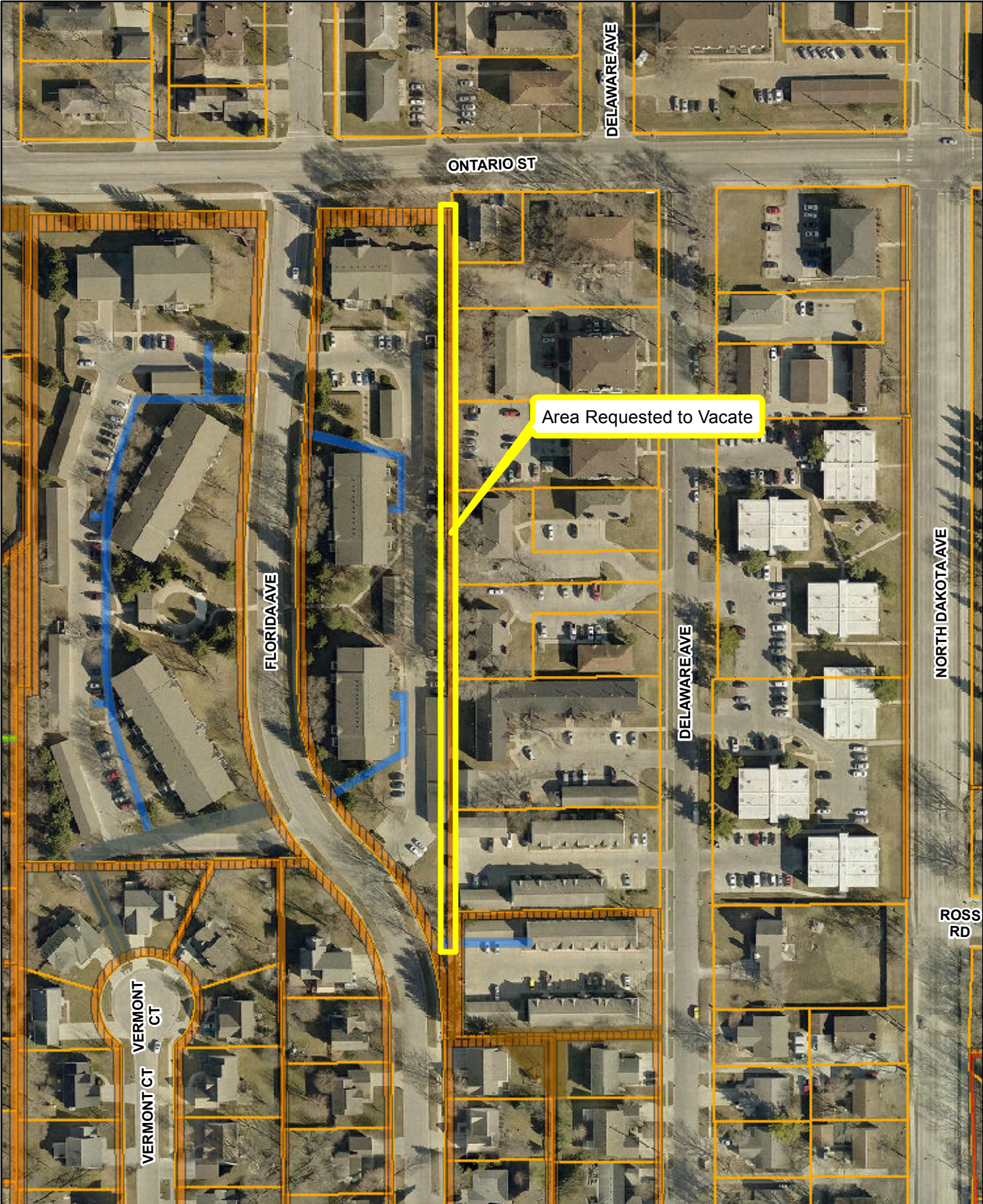
1. Set a date of public hearing for April 26, 2016 to approve vacation of the public utility easement at 1126 Florida Avenue.
2. Do not set the date of public hearing to vacate the existing easement.

MANAGER'S RECOMMENDED ACTION:

There are no current or future planned facilities within the easement area. Setting the date of hearing is the first step toward completion of this process and toward correction of the unfortunate situation in which buildings were constructed over a public utility easement.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as stated above.

Attachment A



Geographic Information System (GIS) Product Disclaimer: City of Ames GIS map data does not replace or modify land surveys, deeds, and/or other legal instruments defining land ownership & land use nor does it replace field surveys of utilities or other features contained in the data. All features represented in this product should be field verified. This Product is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. The burden for determining accuracy, completeness, merchantability and fitness for or the appropriateness for use rests solely on the User.



1126 Florida Easement
Vacation Request



Scale: 1 in = 150 ft
Date: 3/25/2016

COUNCIL ACTION FORM

SUBJECT: ENGINEERING SERVICES FOR TOP-O-HOLLOW SUBSTATION IMPROVEMENTS

BACKGROUND:

This project will convert the existing direct-buried underground 69kV transmission tap connection at the Top-O-Hollow substation to a more reliable dual-source overhead transmission connection, including the necessary relaying and breakers for high-speed/selective line and transformer protection.

The scope of this project includes the replacement and expansion of the existing 13.8kV metalclad switchgear to provide the addition of a main breaker, upgrade obsolete air-blast breakers and electromechanical relays with vacuum interrupter breakers and microprocessor-based relaying equipment, and expand the battery and charger system to replace undersized batteries. The project includes the addition of a padmounted capacitor bank for power factor correction and replacement of undersized feeder conduits and cables. The addition of the dual 69 KV transmission source and upgraded 69kV and 13.8 kV relay protection will improve reliability of the 69kV transmission system, improve service to the customers served by this substation, improve worker safety, and provide improved protection to electrical assets from fault damage.

The land for this project was purchased previously to allow for expansion of the existing substation. The use of breakers for transmission line, transformer, and 13.8kV main breaker protection is consistent with recommended engineering practices in the electric utility industry.

This phase of the project is for project engineering, which involves the analysis, design, drawings and specifications development, construction contract preparation, and detailed cost estimates for the project. The scope of work also requires the engineering firm to provide an approved bidders list for all major equipment purchases and a detailed engineer's estimate. In addition, the selected firm will provide construction management services.

On January 29, 2016, a Request for Proposal (RFP) was issued to twenty-five firms for proposals. The RFP was advertised on the Current Bid Opportunities section of the Purchasing webpage, and was also sent to two plan rooms. On March 4, 2016, staff received proposals from ten firms. Staff independently evaluated and scored all ten proposals in the following two steps:

STEP 1:

The proposals were evaluated based on compliance with proposal documents and the exceptions each offeror took to the RFP. Each of those two criteria was rated on a Pass / Fail basis.

STEP 2:

The proposals were evaluated based on: 1) price; 2) knowledge, capabilities, skills, and abilities of the proposed project team based on the information submitted; and 3) the firm's experience list with similar projects.

Based on the matrix used to quantify these proposals, the averaged scores in this step are shown below:

Offerors	Averaged Scores	Not-to-Exceed Amount
Dewild Grant Reckert & Associates Company Rock Rapids, IA	889	\$264,791
Primera Lisle, IL	800	\$378,330
Kiewit Engineering & Design Co. Lenexa, KS	733	\$411,908
Electrical Consultants, Inc. Madison, WI	731	\$575,550
Black & Veatch Overland Park, KS	727	\$552,175
Sega Inc. Overland Park, KS	695	\$511,000
Stanley Consultants, Inc. Des Moines, IA	689	\$660,000
Burns & McDonnell Engineering Co, Inc. Kansas City, MO	683	\$593,290
EPS Engineering & Design St. Louis, MO	672	\$478,021
Utilities Plus Energy Services, Inc Elk River, MN	163	\$396,965

Each score was based on a scale of 1 to 10. Overall, 1,000 possible points were available cumulatively for each firm. The overall weighted score was a function of the aforementioned evaluation factors.

Based on the averaged scores and a unanimous decision by the evaluation committee, staff recommends that a contract be awarded to Dewild Grant Reckert & Associates Company (DGR), Rock Rapids, Iowa, for an amount not to exceed \$264,791. Actual payments will be calculated on unit prices bid for actual work performed.

The approved FY 2013/14 Capital Improvements Plan included \$250,000 for the engineering phase (carried over to the current fiscal year), with Iowa State University contributing \$47,000 of this. The approved FY 2016/17 CIP includes an additional \$125,000 for the engineering phase of this project with Iowa State University

contributing \$8,750. The approved FY 2017/18 CIP includes \$1,950,000 for construction of this project, with Iowa State University contributing \$136,500.

ALTERNATIVES:

1. Award a contract to Dewild Grant Reckert & Associates Company, Rock Rapids, Iowa, for the Engineering Services for Ames Substation Improvements in an amount not-to-exceed \$264,791.
2. Reject all proposals and delay the engineering for the Ames plant area substation improvements project.

MANAGER'S RECOMMENDED ACTION:

This project is necessary for Electric Services to continue providing safe, reliable, service to the customers in the City.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as stated above.

COUNCIL ACTION FORM

SUBJECT: 2015/16 TRAFFIC SIGNAL PROGRAM (UNIVERSITY BLVD. & HWY 30 WESTBOUND OFF-RAMP)

BACKGROUND:

The Traffic Signal Program of the Capital Improvement Plan provides for replacing older traffic signals and constructing new traffic signals in the City. Program goals include improved traffic flow and safety, as well as improved visibility, reliability, and signal aesthetics. **This project is for the installation of a new traffic signal at the intersection of University Boulevard and Highway 30 Westbound Off-Ramp** as identified in the traffic impact study for the ISU Research Park Phase III expansion. The cost of the signal is to be split 50/50 between ISU and the City.

Staff has completed plans and specifications for this contract with a base bid estimated construction cost of \$176,700. One add alternate bid is included to potentially purchase backup replacement equipment for the pedestrian push buttons and vehicle radar detection systems at an estimated cost of \$19,500. Engineering and construction administration are estimated in the amount of \$21,200, bringing the total estimated project cost to \$217,400.

The 2015/16 Capital Improvements Plan includes Road Use Tax funding of \$125,000 and ISU funding of \$125,000 for this project, bringing total project funding to \$250,000.

While it does not impact the timing of this project, City staff has received word that the Iowa DOT desires to provide U-STEP funding for the City portion of this project, with the intent that the City's \$125,000 share of Road Use Tax funding on this project be used instead to facilitate a high priority IDOT project for the northbound I-35 off-ramp at East 13th Street. The IDOT proposal would pay for 50% of the University Blvd./Highway 30 signal costs, including design, construction and inspection. ISU would continue to have a 50% share of project costs as originally planned. At the same time, the City's \$125,000 share from this project would be applied to the East 13th Street signal. If this proposal moves forward, the East 13th Street/I-35 Signal project would be included in the draft 2017/18 CIP. ISU is aware that this change may be made.

Staff is endeavoring to work with IDOT to develop agreements for both signal installations with a goal of presenting those agreements for Council approval at the same time as bid letting for this project on May 10th. In the event that those agreements cannot be worked out, the funding will revert back to the original 50:50 split between ISU and the City.

ALTERNATIVES:

1. Approve the preliminary plans and specifications for the 2015/16 Traffic Signal Program (University Boulevard & Highway 30 Westbound Off-Ramp) by establishing May 4, 2016, as the date of letting and May 10, 2016, as the date for report of bids.

2. Do not approve this project.

MANAGER'S RECOMMENDED ACTION:

Approval of these plans and specifications will initiate the letting process with the goal of having the signal installed and operational prior to this autumn's first ISU home football game.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as described above.

COUNCIL ACTION FORM

**SUBJECT: FY 2015/16 DOWNTOWN STREET PAVEMENT IMPROVEMENTS
 (CLARK AVENUE)**

BACKGROUND:

The annual Downtown Street Pavement Improvements program rehabilitates or reconstructs streets within the downtown area. **The FY 2015/16 program location is Clark Avenue from Main Street to Lincoln Way.** This project includes removal and replacement of the existing pavement, installing storm and sanitary sewer improvements, constructing sidewalk improvements, and designating on-street bicycle facilities. The project also includes a ribbon of colored sidewalk concrete to match the previously reconstructed areas of downtown.

Staff has completed plans and specifications for this contract with total estimated construction cost of \$591,000. Engineering and construction administration costs are estimated at \$89,000, **bringing total estimated costs for this project to \$680,000.**

The below table summarizes the FY 2015/16 Downtown Street Pavement Improvements program funding sources, funding distribution and expense breakdown for this project.

<i>Program Funding Summary</i>		Clark Ave
2015/16 Downtown Street Pavement Improvement Program		
	G.O. Bonds	\$ 800,000
	Electric Utility Fund	\$ 50,000
	Total Funding	\$ 850,000

<i>Program Expense Summary</i>	
Engineering & Contract Administration (estimated)	\$ 89,000
Construction Costs (estimated)	\$ 591,000
Total Expenses	\$ 680,000

City staff held a project informational meeting with area property owners, business owners and interested persons to receive input on the project timing, staging and design. Based on comments received from interested persons, the project has been designed so that the new street maintains one travel lane for northbound traffic and one for southbound traffic, with a center turn lane as needed. This configuration is often referred to as a "road diet". Additionally, existing truck loading zones are maintained in the design to accommodate commercial delivery needs and schedules. The road diet also adds bike lanes to the project design, providing on-street bicycle facilities.

This project was originally planned to involve pavement reconstruction only, with no modifications to the multi-modal infrastructure. However, within the 2016-21 Capital Improvements Plan (CIP), a project is identified in the Multi-Modal Roadway Improvements Program to implement a road diet on Clark Avenue in fiscal year 2018/19. The Ames Bicycle Coalition (ABC) provided feedback and requested that bike lanes be included with reconstruction of this portion of Clark Avenue, versus waiting to implement the road diet in FY 2018/19. The remainder of the Multi-Modal Roadway Improvements Program project for Clark Avenue will be completed as planned in FY 2018/19.

Public Works staff reviewed the proposed design and budget and held follow-up conversations with the ABC and area businesses. The desired goal was to identify a design that accommodates all modes of travel, current and future users of the corridor, commercial loading zone needs, and train crossing queuing capacity. Ultimately it was determined it is feasible to incorporate the road diet within this project. The FY 2018/19 CIP project description and budget will be updated to reflect the improvements being accomplished now with this project.

ALTERNATIVES:

1. Approve plans and specifications for the FY 2015/16 Downtown Street Pavement Improvements (Clark Avenue) and establish May 4, 2016, as the date of letting and May 10, 2016, as the date for report of bids.
2. Do not approve this project.

MANAGER'S RECOMMENDED ACTION:

This project represents City Council's continuing commitment to reinvest in downtown infrastructure. Staff worked extensively with ABC and area businesses to develop a design that includes on-street bicycle facilities while balancing the many other varied roadway needs along this street.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as described above.

COUNCIL ACTION FORM

SUBJECT: ELECTRICAL MAINTENANCE SERVICES CONTRACT FOR POWER PLANT

BACKGROUND:

Electric Services' two high-pressure steam turbine electric generating units within the Power Plant are referred to as Unit No. 7 and Unit No. 8. These units require regular professional maintenance and repair. This consists of emergency service, as well as regularly planned repairs and services during scheduled outages. The repair of these generating units requires professional trade crafts such as boilermakers, electricians/control techs, steam/pipe fitters, and millwrights, to list a few. The units operate under environmental conditions with high heat and high pressure.

Due to these operational conditions, numerous circuit breakers, relays and electrical circuits are necessary to safely and reliably operate the Power Plant. All of this equipment must be professionally maintained, serviced, adjusted, repaired, and rebuilt. Specially trained personnel perform this work.

The City currently has an annual renewable contract titled Power Plant Breaker and Relay Maintenance (Breaker Maintenance) in place for which for these services. The Breaker Maintenance contract is in its final year and expires on June 30, 2016. Council should note that this new contract will replace the Breaker Maintenance contract with an improved and more comprehensive contract that better meets the work requirements.

Staff recommends that these services continue to be outsourced on an annual renewable contract basis. The benefits of having a contract for these services in place include the following:

- 1) Consistency of work and quality from a single contractor.
- 2) Reduction in the City's exposure to market forces regarding prices and availability for labor, travel, and supplies in preparation for a scheduled outage.
- 3) Rapid contractor mobilization to start emergency repairs, thus reducing generation downtime.
- 4) Saved City staff time obtaining quotes, evaluating bids and preparing specifications and other procurement documentation.

The approved FY 2016/17 operating budget for Electric Production includes \$97,000 for relay and breaker maintenance. Invoices will be based on contract rates for time and materials for services actually received.

ALTERNATIVES:

1. Approve preliminary plans and specifications for the Electrical Maintenance Services Contract for Power Plant, and set May 12, 2016 as the due date for bids and May 24, 2016 as the date of public hearing and award of contract.
2. Purchase electrical maintenance services on an as-needed basis.

MANAGER'S RECOMMENDED ACTION:

This work is necessary to properly maintain relays, circuit breakers and electrical circuits and to carry out emergency and scheduled repairs resulting from equipment failures. This contract would establish rates for service and provide for guaranteed availability, thereby setting in place known rates for service and controlling the Plant's costs.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1 as stated above.

COUNCIL ACTION FORM

SUBJECT: FLEET REPLACEMENT PROGRAM – WATER AND POLLUTION CONTROL ELECTRIC GENERATOR

BACKGROUND:

With the replacement of the Dayton Avenue lift station authorized by Council in October 2015, the existing trailer mounted generator for Water and Pollution Control requires replacement due to the increased demand of the new lift station. The existing unit was 60kW and the unit needed is 200kW.

Bids were received from dealers as follows:

Bidder	Make	Model	Year	Unit Price
Central Power Systems & Service	Doosan Portable Power	G240WCU-T4F	2015	\$98,611
Ziegler Power Systems	Caterpillar	XQ200	2015	\$119,982

* One bid was rejected for not meeting all the requirements of the specifications

The low bid for the trailer mounted generator was the Doosan Portable Power from Central Power Systems & Service of Wichita, Kansas, in the amount of \$98,611. Optional items included with the bids included an extended 5 year warranty, yearly service, GPS/AVL monitoring, and trade-in. None of these options is being recommended for award.

Funding for this generator will come from the State Revolving Funds (SRF) for the Lift Station Improvement Project. The purchase has received preliminary approval, and once awarded by City Council, will receive final review and approval from the state. The \$35,200 currently in escrow for the existing unit will be transferred to the new unit upon its disposal from the fleet.

The Lift Station Improvement Project included in the FY 13/14 CIP is now under construction. When the construction contract was awarded in October of 2015, W&PC staff presented Council with an overall project budget that included a \$135,000 allowance for the portable generator. The bid proposal from Central Power Systems is within that allowance. Purchasing the portable generator now will allow it to be delivered prior to the completion of the Lift Station project so that both the lift station and the generator can undergo performance testing prior to final acceptance.

ALTERNATIVES:

1. Approve and award this contract to Central Power Systems & Service of Wichita, Kansas, for a Doosan Portable Power in the amount of \$98,611, pending final approval of SRF funding.
2. Reject award of bid.

MANAGER'S RECOMMENDED ACTION:

The Doosan Portable Power from Central Power Systems & Service meets the City's needs as specified, at the lowest price, while meeting the increased operational needs. Therefore, purchasing this unit will provide the best and most economical equipment.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as described above.

COUNCIL ACTION FORM

**SUBJECT: FLEET REPLACEMENT PROGRAM – PUBLIC WORKS STREETS
BACKHOE LOADER REPLACEMENT**

BACKGROUND:

In February of this year the Streets Division backhoe loader suffered damage to the rear axle. Quotes to repair the unit were approximately \$20,000. With the unit scheduled for replacement in FY 2016/17 and the large repair estimate, staff explored options for the most cost effective solution. It was determined that the Division could meet its operational objectives with a smaller unit. It was then decided to move forward with purchasing a new smaller unit and selling the damaged unit “as-is.” Bids were received from dealers as follows:

Bidder	Make	Model	Year	Optional Trade-In	Unit Price
Titan Machinery	Case	590 SN	2016	\$16,800	\$108,590
Titan Machinery	Case	590 SN	2016	\$16,800	\$113,600*
Murphy Tractor & Equipment	John Deere	410L	2016	30,000	\$131,000

*The higher price of Titan Machinery’s second bid is due inclusion of an attachment coupler for the buckets. This higher priced attachment is not needed for this equipment

The low bid for the backhoe loader was the Case 590 SN from Titan Machinery, of Des Moines, Iowa, in the amount of \$108,590. There were no offers for a buy back of the machine, but there was an option for a 5-year extended hydraulic and powertrain warranty for the amount of \$4,492.

Funding is available for this purchase from escrow in the amount of \$112,700. With the buy back and extended warranty, the amount needed is \$96,282.

ALTERNATIVES:

1. Approve and award this contract to Titan Machinery of Des Moines, for a Case 560 SN in the amount of \$108,590, the extended hydraulic and powertrain warranty in the amount of \$4,492, and accept the trade-in offer of \$16,800.
2. Reject award of bid.

MANAGER’S RECOMMENDED ACTION:

The Case 590 SN from Titan Machinery meets the City’s needs as specified at the lowest price while still meeting operational needs. Therefore, purchasing this unit will

provide the best and most economical equipment. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as described above.

COUNCIL ACTION FORM

SUBJECT: YARD WASTE DISPOSAL SITE SERVICES FOR 2016-2018

BACKGROUND:

For several years the City has contracted with private parties for yard waste disposal site services. This provides the community with a guaranteed location for disposal of trees, branches, garden waste, leaves, grass clippings, and other yard waste debris. Providing this service helps ensure that a disposal alternative keeps yard waste out of the Resource Recovery Plant and Boone County Landfill. The City's standard service contract includes the requirement to hold five Yard Waste Free Days, one in the spring and four in the fall, with two of the days allowing brush disposal.

The previous three year contract which just expired was with Chamness Technology, Inc. in the amount of \$31,800 for calendar 2015. The contract had provisions for two one-year extensions. However, in March staff was notified that Chamness was having difficulty securing rights to its leased site south of the city on University Boulevard. Therefore, a new Request for Proposals (RFP) was initiated.

Chamness Technology has since worked out an agreement with that property owner allowing operations to continue on the current site.

The RFP was issued to six firms, and on March 31 responses were received from three firms. A committee comprised of City staff members ranked the three returned proposals using a uniform ratings matrix. Each proposal was evaluated based on a combination of benefits and contributions to sustainability in and around the community, the company's experience with collection and disposal of yard waste, convenience and cost to citizens and commercial customers, satisfaction with previous contracts with the City of Ames, location of their yard waste site, and proposed costs for the contract including renewal periods. The score for each of those criteria was based on a scale of 1 to 10 and then assigned a corresponding weight factor. The maximum possible score, combining all three evaluators, was 3,000 points. The service and experience related scores represented 80% of the overall score, and proposed fees accounted for 20%.

The RFP for a new three-year yard waste operation contract with two one-year extensions received the following three responses:

Bidder	Score	2016-2018 (per year)	2019	2020	Total (5 year)
Chamness Technology, Inc.	2,273	\$ 32,700	\$ 34,900	\$ 36,500	\$ 169,500
APSG, Inc.	1,450	\$ 40,500	\$ 40,500	\$ 43,000	\$ 205,000
Steenhoek Environmental, LLC	2,023	\$ 58,734	\$ 61,671	\$ 64,754	\$ 302,627

Bid tabulation sheets showing the complete responses from all three bidders are attached. Shown there are the low bidder's "per free day" charges of \$3500 per leaf day and \$6000 per leaf/brush day.

As is shown above, Chamness Technologies submitted the lowest cost proposal. Components of their proposal are discussed below:

Company Profile:

Founded in 1986, Chamness operates compost facilities in Eddyville, Iowa, and Dodge City, Kansas, along with wood and yard waste drop-off sites in the Des Moines area. It is the parent company of GreenRU, a food waste collection and recycling company that is currently focusing on commercial, industrial and academia accounts to remove food waste from landfills throughout Iowa. The company has provided excellent customer service under the previous yard waste contract and has supported local service groups during previous free days.

Proposed Yard Waste Site Location:

Chamness' site is located at 26156 - 530th Avenue (Black Seed Farm Property, south of the ISU Research Park). This is the same site that Chamness has used for the past three years. The City will work with Story County and Chamness to provide appropriate dust control during the free day events.

Storm Damage Tree Cleanup Option:

This was a new item added to the current RFP, and Chamness bid \$6,000 per day each day their site is utilized for free storm related drop-off of trees limbs and branches. This is not part of the base contract, and the City would have the discretion to exercise this provision only if deemed beneficial to the citizens of Ames. If this option is not selected, residents' storm damage clean-up could still be dropped off at the Parks & Recreation site on East 13th Street and could be serviced by Public Works staff.

Regular Customer Rates:

Chamness agrees to charge citizens a rate per biodegradable bag of \$1.00, other bags \$2.50 each up to 33 gal, cars \$5.00-\$10.00, pick-up trucks \$15.00-\$35.00, and vehicles with trailers \$15.00-\$35.00.

These yard waste services are funded through the Resource Recovery System. Therefore, these services are available to residents of all member agencies across Story County.

ALTERNATIVES:

1. Award the 2016-2018 Yard Waste Disposal Site Services contract to Chamness Technologies, Inc., in the amount of \$32,700 per year.
2. Reject all bids and direct staff to attempt to re-bid the Yard Waste Disposal Site Services Contract on a one-year basis.

MANAGER'S RECOMMENDED ACTION:

The lowest cost respondent, Chamness Technologies, Inc., has been the yard waste contractor during the last three years. During that time they have been responsive and cooperative and have provided excellent service.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby awarding the three-year 2016-2018 Yard Waste Disposal Site Services contract to Chamness Technologies, Inc., in the amount of \$32,700 per year.

CITY OF AMES, IOWA		Furnish and operate a yard waste disposal site in accordance with City of Ames requirements.	Annual fee will be paid over 9-month period: (Above annual fee divided by 9)	Per-day fee, to be paid to the Contractor by the City of Ames for each Free Day: Grass, Leaves, & Garden Waste:	Per-day fee, to be paid to the Contractor by the City of Ames for each Free Day: Grass, Leaves, Garden Waste, and Brush:	Annual Cost Including Free Days:	Cost for Three-Year Contract (2016-2018):	Proposed Site Location	OPTIONAL: STORM DAMAGE TREE CLEANUP - Per-day fee
Ph: 515-239-5125 * Fax: 515-239-5325 Karen Server, Purchasing Manager									
RFP NO. 2016-162									
Yard Waste Disposal Site Operation For The Citizens of Story County, Iowa									
Public Works Department									
Annual Fees									
BIDDERS									
APSG, Inc. (American Professional Service Group)		\$18,000.00	\$2,000.00	\$3,500.00	\$6,000.00	\$40,500.00	\$121,500.00	407 Freel Drive	\$5,500.00
Chamness Technology, Inc.		\$11,000.00	\$1,222.22	\$3,100.00	\$6,200.00	\$32,700.00	\$98,100.00	26107 530th Ave.	\$6,000.00
Steenhoek Environmental LLC		\$39,500.00	\$4,388.89	\$1,420.00	\$7,487.00	\$58,734.00	\$176,202.00	3892 N. 500th Ave.	\$7,487.00

CITY OF AMES, IOWA								
Ph: 515-239-5125 * Fax: 515-239-5325 Karen Server, Purchasing Manager								
RFP NO. 2016-162	Contract Period: 4/1/19-12/15/19	Per-day fee, to be paid to the Contractor by the City of Ames for each Free Day: Grass, Leaves, & Garden Waste:	Per-day fee, to be paid to the Contractor by the City of Ames for each Free Day: Grass, Leaves, Garden Waste, and Brush:	Contract Period: 4/1/20-12/15/20	Per-day fee, to be paid to the Contractor by the City of Ames for each Free Day: Grass, Leaves, & Garden Waste:	Per-day fee, to be paid to the Contractor by the City of Ames for each Free Day: Grass, Leaves, Garden Waste, and Brush:	COST FOR TWO CONTRACT RENEWAL OPTIONS:	TOTAL COST: ORIGINAL CONTRACT PERIOD (2016-2018) PLUS TWO CONTRACT RENEWAL OPTIONS:
Yard Waste Disposal Site Operation For The Citizens of Story County, Iowa								
Public Works Department								
Renewal Options								
BIDDERS								
APSG, Inc. (American Professional Service Group)	\$18,000.00	\$3,500.00	\$6,000.00	\$18,000.00	\$4,000.00	\$6,500.00	\$83,500.00	\$205,000.00
Chamness Technology, Inc.	\$11,000.00	\$3,300.00	\$6,500.00	\$12,500.00	\$3,500.00	\$6,750.00	\$70,400.00	\$168,500.00
Steenhoek Environmental LLC	\$41,475.00	\$1,491.00	\$7,861.00	\$43,549.00	\$1,566.00	\$8,254.00	\$126,425.00	\$302,627.00

CITY OF AMES, IOWA	Bag - Clear BioDegradable (33 Gal)	Any Other Bag Up To 33 Gal	Cars	Pickups	Vehicles with Trailers	Single Axle - Single Wheeled Trailer	Double Axle - Single Wheeled Trailer	Double Axle - Dual Wheeled Trailer	Dump Trailer
Ph: 515-239-5125 * Fax: 515-239-5325 Karen Server, Purchasing Manager									
RFP NO. 2016-162									
Yard Waste Disposal Site Operation For The Citizens of Story County, Iowa									
Public Works Department									
Dumping Rates									
BIDDERS									
APSG, Inc. (American Professional Service Group)	\$2.00		\$5-10	\$15-30	\$15-50	\$15-75	\$15-75	Commerical Fees Arranged/ Hauler	Commerical Fees Arranged/ Hauler
Chamness Technology, Inc.	\$1.00	\$2.50	\$5-10	\$15-35	\$15-35	\$15-35	\$50-150	\$100-200	\$15-35
Steenhoek Environmental LLC	\$2.00	\$2.00	\$15.00	\$25.00		\$35.00	\$45.00		

COUNCIL ACTION FORM

**SUBJECT: CONTRACT EXTENSION FOR RESOURCE RECOVERY PLANT
HAULING TO BOONE COUNTY LANDFILL AND RELATED SERVICES**

BACKGROUND:

On April 22, 2014, Council awarded a contract to Waste Management of Ames for hauling and related services for the Resource Recovery Plant during FY 2015-16. This bid has four optional extension periods through June 30, 2019. Extension periods are contingent upon approval of funding by Council. The period from July 1, 2016 through June 30, 2017 will be the second optional extension period. The approved FY 2016-17 budget includes \$247,500 for this work.

Under this contract, containers are provided and materials are hauled from the Resource Recovery Plant to the Boone County Landfill. Materials hauled are those that cannot be processed into fuel by the Plant. The contract is based on a per-mile per-ton bid amount and a round trip distance to the Boone County Landfill of 36 miles. There is a provision in the contract to allow longer hauls, up to 120 miles round trip, as well as a provision to cancel the contract if this type of service is no longer needed because of a change in disposal procedures.

The base bid price of \$.3941 per mile per ton is adjustable for each extension period based on 10% of the bid amount based on fuel costs, and on the diesel fuel price index as determined by the IDOT on the March 1 preceding the renewal.

The original base bid price of \$.3941 per mile per ton translated to \$14.19 per ton for a round trip to the Boone County Landfill. Under the contract adjustment clause, the contract price will decrease to \$.3694 per mile per ton for FY 2017, decreasing the cost for a round trip to the Boone County Landfill to \$13.30 per ton.

Total cost of this contact is dependent on tonnage hauled. The budgeted amount will haul approximately 15,614 tons. If tonnage exceeds this amount, the budget will be amended at the appropriate time.

ALTERNATIVES:

1. Approve the renewal option for FY 2016-17 for hauling and related services for the Resource Recovery Plant to Waste Management of Ames in the amount of \$.3694 per mile per ton.
2. Reject the renewal option and re-bid for hauling and related services for the Resource Recovery Plant.

MANAGER'S RECOMMENDED ACTION:

Landfill hauling and related services are an important part of our Resource Recovery Plant's operations, and the bidding process has identified the lowest evaluated price.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as described above.

COUNCIL ACTION FORM

**SUBJECT: FACILITIES MAINTENANCE PROGRAM – CONTRACT EXTENSION
FOR CUSTODIAL SERVICES AT CITY HALL**

BACKGROUND:

On June 11, 2013, the City Council awarded a contract to Klean Rite to provide custodial services for the City Hall and Community Center for the period of July 1, 2013 through June 30, 2014. This contract also included four optional renewal periods.

The period from July 1, 2016, through June 30, 2017, is the third of four optional renewal periods. Klean Rite has indicated there would be a 0.75% price increase for this renewal period, for a total of \$61,824.45 per year, plus \$21.72 per hour for emergency callback and additional work as authorized. Extension periods are contingent upon approval of funding by Council.

The approved operating budget for custodial services in FY 2016/17 was set at \$93,108. These budgeted amounts will cover the base and hourly bid costs for this renewal:

\$71,725 Facilities Budget
\$10,983 Gym & Community Center Budget
\$ 6,000 Auditorium Budget
\$ 4,400 Wellness Budget
\$93,108 Total funding available

ALTERNATIVES:

1. Award the contract renewal option for the FY 2016/17 custodial services for the City Hall and Community Center to Klean Rite in the amount of \$61,824.45 per year plus \$21.72 per hour for emergency callback and additional work as authorized.
2. Reject renewal award and direct staff to re-bid custodial services.

MANAGER'S RECOMMENDATION:

Klean Rite is the current provider of custodial services in City Hall and the Community Center and has provided these services for one year. Based upon the previous bids, Klean Rite provides these services at a relatively low overall cost, and has worked closely with staff to continually improve the quality of services received. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as described above.

COUNCIL ACTION FORM

**SUBJECT: CUSTODIAL SERVICES CONTRACT EXTENSION AT
AMES PUBLIC LIBRARY**

BACKGROUND:

On August 12, 2014, the City Council awarded a contract to PCI to provide custodial services for the Ames Public Library for the period from July 1, 2014 through June 30, 2015. This contract also included four optional renewal periods.

The first renewal was approved for the period of July 1, 2015 through June 30, 2016. In October 2015, the City Council cancelled the contract with PCI due to non-performance issues. The remainder of the custodial services for FY 2015/16 was awarded to Nationwide Office Care of Clive, IA.

The period from July 1, 2016, through June 30, 2017, is the second of four optional renewal periods. Nationwide Office Care indicated there would be a price increase for this renewal period from \$15.45/hour to \$15.91/hour. The Library estimates that 4,171 hours of cleaning will be required during this period, bringing the contract total to \$66,360.61. The approved budget for FY 2016/17 includes sufficient funding for custodial services.

ALTERNATIVES:

1. Award the contract renewal option for the FY 2016/17 custodial services for the Ames Public Library to Nationwide Office Care in the amount of \$66,360.61.
2. Reject renewal award and direct staff to re-bid custodial services for the Library.

MANAGER'S RECOMMENDATION:

Nationwide Office Care is the current provider of custodial services at the Ames Public Library and has provided services for one year. Nationwide Office Care provides these services at a relatively low overall cost. It has also worked closely with Library staff to continually improve the quality of services received.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby awarding the contract renewal option for the FY 2016/17 custodial services for the Ames Public Library to Nationwide Office Care in the amount of \$66,360.61.

COUNCIL ACTION FORM

**SUBJECT: POWER PLANT VALVE MAINTENANCE SERVICES CONTRACT
RENEWAL**

BACKGROUND:

The Electric Utility's two high-pressure steam generation units in the City's Power Plant are referred to as Units No. 7 and 8. These units require regular professional maintenance and repair. This consists of emergency service, as well as regularly scheduled planned repairs and services during scheduled outages. Services include a large variety of boiler and pressure vessel maintenance and repairs, structural steel, pump and piping work, and other miscellaneous mechanical Power Plant work.

Due to these operational conditions, numerous valves are used to operate the Power Plant. These include isolation, control, check, relief and safety valves, which must be professionally repaired, tested, installed, replaced and maintained. Specially trained personnel perform this work.

On August 11, 2015, Council awarded a contract to Dowco Valve Co, Inc., Hastings, MN, for the Valve Maintenance, Related Services and Supplies Contract for Power Plant. These services were to be furnished as requested from the award date through June 30, 2016, in an amount not-to-exceed \$70,000.

This contract included the option for the City to renew in one-year increments for up to four additional years. Staff recommends renewing the agreement for FY 2016/17. There is a rate provision under this contract that increases rates at fixed percentages above the previous fiscal year's contracted rates at time of renewal. The yearly rate increase are 3% for Labor, 2% for Travel & Subsistence, and 1% for Equipment & Tools. These increases are in accordance with the contract terms initially established. **This is the first renewal out of four maximum.**

Staff recommends that these services continue to be outsourced on an annual renewable contract basis. The benefits of having a contract for these services in place include the following:

- 1) Consistency of work and quality from a single contractor.
- 2) Reduction in the City's exposure to market forces regarding prices and availability for labor, travel, and supplies in preparation for a scheduled outage.
- 3) Rapid contractor mobilization to start emergency repairs, thus reducing generation downtime.
- 4) Saved City staff time obtaining quotes, evaluating bids and preparing specifications and other procurement documentation.

The approved FY 2016/17 Power Plant operating budget includes \$90,000 for this contract. Invoices paid will be based on contract rates for time and materials for services actually received.

ALTERNATIVES:

1. Approve the contract renewal with Dowco Valve Co, Inc., Hastings, MN, for the Valve Maintenance, Related Services and Supplies Contract for Power Plant for the one-year period from July 1, 2016, through June 30, 2017, and approve the contract and bond. Total work in FY 2016/17 shall be an amount not to exceed \$90,000.
2. Do not renew the agreement and direct staff to seek new competitive bids.

MANAGER'S RECOMMENDED ACTION:

This work is necessary to ensure that a qualified professional firm will respond to both scheduled and emergency needs for valve maintenance, and will also control costs by having established billing rates. Funds will be expended only as work is required and in accordance with approved invoices.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1 as stated above.

COUNCIL ACTION FORM

SUBJECT: RENEWAL OF CONTRACT FOR POWER PLANT MAINTENANCE SERVICES

BACKGROUND:

The Electric Utility has two high-pressure steam generation units within the City's Power Plant, referred to as Units No. 7 and 8. These units require regular professional maintenance and repair. This consists of both emergency and planned repairs and service. Services include a large variety of boiler and pressure vessel maintenance and repairs, structural steel, pump and piping work, and other miscellaneous mechanical Power Plant work.

The repair of the equipment on these generation units requires professional trade crafts such as boilermakers, steam/pipe fitters and millwrights. The crafts are certified to install and repair high-pressure vessel and piping systems and other apparatus of the generation units. One of the most important aspects of this work is to provide the dependable, high pressure certified repairs and documentation required by State Code.

On June 11, 2013, City Council awarded a contract to ProEnergy Services LLC, Sedalia, MO, for the Power Plant maintenance services contract to be furnished as requested from July 1, 2013, through June 30, 2014. The contract was in an amount not-to-exceed \$550,000. The original contract had the option for the City to renew in one-year increments for up to four additional years.

Council should note that the rates which will be charged by ProEnergy Services, LLC will be unchanged for next year. This is the third renewal out of four maximum.

Staff recommends that these services continue to be outsourced on an annual renewable contract basis. The benefits of having a contract for these services in place include the following:

- 1) Consistency of work and quality from a single contractor.
- 2) Reduction in the City's exposure to market forces regarding prices and availability for labor, travel, and supplies in preparation for a scheduled outage.
- 3) Rapid contractor mobilization to start emergency repairs, thus reducing generation downtime.
- 4) Saved City staff time obtaining quotes, evaluating bids and preparing specifications and other procurement documentation.

The FY 2016/17 operating budget for Electric Production includes \$635,000 for this contract. Actual payments are calculated on unit prices bid and work performed limited by the available budget amount.

ALTERNATIVES:

1. Approve the contract renewal with ProEnergy Services LLC, Sedalia, MO, for the Power Plant Maintenance Services Contract for the one-year period from July 1, 2016 through June 30, 2017, and approve the contract and bond. Total work in FY 2016/17 shall be an amount not-to-exceed \$635,000.
2. Do not renew the agreement and instruct staff to seek new competitive bids.

MANAGER'S RECOMMENDED ACTION:

This work is necessary to ensure that a qualified professional firm will respond to both scheduled and emergency needs for boiler repair and maintenance, and will also control costs by having established billing rates. Funds will be expended only as work is required and in accordance with approved invoices.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as stated above.

COUNCIL ACTION FORM

SUBJECT: RENEWAL OF ELECTRIC SERVICES UNDERGROUND TRENCHING CONTRACT

BACKGROUND:

This contract consists of a contractor furnishing all equipment, tools, labor, and materials not supplied by Electric Services for excavating, trenching, directional boring, and backfilling for installation of conduits, ground sleeves, box pads, vaults, handholes, and other appurtenances. This consists of emergency service, as well as regularly planned repairs and services.

On February 24, 2015, City Council awarded the **primary contract** to Ames Trenching & Excavating, Ames, IA, in an amount not-to-exceed \$112,500, and the **secondary contract** to Communication Technologies, Des Moines, IA, in an amount not-to-exceed \$37,500. Both contracts were initially for the Underground Trenching Contract to be furnished as requested from award date through June 30, 2015. Council may recall that the initial contract period was shortened to enable future renewals to coincide with the City's fiscal year.

Each contract has the option for the City to renew in one-year increments for up to four additional years. This option includes a rate provision which increases rates at fixed percentages above the previous fiscal year contracted rates at time of renewal. For the **primary contract** with Ames Trenching & Excavating, the fixed rates for FY 2016/17 include labor and equipment & tools increases of 5%. For the **secondary contract** with Communication Technologies, LLC, the fixed rates for FY 2016/17 include labor and equipment & tools increases of 3%. All increases are in accordance with the contract terms initially established. **This is the second renewal out of four maximum.**

Staff recommends that these services continue to be outsourced on an annual renewable contract basis. The benefits of having a contract for these services in place include the following:

- 1) Consistency of work and quality from a single contractor.
- 2) Reduction in the City's exposure to market forces regarding prices and availability for labor, travel, and supplies in preparation for a scheduled outage.
- 3) Rapid contractor mobilization to start emergency repairs, thus reducing generation downtime.
- 4) Saved City staff time obtaining quotes, evaluating bids and preparing specifications and other procurement documentation.

The total amount to be renewed for this contract will be a time and materials cost not to exceed \$275,000.

The approved FY 2016/17 operating budget for Underground System Improvements contains \$1,400,000. Trenching and excavation services are included in this amount. The trenching and excavation services covered by this contract would also be used for the relocation of Electric Services facilities to clear sites for Public Works roadway improvement projects. Funds have been designated in various CIP projects for those relocation activities.

ALTERNATIVES:

1. a. Approve the **primary contract** renewal with Ames Trenching & Excavating, Ames, IA, for the Underground Trenching Contract for Electric Services for the one-year period from July 1, 2016, through June 30, 2017, and approve contract and bond. Total work in FY 2016/17 shall be in an amount not-to-exceed \$233,750.
- b. Approve the **secondary contract** renewal with Communication Technologies, Des Moines, IA, for the Underground Trenching Contract for Electric Services for the one-year period from July 1, 2016, through June 30, 2017, and approve contract and bond. Total work in FY 2016/17 shall be in an amount not-to-exceed \$41,250.
2. Cancel the renewal of the primary and/or secondary contract(s) and instruct staff to rebids these services.
3. Cancel the renewal of the primary and/or secondary contract(s) and purchase underground trenching services on an as-needed basis.

MANAGER'S RECOMMENDED ACTION:

These services are necessary to provide trenching and excavation for new construction, maintenance, and emergency repair activities for Electric Services. These contracts will establish rates for service and provide for guaranteed availability, thereby setting in place known rates for service and helping to control costs.

Having two contractors under contract allows the City to assign work to the secondary contractor if the primary contractor is busy and is unable to meet required project deadlines. This should reduce delays to project schedules.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as stated above.



CITY OF
Ames™

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MEMO

To: Mayor and Members of the City Council

From: City Clerk's Office

Date: April 8, 2016

Subject: Contract and Bond Approval

There are no Council Action Forms for Item Nos. 35 through 37. Council approval of the contract and bond for these projects is simply fulfilling a *State Code* requirement.

/jr

COUNCIL ACTION FORM

SUBJECT: NEW WATER PLANT CHANGE ORDER NUMBER SIX – CONTRACT 2

BACKGROUND:

On October 14, 2014 the City Council awarded a construction contract to Knutson Construction of Minneapolis, MN for the City's new drinking water treatment plant.

Four items have been identified that need to be addressed and that result in a change to the contract. Knutson has provided a proposed change order for the work. Each item is described below.

- Electrical modifications – Changes were made to allow SCADA access from the existing Technical Services Complex. Modifications to the gate control system were made to allow current users to be integrated into the new system. **Total cost of modifications – \$10,047.**
- Floor stand on isolation valve – a valve access cover was located in an equipment room. When the specific equipment was selected and laid out, it was determined that the access cover may pose a tripping hazard. It is recommended to install a floor stand with a hand wheel so staff could walk around the access. **Total cost of change – \$2,137.**
- Tracer wire for the fiber optic line – It was originally thought that the line was located close enough to the new water lines that tracer wire was not needed. During construction, it was determined that adding tracer wire was necessary to be able to locate and protect the important fiber optic lines. **Total cost of change – \$7,628.**
- Down time during electrical repairs – While working in the lime pond area, the contractor hit an unmarked three-phase power line. They incurred three hours of down time while the electric line was repaired. **Total cost for lost time – \$2,812.**

The net cost for this change order is \$22,624. It is the opinion of the consulting team that this is a reasonable price.

The approved FY 16/17 Capital Improvements Plan includes a total project budget of \$71,241,000. A simplified breakdown of the project costs is shown below.

Description	Amount
Contract 1 (actual bid price)	\$3,197,273
Contract 2 (actual bid price)	52,497,000
Engineering	8,900,000
Lime Sludge Removal	1,570,000
Land & Easements	899,000
Special Inspections	350,000
Pre-design Activities	774,000
Equipment Allowances, Misc.	540,000
Contingency	2,513,727
Total	\$71,241,000

The contingency shown above has been reduced from what was shown in previous Council Action Forms to match the FY 16/17 CIP, reflecting the competitive bid prices received for both construction contracts.

A summary of all change orders executed since the award of the construction contracts is included on the next page of this report with this latest change order shown in bold.

ALTERNATIVES:

1. Approve Change Order Number Six for Contract 2 with Knutson Construction in the amount of \$22,624.
2. Do not approve the change order at this time.

MANAGER’S RECOMMENDED ACTION:

The changes proposed are to improve reliability and function of the water plant. The consulting engineers, City staff, and Knutson Construction have worked together to come up with reasonable, cost effective recommendations.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving Change Order Number Six for Contract 2 with Knutson Construction in the amount of \$22,624.

New Water Treatment Plant
Summary of Change Orders and Running Contingency Balance

Description	Net Change	Remaining Contingency
<i>Initial contingency, based on FY 16/17 CIP</i>		<i>\$ 2,513,727.00</i>
Contract 2, Change Order #1 Sanitary Sewer Realignment	\$ 127,023.00	\$ 2,386,704.00
Contract 2, Change Order #2 Second water service line; additional gate valve; change in pipe material; manhole waterproofing.	\$ 55,634.00	\$ 2,331,070.00
Contract 1, Change Order #1 Raw water realignment, site work, communication structure	\$ 9,256.45	\$ 2,321,813.55
Contract 1, Change Order #2 Piping changes, bypass structure changes, hydrant valves	\$ 21,687.60	\$ 2,300,125.95
Contract 2, Change Order #3 Minor plumbing changes, tree removal, minor electrical change to elevator, process valve simplification	\$ 5,457.00	\$ 2,294,668.95
Contract 1, Change Order #3 Air relief hydrants, pedestrian ramp, thrust block removal and replacement	\$ 16,974.83	\$ 2,277,694.12
Contract 2, Change Order #4 Clearwell access hatches	\$ 6,192.00	\$ 2,271,502.12
Contract 2, Change Order #5 Debris removal, analyzers, access doors, lime pond gates, structural clarifications	\$ 21,790.00	\$ 2,249,712.12
Contract 1, Change Order #4 Road stone, replace lime sludge line laterals, repaint hydrants	\$ 6,647.12	\$ 2,243,065.00
Contract 2, Change Order #6 Electrical modifications, valve floor stand, tracer wire, loss of work time	\$ 22,624.00	\$ 2,220,441.00

COUNCIL ACTION FORM

SUBJECT: EMERGENCY STORM REPAIR FOR TRAFFIC SIGNAL (SOUTH DUFF AVENUE AND AIRPORT ROAD)

BACKGROUND:

On June 7, 2015, the City experienced severe weather resulting in damage to City facilities at the intersection of South Duff Avenue and Airport Road. At approximately 3:00 AM, a small tornado caused damage to the windows and doors at Fire Station 3, and twisted the northbound and eastbound traffic signal poles until they touched the ground (see Attachment 1).

Public Works and Police staff responded to the damage so that the hazard to the public could be removed and a temporary traffic signal be placed. After the intersection was restored back to a safe and functioning state, the City's Ames Risk Manager worked with City departments to generate a damage estimate and insurance claim.

Because of the urgent nature of the emergency recovery effort, staff drafted engineering plans and solicited quotes for the traffic signal replacement portion of the storm repairs, rather than going out for traditional bids. That action, while unusual, is authorized under the City's adopted Purchasing Policies and Procedures. To complete this emergency repair process, City Council is now asked to accept completion of the work.

The following quotes were received by staff on September 25, 2015:

Company	Quote
Iowa Signal, Inc.	\$ 55,619.67
Voltmer, Inc.	\$ 72,190.00
Baker Electric, Inc.	\$ 75,696.00

Iowa Signal, Inc. of Grimes, Iowa, was selected as the low quote for the emergency repairs. Work for the traffic signal was deemed complete in accordance with City standards on February 25, 2016. In addition to the traffic signal replacement expense of \$55,619.67, other expenses included the temporary signal at \$7,000 and interdepartmental labor at \$3,919.36. This brings the **total cost for the traffic signal portion of the storm damage to \$66,539.36.**

Since the cumulative storm damage was submitted as an insurance claim, the deductible was divided between the signal work and the fire station repairs. The City's property damage deductible is \$25,000 per claim. Therefore, a **pro-rated deductible of \$21,399.60** will be paid from the unobligated balance of Road Use Sales Tax fund, leaving **\$45,139.76 to be received back from insurance.**

ALTERNATIVES:

1. Accept the emergency storm repair of the traffic signal at the South Duff Avenue and Airport Road intersection as completed by Iowa Signal of Grimes, Iowa, in the amount of \$55,619.67.
2. Direct staff to pursue modifications to the project.

MANAGER'S RECOMMENDED ACTIONS:

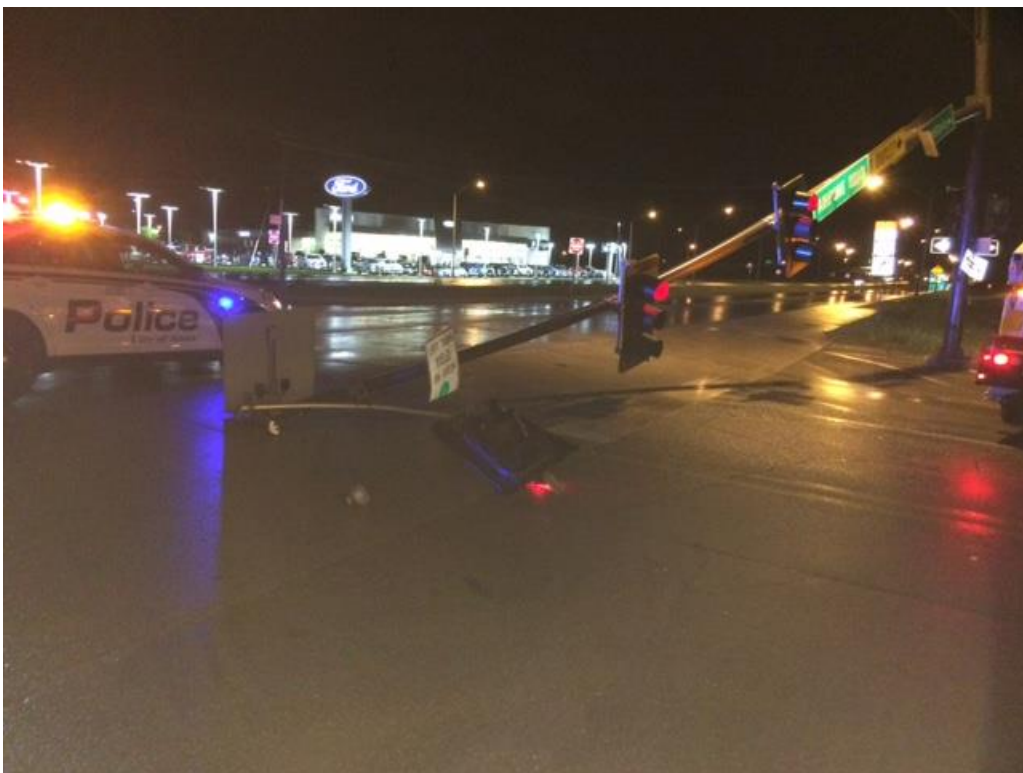
Council acceptance of these repairs will allow staff to move forward in closing out the emergency repair and insurance claim processes, and will authorize payment to the contractor for the emergency repairs to this traffic signal.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as shown above.

Attachment 1



Eastbound Pole



Northbound Pole

Staff Report

NAMING OF PARKS AND RECREATIONAL FACILITIES

April 12, 2016

BACKGROUND:

On July 28, 2015, City Council referred to staff a request to name the Skate Park in honor of Georgie Tsushima, who passed away July 19, 2015. This item was brought before the Parks and Recreation Commission at its August 20, 2015 meeting.

The City does not have a policy or formal guidelines related to naming parks, recreational facilities or amenities. This can be viewed as a positive from the standpoint it allows City officials flexibility in making a decision. However, it can also be viewed as a negative as there are no guidelines and decisions could be inconsistent as Commission and Council members change.

On initial investigation, City staff noted a policy currently exists for naming City streets. Commissioners asked whether an adopted naming policy should encompass all City facilities and not just parks, recreational facilities, or amenities. Staff discussed this with the City Manager and it was determined to just focus on parks, recreational facilities, or amenities as these are the items having the greatest potential for naming opportunities. The Commission felt strongly a policy was needed for direction when naming requests were brought before them. Staff was then directed to draft a policy to guide City officials in making a decision.

Staff researched multiple naming policies from departments throughout the country and brought a draft policy to the Commission at its February 18, 2016 meeting. Based on comments regarding the draft from Commissioners and the public, staff reviewed the input and brought a revised draft policy to the March meeting. At that meeting, the Commission recommended Council approve the policy with a modification stating that preference will be given to a request in which the individual has a tie to the park being requested to be named. The policy as approved by the Commission is attached.

POLICY OVERVIEW:

Generally, policy is developed to provide guidance to decision makers and ensure a consistent process is being followed for those affected by the policy. This policy development is more difficult due to a specific naming request having been presented to City Council and referred to the Parks & Recreation Commission. As this policy has been developed, staff has tried to do so with a broad scope in mind and to not tailor it to the specific request for the skate park.

Below is an overview of the five sections contained within the policy.

1. **Introduction** – Provides a brief overview and purpose of the policy.

2. **Definitions** – These are included to provide a clear understanding when reading the policy.
3. **Policy Statement** – This section defines the broad categories considered for naming parks and/or recreational facilities. These categories are:
 - a. Historic Events, People, and Places
 - b. Outstanding Individuals
 - c. Major Donations
4. **Guiding Principles** – These principles provide guidance as to whether or not a request meets the naming criteria listed for each category.
5. **Procedures** – The process for submitting a request, as well as, the responsibilities of staff, the Commission, and City Council are outlined. Please note the Commission may make a recommendation to City Council with the Council making the final decision as to a naming request.

OPTIONS:

1. **Direct staff to bring the attached Naming Policy to the City Council for approval at its next meeting.**

If the City Council is satisfied with the policy as developed by City staff and approved by the Parks and Recreation Commission, it could direct that the attached policy be returned to the City Council to consider approval at the April 26 City Council meeting. If the City Council adopted the Naming Policy, the specific request to name the Skate Park in honor of Georgie Tsushima would then be brought to the Parks and Recreation Commission through the process and guidance outlined in the policy.

2. **Direct staff to incorporate changes into the Naming Policy.**

The City Council could choose this option if it felt changes needed to be made to the draft policy. City staff would need to know what specific changes the City Council desires to see in the Naming Policy. After making those changes, City staff would present the policy to the City Council to consider approval at a subsequent meeting.

3. **Refer the Naming Policy back to staff with a request for further research.**

If the City Council feels that further research is necessary regarding naming policies in place in other communities or other subjects, it could refer the policy back to staff. City staff would conduct the research, and if necessary consult with the Parks and Recreation Commission, before bringing the policy back to the City Council for consideration.

4. Accept the report and do not adopt a Naming Policy.

If the City Council did not agree with the concept of a naming policy, it could decline to consider the policy further. The specific request to name the Skate Park for Georgie Tsushima would then be considered by the Parks and Recreation Commission without any guidelines established beforehand.

STAFF COMMENTS:

City parks and facilities are commonly named for specific individuals. City staff believes that having a policy to guide the decision-making process would be a valuable tool for the Parks and Recreation Commission and City Council in addressing not only the immediate request to rename the Skate Park, but in future situations where naming a park or facility is a consideration. Such a policy would also help to maintain transparency for community members regarding the process and guidelines to name a space.

NAMING OF PARKS AND RECREATIONAL FACILITIES

1. INTRODUCTION

The naming or renaming of parks and recreational facilities is a complex and sometimes emotionally evocative since assigning a name is a powerful and permanent identity for a public place and/or facility. The naming and renaming of parks and/or recreational facilities often requires significant resources in terms of changing names on signs, maps, and literature. In addition, excessive and constant name changing can be the source of confusion to the public. The purpose of this policy is to provide guidance to those that have an interest in the naming and or renaming of the City's parks and/or recreational facilities.

2. DEFINITIONS

a. **Naming:**

The permanent name assigned by City Council to a given park or recreational facility.

b. **Parks:**

All traditionally designed parks, gardens, natural open spaces, woodlands, and specialized parks under the stewardship of the City of Ames Parks and Recreation Department.

c. **Recreational Facilities:**

Major structures such as community centers, swimming pools, and enclosed pavilions located within lands under the stewardship of City of Ames Parks and Recreation Department.

d. **Major Features:**

Major permanent components of park and recreational facilities, e.g. sports fields, tennis courts, playgrounds, shelters, fountains, artwork, or physical features (lakes). Rooms within buildings are considered to be Major Features.

e. **Amenities:**

Smaller furnishings and facilities in the parks and recreation system (e.g. benches, drinking fountains, tables, etc.). Amenities are not formally named. Recognition for donated amenities is possible.

f. **Donations:**

A donation of property, goods or cash generally with no expectation of return. If the gift is contingent upon a special request, it is made subject to "condition."

3. POLICY STATEMENT

It is the policy of the City of Ames Parks and Recreation Department to reserve the name or renaming of parks and/or recreational facilities for circumstances

that will best serve the interests of the city and ensure a worthy and enduring legacy for the City's park and recreation system.

To this end, the City of Ames Parks and Recreation Department supports consideration of naming requests within the following broad categories.

a. Historic Events, People, and Places

The history of a major event, place or person may play an important role in the naming or renaming of a park as communities often wish to preserve and honor the history of a city, its founders, other historical figures, its Native American heritage, local landmarks and prominent geographical locations, and natural and geological features through the naming of parks.

b. Outstanding Individuals

The City has benefited, through its evolution, from the contributions made by many outstanding individuals. This category is designed to acknowledge the sustained contribution that has been made by such individuals to the City and/or the development and management of the City's park and recreation system.

c. Major Donations

Over the years, the City of Ames Parks and Recreation Department has benefited from the generosity of some of its residents, businesses, and foundations. On occasion, the significance of such donations may warrant consideration being given to requests from either the donor or another party to acknowledge such donations by naming.

4. GUIDING PRINCIPLES

a. Naming/renaming for Historic Events, People, and Places

When considering naming a park and/or recreational facility after events, people and places of historic, cultural or social significance, requests must demonstrate this significance through research and documentation and show there is continued importance to the city, region, state, and/or nation.

b. Naming/renaming parks and/or recreational facilities for Outstanding Individuals

Naming or renaming a park and/or recreational facility for an outstanding individual is encouraged only for those who have been deceased for at least three years in order to ensure that person's significance and good reputation have been accepted in the City's, State's and/or Nation's history. This provision can be waived at Council's directive.

In considering the naming/renaming of a park and/or recreational facility after a deceased person, priority will be given to those who made a sustained and lasting contribution to:

- i. The Ames park and recreation system
- ii. The City of Ames
- iii. The State of Iowa
- iv. The Nation

Preference will be given to a request in which the individual has a tie to the park being requested to be named.

The naming of a park and/or recreational facility after people who may have lost their lives due to war or a tragic event will be considered only after the shock of such event, a minimum of three years, has lessened within the community.

c. Naming/Renaming for Major Donations

From time to time, a significant donation may be made to the City that will add considerable value to the City's park and recreation system. On such occasions, recognition of this donation by naming/renaming a park and/or recreation facility in honor of or at the request of the donor will be considered.

As a guideline, the threshold for considering the naming/renaming of a park and/or recreational facility will include one or more of the following:

- i. Land for the majority of the park was deeded to the city.
- ii. Contribution of a minimum of 50% of the capital construction costs associated with developing the park/recreational facility.
- iii. Establishment of a minimum 20-year endowment for the continued maintenance and/or programming of the park/recreational facility.

Likewise, as a guideline but not a limitation, the threshold for naming rights on Major Features would include one or preferably more of the following:

- i. Contribution of 100% of the capital construction costs associated with developing the Major Feature.
- ii. Establishment of a long-term endowment for the repair and maintenance of the donated Major Feature

Donors seeking naming rights for major donations with respect to an individual will be encouraged to follow the principles that apply to naming a park for an outstanding individual. Exceptions to this will be considered on their own merits. Naming parks and/or recreational facilities with a company name is not permitted, however, company names will be considered for Major Features. Corporate logos, insignias, brands or direct

advertising text shall not be used in park and/or recreational facility naming text.

d. Renaming a park and/or recreational facility

Proposals to rename parks and/or recreational facilities whether for a major gift or community request are not encouraged. Likewise, names that have become widely accepted by the community will not be abandoned unless there are compelling reasons and strong public sentiment from the broader community for doing so. Historical or commonly used place names will be preserved wherever possible.

e. Other Considerations

When naming/renaming a park and/or recreational facility, does the proposed name engender a strong positive image, have historical, cultural or social significance for future generations, and have broad public support?

To minimize confusion, parks will not be subdivided for the purpose of naming unless there are readily identifiable physical divisions such as roads or waterways. However, naming of specific major recreational facilities within parks will be permitted; under these circumstances such names should be different to the park name to avoid user confusion.

All signs that indicate the name of a park and/or recreational facility shall comply with City of Ames graphic and design standards. Specialized naming signage will not be permitted.

City of Ames Parks and Recreation Department reserves the right to rename any park and/or recreational facility if the person for whom it is named turns out to be disreputable or subsequently acts in a disreputable way.

5. PROCEDURES

These procedures have been established to ensure that the naming or renaming of parks, recreational facilities, and/or major features is approached in a consistent manner.

a. Requests for naming/renaming of parks, recreational facilities and/or major features

All requests for the naming or renaming of a park, recreational facility, and/or major feature shall be made by submitting a Naming Application to the Director of Ames Parks and Recreation.

The Naming Application will contain the following minimum information:

- i. The proposed name
- ii. Reasons for the proposed name

- iii. Written documentation indicating community support for the proposed name
- iv. Description/map showing location and boundaries of the park
- v. If proposing to name a facility or major feature within a park, include a description/map showing the location of the facility.
- vi. If proposing to rename a park or facility, include justification for changing an established name.
- vii. If proposing to name a park or facility after an outstanding person, include documentation of that person's significance and good reputation in the City's, State's or Nation's history.

b. Assessing and approving naming/renaming requests

Upon receipt of a naming request by Ames Parks and Recreation, the Parks and Recreation Director shall:

- i. Review the proposed request for its adherence to the policies of the City of Ames Parks and Recreation Department
- ii. Ensure that supporting information has been authenticated, particularly when an individual's name is proposed
- iii. Seek input from relevant neighborhood association(s), historical groups, and other organizations, if deemed appropriate

The Parks and Recreation Director will then present a recommendation regarding the naming request at a public meeting to the Parks and Recreation Commission. At this meeting, the Parks and Recreation Commission will develop their own recommendation regarding the request to be presented to City Council.

c. Final decision by City Council

The Parks and Recreation Commission's recommendation regarding the naming/renaming request, along with the Parks and Recreation Director's recommendation if different, will be presented to the City Council at a public meeting for a final decision.

COUNCIL ACTION FORM

**SUBJECT: TRANSFER OF PROPERTY TO IOWA DEPARTMENT OF
TRANSPORTATION FOR I-35 PROJECT**

BACKGROUND:

The Iowa Department of Transportation (IDOT) contacted the City of Ames in early 2015 regarding a project to replace an Interstate 35 (I-35) bridge that crosses over the South Skunk River. This project also included the grading necessary to eventually allow for three lanes for both northbound and southbound I-35 traffic just south of Ames.

This project will require IDOT to acquire 3.29 acres of City-owned land outright and an additional 1.82 acres of permanent ingress/egress easement on the City's I-35 well field property, which is located east of I-35 and north of the South Skunk River. In addition, the IDOT is purchasing 0.09 acres of easement for Story County to maintain 265th Street, which borders the property on the north side.

The IDOT also needs to acquire 0.12 acres of the Water Pollution Control Facility property for the purpose of the project.

City staff has reviewed the project and concluded that the impact on future use of the well field property will be minor. The future design of the wells can work around the new property line configuration. Staff has also determined that the small piece to be acquired from the WPC Facility will have no impact on the use of operation of the facility.

City and IDOT staff have agreed upon a purchase price based on an appraisal that was completed by Agroval and reviewed by City staff. The City will be compensated a total of \$58,200 for the I-35 well field land and easements, plus \$1,200 for the Water Pollution Control Facility property. The purchase will be effective on December 31, 2016 in an effort to not affect our current tenant's lease for the 2016 growing season. The IDOT will finish design for this project in 2016 and will begin construction in 2017.

The attached map identifies both of the parcels that will be sold to the IDOT.

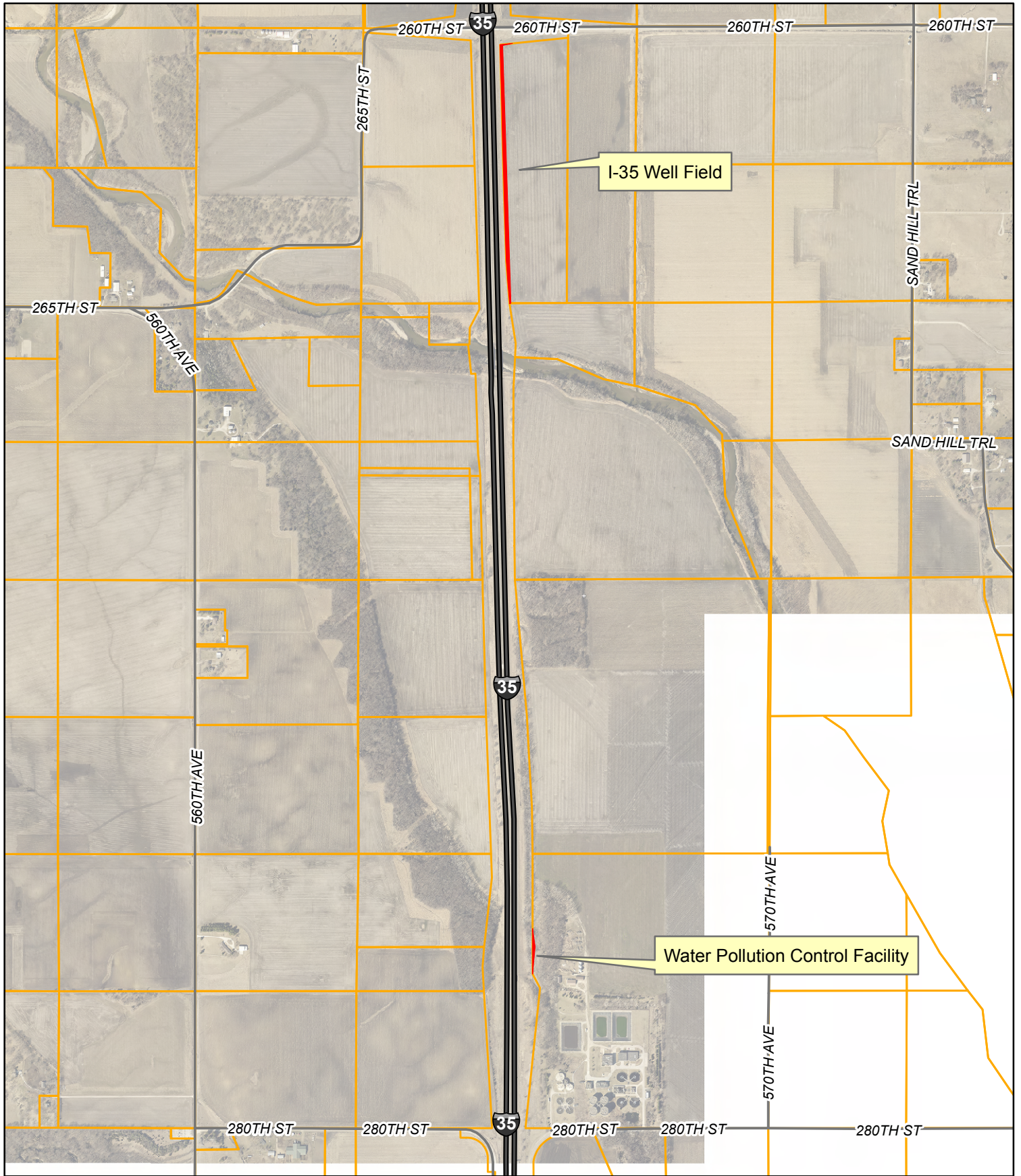
ALTERNATIVES:

1. Approve disposal of property and granting of easements for these two parcels pursuant to the acquisition plats and purchase agreements between the City of Ames and the Iowa Department of Transportation.
2. Do not authorize the disposal of this property at this time.

MANAGER'S RECOMMENDED ACTION:

The I-35 expansion project is an important public improvement project to the State of Iowa, and the interstate has a direct impact on access to our community. Staff has reviewed the request and found no significant impact on the City's current and future operations.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as described above.



Proposed Iowa Department of Transportation
ROW Acquisition & Easements



COUNCIL ACTION FORM

SUBJECT: ZONING TEXT AMENDMENTS RELATING TO ENVIRONMENTALLY SENSITIVE AREA OVERLAY (O-E)

BACKGROUND:

On November 11, 2015 the City Council initiated potential map and text amendments for adding a discretionary review process to activities within the FEMA designated Floodway. On March 22nd staff provided an update of its work on crafting language for further regulation of the Floodway beyond current requirements. City Council then directed staff to prepare zoning amendments to implement a broad discretionary review process for development activities in the Floodway.

The Ames Zoning Ordinance includes a zoning overlay district known as the Environmentally-Sensitive Area Overlay (O-E). Zoning overlays are districts that are added to base zoning districts to augment requirements in relation to a specific area or use. The O-E is described as follows:

The Environmentally Sensitive Overlay (O-E) Zone is intended to supplement the City's flood plain regulations and to protect designated natural resource areas by using the natural resources inventory to identify and preserve natural resources and by establishing parks and open space areas. Greenways are included in this district for stream corridors, linear parks, and open spaces adjacent to environmentally sensitive areas to create a continuous system throughout the City.

The Zoning Ordinance specifies that such overlays are to be mapped based on a scientific study that concludes the area is “especially sensitive to adverse public impact from development due to unique environmental concerns.” The ordinance notes that flood plains, designated natural resource areas, parks and open spaces, greenways, and areas adjacent to aquifers are eligible based on existing scientific evidence (FEMA Flood Insurance Study, Norris Study of 1994, etc.). Other areas may be so designated by the City Council based on other scientific studies done by the City or by other parties.

The O-E does not contain specific regulatory requirements, such as use limitations. It requires the applicant to prepare an Environmental Assessment Report on how the development will “address, obviate, or mitigate” the environmental issues which led to the designation. **The major regulatory tool within the O-E is the requirement for City Council approval of a Major Site Development Plan or Preliminary Plat for development within the Overlay.**

O-E standards require a developer or property owner to identify measures to reduce the expected impacts of development in the Floodway, such as increase in runoff from impervious surfaces or significant alteration of natural features. **This approach would not entirely prohibit development in the Floodway, but instead would require the project to demonstrate how its impacts will be mitigated.** The City Council could

impose conditions on a project to mitigate possible negative effects of the development on area within the O-E. The City Council could also seek changes to the development to better mitigate negative impacts or, if mitigation was not possible, to deny the proposed development. The City Council would review a project through the criteria of a Major Site Development Plan (Attachment C) or Preliminary Plat (Attachment D). The most relevant criteria for a Major Site Development Plan would be # i, iv, v, and xi.

Storm water Management Ordinance (Chapter 5B)

The post-construction storm water ordinance (known as Chapter 5B of the Ames Municipal Code) was approved in April, 2014 and is a storm water quality and quantity control ordinance. The ordinance includes storm water design standards that limit post-development surface runoff to a rate and volume not to exceed pre-development runoff and also requires the capture and cleansing of the first 1.25" of rainwater prior to release (the "first flush"). Chapter 5B includes a comprehensive approach to storm water management of first completing a site assessment of soils and vegetation, and then incorporating best management practices (BMP) into a project to meet the quantity and quality standards. The ordinance also includes design requirements, inspections, management plans with maintenance obligations, and initial bonding for security of the improvements for the first three years after the improvements are established.

Standards of Chapter 5B specifically identify areas adjacent to waterways for limitations on encroachment. In particular, it requires buffers of varying sizes depending upon the "order" or significance of the waterway. Smaller streams in Ames may be a 1st or 2nd order stream, such as College Creek, Worle Creek, or Clear Creek. These streams require a buffer of 100 feet on each side of the stream. Larger or higher order streams, such as Skunk River, Squaw Creek, and Onion Creek require specific studies to determine the adequate buffer width. The buffer is measured from the mean level of the waterway, which is a level that is within the top of the bank of a stream.

Buffers create areas that must be managed in accordance with an approved management plan and an easement granted to the City. Natural vegetation must be maintained or restored. It is possible to be granted a waiver from the buffer requirements, but the applicant must show how site conditions make it difficult to implement the best management practices for storm water. The municipal engineer may require alternative detention or treatment methods if a partial waiver is granted.

The requirements of Chapter 5B clearly complement the requirements of the Environmentally Sensitive Overlay with its site assessment requirements and direction to promote native vegetation and protection of riparian areas. However, there are differences in its effect on a site and how the objectives are principally about controlling storm water runoff. Chapter 5B addresses the impacts of development, but does not control how development is located or shaped on a site, with the potential exception of the buffers.

Staff created a simple exhibit to illustrate how a 100-foot buffer relates to the floodway areas that are proposed to be subject to the O-E. The buffering in some instances includes the entire Floodway, but in others does not. Attachment E is a map showing the relationship between a Chapter 5B buffer and the Floodway.

Chapter 5B does allow for storm water control features such as detention ponds to be located within a Floodway, but likely outside of the buffer. This may seem counter intuitive, but in many ways it fits the layout of the site and meets the storm design events of 1 year, 5 year, 10 year, and 100 year storms. Not all projects will locate facilities in the Floodway, but it is an option that is available. Additionally, if improvements such as parking are allowed in the Floodway, the treatment of parking areas would need to be located at or below the elevation of the improvements. While the performance standards of Chapter 5B are comprehensive, adding the O-E overlay would add a broader application of criteria to development within the Floodway beyond management of storm water.

Adding the O-E will not change the Chapter 5B requirements for storm water management, but will change the approval process as the stormwater management plan relationship to the site plan will be subject to the discretionary review process. Additionally, due to the requirement for City Council approval of development activities that will include most types of grading, pre-development grading permits would no longer be possible within the O-E.

Proposed Amendments

The proposed amendments to the O-E district address the applicability of the overlay to activities within the Floodway. The amendments address the process for seeking approvals for a project within the overlay.

There are in excess of 400 properties in the City in which at least a portion of the property lies within the Floodway. Most also include a portion of the property within the Floodway Fringe. The intent of the O-E is to ensure that the review occurs only if development uses occur in the Floodway. If development activities are limited to only the Floodway Fringe, the procedural requirements of Section 29.1103(4) would not apply. If, however, development is proposed in the Floodway, those procedures (the preparation of an Environmental Assessment Review and Major Site Development Plan) would apply to the entire development. The intent for subdivisions is that a review of the environmental constraints would occur with the Preliminary and Final Plats and that the resulting individual home lots would not be subject to a Major Site Development Plan. Non-single-family development in the Floodway still would be subject to review even if a preliminary plat had been approved. Non-development uses would not be subject to a Major Site Development Plan process, but would require administrative approval of a flood plain development permit by staff.

The proposed language can be found in Attachment B.

Planning and Zoning Commission Recommendation: At a public hearing on February 17, 2016, the Planning and Zoning Commission voted 5-0 with 2 abstentions to recommend that the City Council deny any proposed changes to the O-E district text. Scott Renaud, FOX Engineering, spoke against the proposal, stating that the provisions of other City ordinances, such as the Flood Plain regulations and the City's storm water ordinances, already accomplish the desires of the City. He also believed that including storm water facilities in the requirement for a major site development plan would result in uncertainty of approval for what should be a routine staff approval. Members of the

Commission believed the amendments were unnecessary and excessive and created a layer of review that was not needed for environmental protection.

ALTERNATIVES:

1. The City Council can on first reading adopt the proposed changes to the language of the O-E district.
2. The City Council can decline to adopt the proposed changes to the language of the O-E district.
3. The City Council can direct staff to provide additional information.

CITY MANAGER'S RECOMMENDATION:

Staff believes that these amendments, in conjunction with the proposed amendments to Chapter 9 Flood Plain Zoning Regulations and the mapping of the O-E (companion items on the agenda), will reduce the impacts of development in the Floodway by requiring owners and developers to identify and account for a broad range of potential impacts and to devise measures to mitigate them. Approvals of those developments would require a review and recommendation by the Planning and Zoning Commission and action by the City Council following a public hearing. This process will replace the Zoning Board of Adjustment conditional use permit process and add more types of activities subject to discretionary review. However, development that occurs entirely in the Floodway Fringe would not be subject to any changes in process or standards.

The proposed amendments also address grading and utility installation that may need to occur during the platting process. Developers would be required to prepare the environmental assessment and address impacts as part of the preliminary plat process rather than through the Major Site Development Plan. Again, if no grading or other activity was proposed in the Floodway, the provisions of the O-E overlay would not apply.

Therefore, it is the recommendation of the City Manager that the City Council accept Alternative No. 1, thereby approving the proposed changes to the language of the Environmentally Sensitive Area Overlay (O-E) district.

ATTACHMENT A: EXISTING LANGUAGE

Sec. 29.1103. "O-E" ENVIRONMENTALLY SENSITIVE AREA OVERLAY.

(1) **Purpose.** The Environmentally Sensitive Overlay (O-E) Zone is intended to supplement the City's flood plain regulations and to protect designated natural resource areas by using the natural resources inventory to identify and preserve natural resources and by establishing parks and open space areas. Greenways are included in this district for stream corridors, linear parks and open spaces adjacent to environmentally sensitive areas to create a continuous system throughout the City.

(2) **Designation of Environmentally Sensitive Areas.** Any area may be designated an O-E Zone by ordinance of City Council, after the advice and recommendation of the Planning and Zoning Commission, if the results of a scientific study of the area support the conclusion that the area so designated is especially sensitive to adverse public impact from development due to unique environmental circumstances. Examples of such areas that may be designated as an O-E zone are:

- (a) Flood Plain Areas. Those areas defined in Chapter 9 of the Municipal Code;
- (b) Designated Natural Resource Areas. Those areas defined in "A Natural Areas Inventory of Ames" (July 18, 1994);
- (c) Park and Open Space Areas. Those areas defined in the City's Parks and Recreation Master Plan of the Municipal Code;
- (d) Green-ways. Those areas as may be defined as Green-ways by the City Council; and
- (e) Aquifer Protection Areas. Those areas as may be defined as Aquifer Protection Areas as defined by the City Council.

(3) **Studies.** The Department of Planning and Housing and the Planning and Zoning Commission are authorized to conduct studies in order to evaluate areas for environmental sensitivity as part of the continuing process of maintaining a current comprehensive land use plan for the City. Additionally, studies done by or for other governmental or private parties may be adopted for the purposes of this section.

(4) **Procedures.** No Building/Zoning Permit shall be issued and no grading, excavation, construction or change in use shall occur in an area designated as an O-E Zone except in accordance with the procedures set forth in Section 29.1503(4), "Major Site Development Plan Review". In addition, the applicant shall prepare and submit an Environmental Assessment Report which shall detail how the problems identified in the study on which the O-E Zone designation was based will be addressed, obviated or mitigated. City Council shall not approve the Major Site Development Plan unless it has reviewed and approved the Environmental Assessment Report.

(5) **Enforcement.** Development or other activities in conflict with the Major Site Development Plan, or a failure to implement the Plan, including the measures set out in the Environmental Assessment Report shall constitute the violation of this section for which any and all enforcement means and remedies established by law or zoning regulations may be invoked and instituted.

ATTACHMENT B: PROPOSED LANGUAGE
[Bold and underlined text reflect proposed language.]

Sec. 29.1103. "O-E" ENVIRONMENTALLY SENSITIVE AREA OVERLAY.

(1) **Purpose.** The Environmentally Sensitive Overlay (O-E) Zone is intended to supplement the City's flood plain regulations and to protect designated natural resource areas by using the natural resources inventory to identify and preserve natural resources and by establishing parks and open space areas. Greenways are included in this district for stream corridors, linear parks and open spaces adjacent to environmentally sensitive areas to create a continuous system throughout the City.

(2) **Designation of Environmentally Sensitive Areas.** Any area may be designated an O-E Zone by ordinance of City Council, after the advice and recommendation of the Planning and Zoning Commission, if the results of a scientific study of the area support the conclusion that the area so designated is especially sensitive to adverse public impact from development due to unique environmental circumstances. Examples of such areas that may be designated as an O-E zone are:

- (a) Flood Plain Areas. Those areas defined in Chapter 9 of the Municipal Code;
- (b) Designated Natural Resource Areas. Those areas defined in "A Natural Areas Inventory of Ames" (July 18, 1994);
- (c) Park and Open Space Areas. Those areas defined in the City's Parks and Recreation Master Plan of the Municipal Code;
- (d) Green-ways. Those areas as may be defined as Green-ways by the City Council; and
- (e) Aquifer Protection Areas. Those areas as may be defined as Aquifer Protection Areas as defined by the City Council.

(3) **Studies.** The Department of Planning and Housing and the Planning and Zoning Commission are authorized to conduct studies in order to evaluate areas for environmental sensitivity as part of the continuing process of maintaining a current comprehensive land use plan for the City. Additionally, studies done by or for other governmental or private parties may be adopted for the purposes of this section.

(4) **Procedures.** No Building/Zoning Permit shall be issued and no grading, excavation, construction or change in use shall occur in an area designated as an O-E Zone except in accordance with the procedures set forth in Section 29.1502(4), "Major Site Development Plan Review" **or with the procedures set forth for a Preliminary Plat in Chapter 23, Subdivisions.**

In addition, the applicant shall prepare and submit an Environmental Assessment Report, which shall detail how the problems identified in the study on which the O-E Zone designation was based will be addressed, obviated or mitigated. City Council shall not approve the Major Site Development Plan **or Preliminary Plat** unless it has reviewed and approved the Environmental Assessment Report.

(a)Development within the Floodway

(i) If no activity defined as a Development Use in Section 9.4 (2) occurs within the O-E Zone, th`e requirements of this subsection shall not apply.

(ii) If any activity defined as a Development Use in Section 9.4 (2) occurs within the O-E Zone, the requirements of this subsection shall apply to the entire site.

(5) **Enforcement.** Development or other activities in conflict with the Major Site Development Plan, or a failure to implement the Plan, including the measures set out in the Environmental Assessment Report shall constitute the violation of this section for which any and all enforcement means and remedies established by law or zoning regulations may be invoked and instituted.

ATTACHMENT C: MAJOR SITE DEVELOPMENT PLAN CRITERIA EXCERPT:

(vii) City Council Decision. After the transmittal of the recommendation from the Planning and Zoning Commission, the City Council shall consider the application at a public hearing conducted as part of a regularly scheduled meeting. Notification of the public hearing shall be made by mail and posting, in accordance with Sections 29.1500(2)(d)(i) and (iii) above. The City Council must approve, deny or modify the Major Site Development Plan approval application within 60 days of the public hearing.

(d) Design Standards. When acting upon an application for a major site plan approval, the City Council shall rely upon generally accepted site planning criteria and design standards. These criteria and standards are necessary to fulfill the intent of the Zoning Ordinance, the Land Use Policy Plan, and are the minimum necessary to safeguard the public health, safety, aesthetics, and general welfare. These criteria and standards include:

(i) The design of the proposed development shall make adequate provisions for surface and subsurface drainage to limit the rate of increased runoff of surface water to adjacent and down stream property;

(ii) The design of the proposed development shall make adequate provision for connection to water, sanitary sewer, electrical and other utility lines within the capacity limits of those utility lines;

(iii) The design of the proposed development shall make adequate provision for fire protection through building placement, acceptable location of flammable materials, and other measures to ensure fire safety;

(iv) The design of the proposed development shall not increase the danger of erosion, flooding, landslide, or other endangerment to adjoining and surrounding property;

(v) Natural topographic and landscape features of the site shall be incorporated into the development design;

(vi) The design of interior vehicle and pedestrian circulation shall provide for convenient flow of vehicles and movement of pedestrians and shall prevent hazards to adjacent streets or property;

(vii) The design of outdoor parking areas, storage yards, trash and dumpster areas, and other exterior features shall be adequately landscaped or screened to minimize potential nuisance and impairment to the use of adjoining property;

(viii) The proposed development shall limit entrances and exits upon adjacent streets in order to prevent congestion on adjacent and surrounding streets and in order to provide for safe and orderly vehicle movement;

(ix) Exterior lighting shall relate to the scale and location of the development in order to maintain adequate security, while preventing a nuisance or hardship to adjacent property or streets;

(x) The proposed development shall ensure that dust and other forms of air pollution, noise disturbances, odor, glare, and other nuisances will be limited to acceptable levels as prescribed in other applicable State and City regulations; and

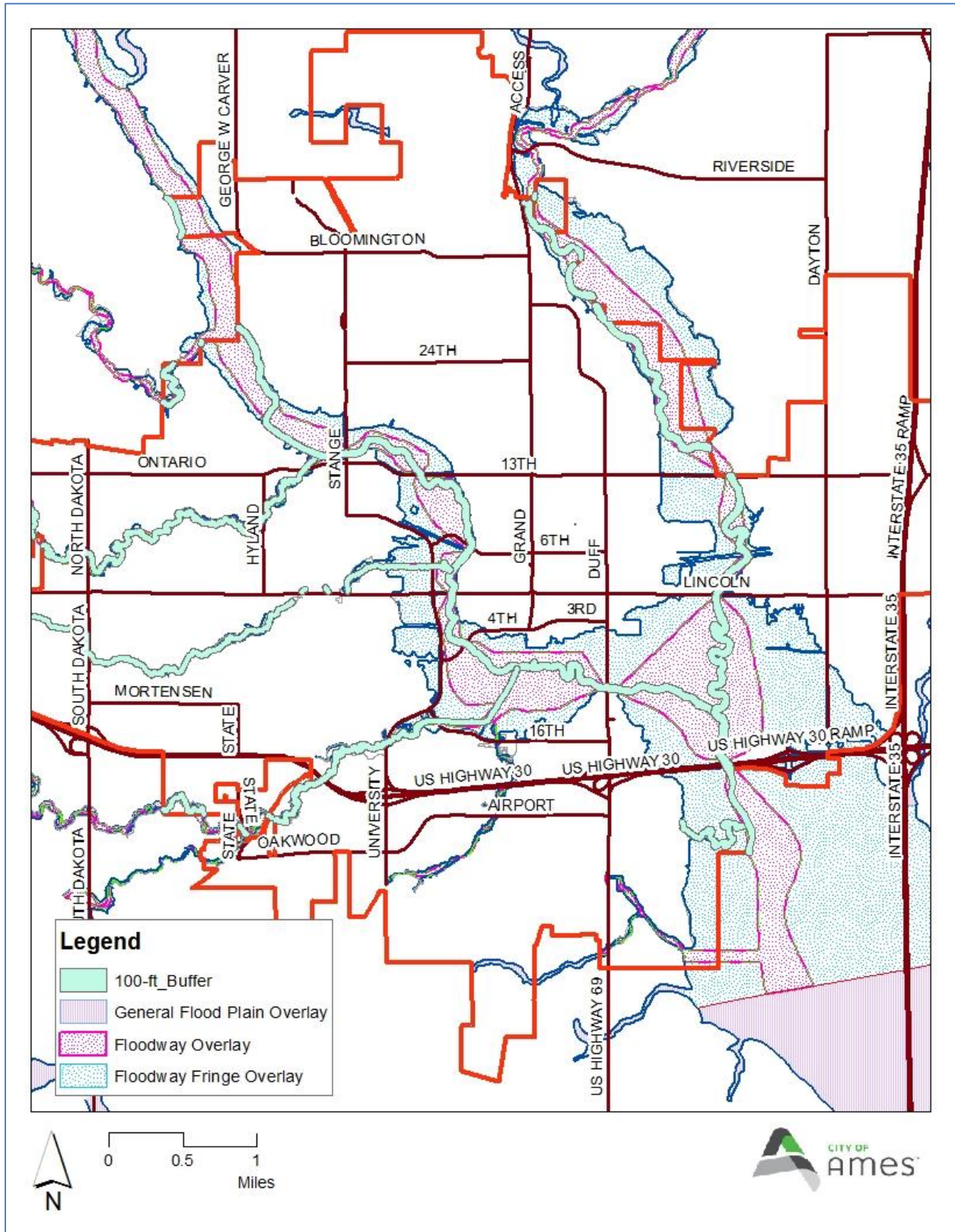
(xi) Site coverage, building scale, setbacks, and open spaces shall be in proportion with the development property and with existing and planned development and structures, in adjacent and surrounding property.

ATTACHMENT D: PRELIMINARY PLAT CRITERIA EXCERPT

23.302 (6) City Council Action on Preliminary Plat:

(a) Based upon such examination, the City Council shall determine whether the Preliminary Plat conforms to relevant and applicable design and improvement standards in these Regulations, to other City ordinances and standards, to the City's Land Use Policy Plan and to the City's other duly adopted plans. In particular, the City Council shall determine whether the subdivision conforms to minimum levels of service standards set forth in the Land Use Policy Plan for public infrastructure and shall give due consideration to the possible burden of the proposed subdivision on public improvements in determining whether to require the installation of additional public improvements as a condition for approval.

ATTACHMENT E: STREAM BUFFERS AND FLOODWAYS



Note that this map illustrates the minimum buffer distance, higher order streams may have a larger buffer area.

ORDINANCE NO.

AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF AMES, IOWA, BY REPEALING SECTION 29.1103 AND ENACTING A NEW SECTION 29.1103 THEREOF, FOR THE PURPOSE OF REVISING THE APPLICABILITY OF THE O-E DISTRICT TO ACTIVITIES WITHIN THE FLOODWAY; REPEALING ANY AND ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT TO THE EXTENT OF SUCH CONFLICT; AND ESTABLISHING AN EFFECTIVE DATE.

BE IT ENACTED, by the City Council for the City of Ames, Iowa, that:

Section One. The Municipal Code of the City of Ames, Iowa shall be and the same is hereby amended by repealing Section 29.1103 and enacting a new Section 29.1103 as follows:

“Sec. 29.1103. "O-E" ENVIRONMENTALLY SENSITIVE AREA OVERLAY.

(1) **Purpose.** The Environmentally Sensitive Overlay (O-E) Zone is intended to supplement the City's flood plain regulations and to protect designated natural resource areas by using the natural resources inventory to identify and preserve natural resources and by establishing parks and open space areas. Greenways are included in this district for stream corridors, linear parks and open spaces adjacent to environmentally sensitive areas to create a continuous system throughout the City.

(2) **Designation of Environmentally Sensitive Areas.** Any area may be designated an O-E Zone by ordinance of City Council, after the advice and recommendation of the Planning and Zoning Commission, if the results of a scientific study of the area support the conclusion that the area so designated is especially sensitive to adverse public impact from development due to unique environmental circumstances. Examples of such areas that may be designated as an O-E zone are:

- (a) Flood Plain Areas. Those areas defined in Chapter 9 of the Municipal Code;
- (b) Designated Natural Resource Areas. Those areas defined in "A Natural Areas Inventory of Ames" (July 18, 1994);
- (c) Park and Open Space Areas. Those areas defined in the City's Parks and Recreation Master Plan of the Municipal Code;
- (d) Green-ways. Those areas as may be defined as Green-ways by the City Council; and
- (e) Aquifer Protection Areas. Those areas as may be defined as Aquifer Protection Areas as defined by the City Council.

(3) **Studies.** The Department of Planning and Housing and the Planning and Zoning Commission are authorized to conduct studies in order to evaluate areas for environmental sensitivity as part of the continuing process of maintaining a current comprehensive land use plan for the City. Additionally, studies done by or for other governmental or private parties may be adopted for the purposes of this section.

(4) **Procedures.** No Building/Zoning Permit shall be issued and no grading, excavation, construction or change in use shall occur in an area designated as an O-E Zone except in accordance with the procedures set forth in Section 29.1502(4), "Major Site Development Plan Review" or with the procedures set forth for a Preliminary Plat in Chapter 23, Subdivisions.

In addition, the applicant shall prepare and submit an Environmental Assessment Report, which shall detail how the problems identified in the study on which the O-E Zone designation was based will be addressed, obviated or mitigated. City Council shall not approve the Major Site Development Plan or Preliminary Plat unless it has reviewed and approved the Environmental Assessment Report.

(a)Development within the Floodway

(i) If no activity defined as a Development Use in Section 9.4 (2) occurs within the O-E Zone, the requirements of this subsection shall not apply.

(ii) If any activity defined as a Development Use in Section 9.4 (2) occurs within the O-E Zone, the requirements of this subsection shall apply to the entire site.

(5) **Enforcement.** Development or other activities in conflict with the Major Site Development Plan, or a failure to implement the Plan, including the measures set out in the Environmental Assessment Report shall constitute the violation of this section for which any and all enforcement means and remedies established by law or zoning regulations may be invoked and instituted.”

Section Two. All ordinances, or parts of ordinances, in conflict herewith are hereby repealed to the extent of such conflict, if any.

Section Three. This ordinance shall be in full force and effect from and after its passage and publication as required by law.

Passed this _____ day of _____, _____.

Diane R. Voss, City Clerk

Ann H. Campbell, Mayor

COUNCIL ACTION FORM

REQUEST: REZONE PROPERTIES WITH A FEMA-DESIGNATED FLOODWAY TO INCLUDE THE ENVIRONMENTALLY SENSITIVE AREA OVERLAY (O-E)

BACKGROUND INFORMATION:

The City's Zoning Ordinance (Chapter 29) includes specific base zoning districts that articulates allowed uses and development standards that govern most aspects of the use of a property. In addition to base zones, the City in some instances applies Overlay Zones to address issues that are broader than one zoning district or affect a subset of properties within a base zoning district.

In an effort to manage natural resource protection and development activities within floodways and riparian areas within the flood plain, the City now seeks to apply an "Environmentally Sensitive Area Overlay" (Section 29.1103) to properties throughout the city that have a Floodway designation by the Federal Emergency Management Agency (FEMA). The Overlay does not change the base zoning for allowed principal use, but changes the permitting process for activities within the Overlay. It also does not change the location or designation of the Floodway.

The purpose of the Environmentally Sensitive Overlay (O-E) Zone is quoted below. The full text is found in Attachment A.

The Environmentally Sensitive Overlay (O-E) Zone is intended to supplement the City's flood plain regulations and to protect designated natural resource areas by using the natural resources inventory to identify and preserve natural resources and by establishing parks and open space areas. Greenways are included in this district for stream corridors, linear parks, and open spaces adjacent to environmentally sensitive areas to create a continuous system throughout the City.

The ordinance allows such overlays to be mapped based on a scientific study that concludes the area is "especially sensitive to adverse public impact from development due to unique environmental concerns." The ordinance notes that flood plains, designated natural resource areas, parks and open spaces, greenways, and lands above aquifers are eligible based on existing scientific evidence, such as a FEMA Flood Insurance Study, the Norris Study of 1994, etc. A map of the FEMA-designated Floodway, Floodway Fringe and General Flood Plain can be found in Attachment B. Other areas may be so designated by the City Council based on other scientific studies done by the City or by other parties. **The proposed rezoning will be the first application of the O-E to specific properties within the City.**

Staff believes the overlay should apply to all FEMA floodways within the City with two exceptions. Staff recommends that the O-E rezoning not apply to areas mapped as the General Flood Plain. These are very limited areas of the City and are designated as such by FEMA because a detailed study delineating base flood elevations and defining the Floodway has not been done. The General Flood Plain is treated as if it were the Floodway for development purposes until a detailed study is completed. A map showing the three areas in Ames having a General Flood Plain is found in Attachment C. The regional commercial site on East 13th Street is already governed by a major site development plan requiring City Council approval and would not benefit from addition of the Overlay. The Rose Prairie development area will be governed by a preliminary plat that will be coming forward soon and is in an area that will be defined as a conservation area within the subdivision. The third area is within the boundaries of the Ames Municipal Airport. No development activity is expected in the General Flood Plain at the airport, and if it were to occur it would be subject to City Council approval of the project.

The second exception is to exclude a small number of properties of a mapped Floodway in south Ames (Attachment D). This is an area bounded by South Duff Avenue, Crystal Street, Opal Drive, and Jewel Drive in which the drainage way was placed in a culvert several decades prior and development has already occurred above it. FEMA maps have not been updated and still designate it as Floodway, but staff believes there is no environmentally sensitive area to be concerned with that should be subject to the O-E Overlay. The designation of the Floodway would not change at this time and it would still be subject to the administrative review requirements and standards of Chapter 9.

Currently, the City restricts the types of uses allowed in the Floodway and Floodway Fringe through standards in Chapter 9 of the Ames Municipal Code. Chapter 9 includes restrictions on types of uses as well as performance standards for uses that are allowed. There is a fundamental difference in Chapter 9 between Floodways and Floodway Fringe areas. The approach for Floodways is to restrict activities that impact flood events while in the Floodway Fringe, the intent is to ensure actives are protected during a 100-year flood event.

The minimum standard for an activity that would be permitted in a Floodway is to ensure there is “no rise” in the 100-year flood level. Improvement activities within the Floodway generally necessitate approval of a Conditional Use Permit by the Zoning Board of Adjustment based upon criteria found in Chapter 9. Within the Floodway Fringe, the City requires protection of property and improvements through either flood proofing or a standard of elevating improvements to three feet above the base flood elevation. There are additional requirements for receiving a flood plain permit, but that is the most important.

The O-E does not contain specific regulatory standards, such as use limitations or design standards. Rather, it changes the process for approval and requires the applicant to prepare an Environmental Assessment Report on how the development will “address, obviate, or mitigate” the environmental issues which led to the designation.

If the O-E rezoning is approved, it is proposed to only affect activities within the overlay area and not to the whole of the property. This means that with the O-E applied to properties within a Floodway, development in the Floodway Fringe can occur as it does today. It will continue to follow the same process and standards and be unaffected by the overlay. **However, any activity within the O-E (i.e., the Floodway) will have a different approval process that will require City Council approval of a Major Site Development Plan following a recommendation by the Planning and Zoning Commission. If a project is proposed within both the Floodway and the Fringe, the whole plan will be subject to the Major Site Development Plan process.**

Staff notes that there are companion text amendments on this same agenda that are proposed to Chapter 9 (Flood Plain Zoning Regulations) and Section 29.1103 (O-E) to implement the O-E as intended for the floodway. The language of these text amendments more fully explains the types of activities regulated by the O-E and Chapter 9 and the process for their review.

Staff identified all properties for which at least part of the property was covered by the Floodway designation by FEMA. There are in excess of 400 properties with either a floodway or general flood plain designation. Staff has notified 300 property owners of the proposed rezoning action—some property owners control multiple properties. Further analysis of the proposal is found in the Addendum. A map of the FEMA-designated Floodway and Floodway Fringe is found in Attachment B.

Planning and Zoning Commission Recommendation: At a public hearing on January 20, 2016, the Planning and Zoning Commission voted 3 to 2 with one abstention to recommend that the City Council add the O-E overlay district to Floodway areas of the City. Scott Renaud of FOX Engineering spoke against the proposal, stating that the provisions of other City ordinances, such as the Flood Plain regulations and the City's storm water ordinances, already accomplish the desires of the City and it was an unnecessary layer of regulatory process. **Staff notes that although the Commission voted to approve the rezoning, it later recommended not adopting the accompanying text amendments, and by those recommendations indicated that the rezoning should not occur as they are necessary to administer the O-E effectively.**

ALTERNATIVES:

1. The City Council can approve the first reading of an ordinance to place the Environmentally Sensitive Area Overlay (O-E) on the Floodway as part of the City's Official Zoning Map (with the exceptions noted above), based upon staff's analysis as found in the addendum.
2. The City Council can choose not to place the Environmentally Sensitive Area Overlay (O-E) on the Floodway.
3. The City Council can refer this item back to staff for additional information,

CITY MANAGER'S RECOMMENDATION:

As explained more fully in the accompanying Council Action Forms on the text amendments to Chapter 9 and to Section 29.1103, the development standards for the O-E zone require the developer or owner to better address potential development issues with activities in the Floodway. The most common types of features that appear in a Floodway on private property are accessory site improvements, such as parking lots or stormwater drainage facilities. Principal buildings are not permitted in a Floodway. Applying the O-E will require an applicant to mitigate adverse impacts and consider a more comprehensive set of issues beyond just the potential rise in base flood elevation. The current language of Chapter 9 is more limited in scope in not requiring mitigation of adverse impacts of the development as a whole, including that portion of the property that may lie within the Floodway Fringe.

Staff supports the placing of the O-E overlay district over the Floodway (but not the General Flood Plain) with the exception of the block in south Ames, but only in conjunction with the recommended text amendments to Chapter 9 and Section 29.1103, also presented to the City Council at this meeting. The combined text amendments clarify the standards and process for administration of the overlay.

Therefore, it is the recommendation of the City Manager that the City Council accept Alternative #1, thereby approving the request to place the Environmentally Sensitive Area Overlay (O-E) on the Floodways with the exception of the single square block in south Ames.

ADDENDUM

REZONING BACKGROUND:

Land Use Policy Plan. The LUPP provides several references to protection of waterways. These include:

Chapter 1. Planning Base: Goals for a New Vision

Goal No. 3. *It is the goal of Ames to assure that it is an “environmentally-friendly” community and that all goals and objectives are integrated with this common goal. In continuing to serve as a concentrated area for human habitat and economic activity, Ames seeks to be compatible with its ecological systems in creating an environmentally sustainable community.*

Objectives. *In assuring the community’s “environmental-friendliness”, Ames seeks the following objectives.*

- 3.A. *Ames seeks to provide biodiversity through the inclusion of plant and animal habitats. Their inclusion shall be provided through such methods as conservation management, protection, replacement, etc.*
- 3.B. *Ames seeks to maintain and enhance the value of its stream corridors as drainageways and flood management areas, plant and animal habitats, recreational and scenic areas, and pathways for linking the overall community.*
- 3.C. *Ames seeks to protect and conserve its water resources for the following purposes: aquifer protection; water quality protection; user conservation management; plant and animal life support; water-borne recreation; scenic open space; and, provision of a long-term/reliable/safe source of water for human consumption and economic activities.*
- 3.D. *Ames seeks to protect and conserve its energy sources for the following purposes: energy consumption reduction through provision of an integrated multi-modal transportation system, and through land use practices that minimize vehicular trips; user conservation management; material recycling; and, long-term/reliable/safe source for the support of human and economic activities.*

Chapter 2. Land Use: Future Land Use Classification

Environmentally Sensitive Areas. *The designation involves flood prone areas, wetlands, water bodies and designated natural resources that should be protected from detrimental use. Included are areas previously identified as “Floodway” and “Floodplain”; plus selective natural resources from the “Natural Resources Inventory”. Areas designated*

“Environmentally Sensitive Areas” may or may not be suitable for development. In the event that development is determined to be appropriate, special requirements may be necessary to ensure environmental compatibility.

Findings of Fact. Based upon an analysis of the proposed rezoning and laws pertinent to the proposed map amendment, staff makes the following findings of fact:

1. Ames Municipal Code Section 29.1507(1) allows the City Council to initiate an amendment to the Official Zoning Map, which occurred on November 10, 2015.
2. The subject properties are located within the Floodways as defined by FEMA.
3. The LUPP Goals 1 and 2 supports identifying and conserving water resources for multiple purposes.
4. Chapter 2 of the LUPP anticipates a correlation between areas identified as Floodways and as Environmentally Sensitive Areas.
5. Chapter 9 of the Ames Municipal Code governs development within the Floodway and Floodway Fringe, limiting certain uses and providing development standards.
6. Section 29.1103 of the Ames Municipal Code describes the approval mechanism for proposed development within any area zoned as O-E.

Public Notice. The City identified all properties in which at least a portion lies within the Floodway. Staff mailed approximately 300 letters in December stating the intent and direction of the City Council. Additional notices of public hearing was sent prior to the Planning and Zoning Commission and City Council meetings in accordance with the notification requirements of Chapter 29.

Conclusions. Based upon the analysis in this report, staff concludes that the proposed placement of the O-E overlay district on the Floodway within the City limits is consistent with the Goals and Objectives of the City of Ames Land Use Policy Plan.

ATTACHMENT A: FULL TEXT OF SECTION 29.1103 [CURRENT]

Sec. 29.1103. "O-E" ENVIRONMENTALLY SENSITIVE AREA OVERLAY.

(1) **Purpose.** The Environmentally Sensitive Overlay (O-E) Zone is intended to supplement the City's flood plain regulations and to protect designated natural resource areas by using the natural resources inventory to identify and preserve natural resources and by establishing parks and open space areas. Greenways are included in this district for stream corridors, linear parks and open spaces adjacent to environmentally sensitive areas to create a continuous system throughout the City.

(2) **Designation of Environmentally Sensitive Areas.** Any area may be designated an O-E Zone by ordinance of City Council, after the advice and recommendation of the Planning and Zoning Commission, if the results of a scientific study of the area support the conclusion that the area so designated is especially sensitive to adverse public impact from development due to unique environmental circumstances. Examples of such areas that may be designated as an O-E zone are:

- (a) Flood Plain Areas. Those areas defined in Chapter 9 of the Municipal Code;
- (b) Designated Natural Resource Areas. Those areas defined in "A Natural Areas Inventory of Ames" (July 18, 1994);
- (c) Park and Open Space Areas. Those areas defined in the City's Parks and Recreation Master Plan of the Municipal Code;
- (d) Green-ways. Those areas as may be defined as Green-ways by the City Council; and
- (e) Aquifer Protection Areas. Those areas as may be defined as Aquifer Protection Areas as defined by the City Council.

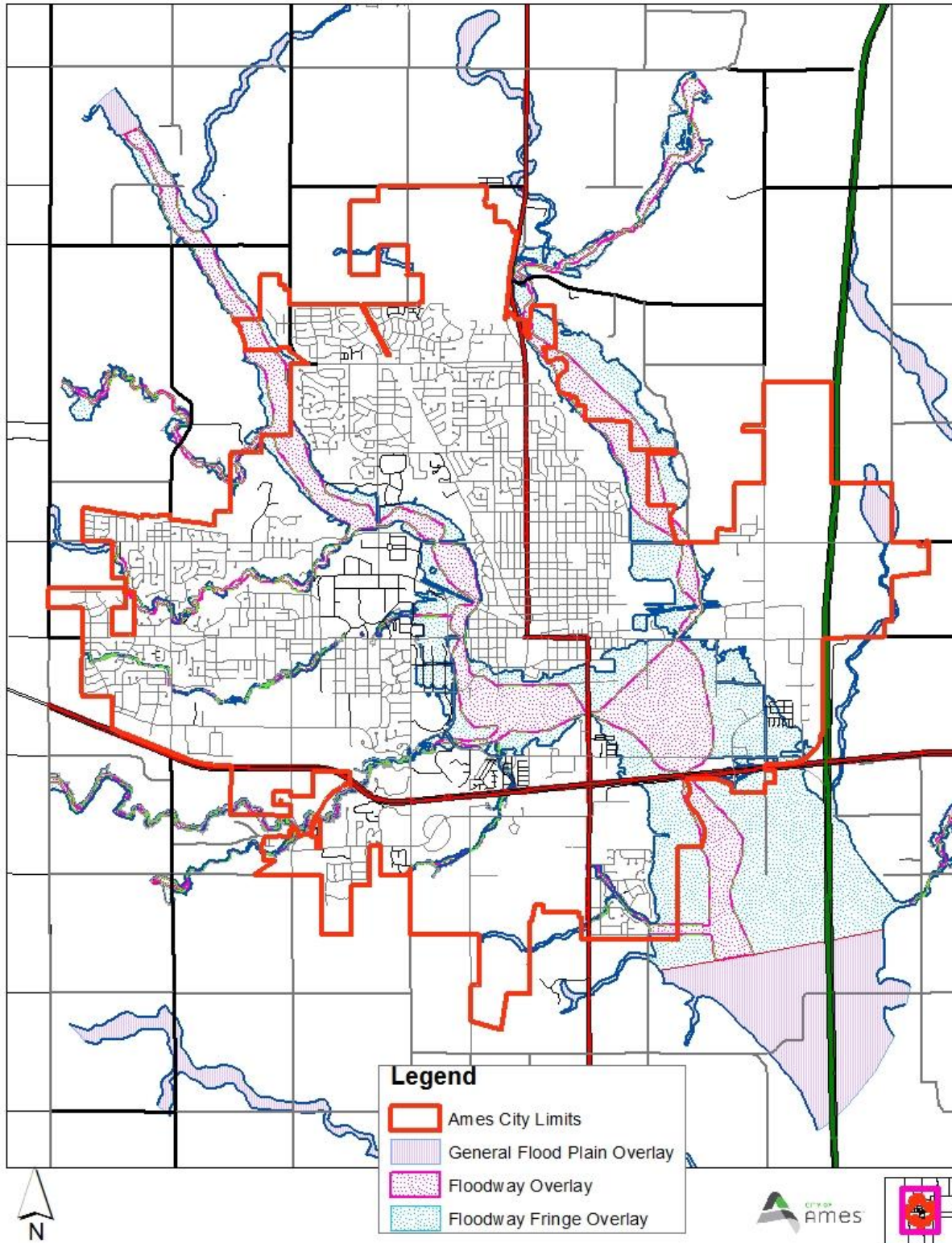
(3) **Studies.** The Department of Planning and Housing and the Planning and Zoning Commission are authorized to conduct studies in order to evaluate areas for environmental sensitivity as part of the continuing process of maintaining a current comprehensive land use plan for the City. Additionally, studies done by or for other governmental or private parties may be adopted for the purposes of this section.

(4) **Procedures.** No Building/Zoning Permit shall be issued and no grading, excavation, construction or change in use shall occur in an area designated as an O-E Zone except in accordance with the procedures set forth in Section 29.1503(4), "Major Site Development Plan Review". In addition, the applicant shall prepare and submit an Environmental Assessment Report which shall detail how the problems identified in the study on which the O-E Zone designation was based will be addressed, obviated or mitigated. City Council shall not approve the Major Site Development Plan unless it has reviewed and approved the Environmental Assessment Report.

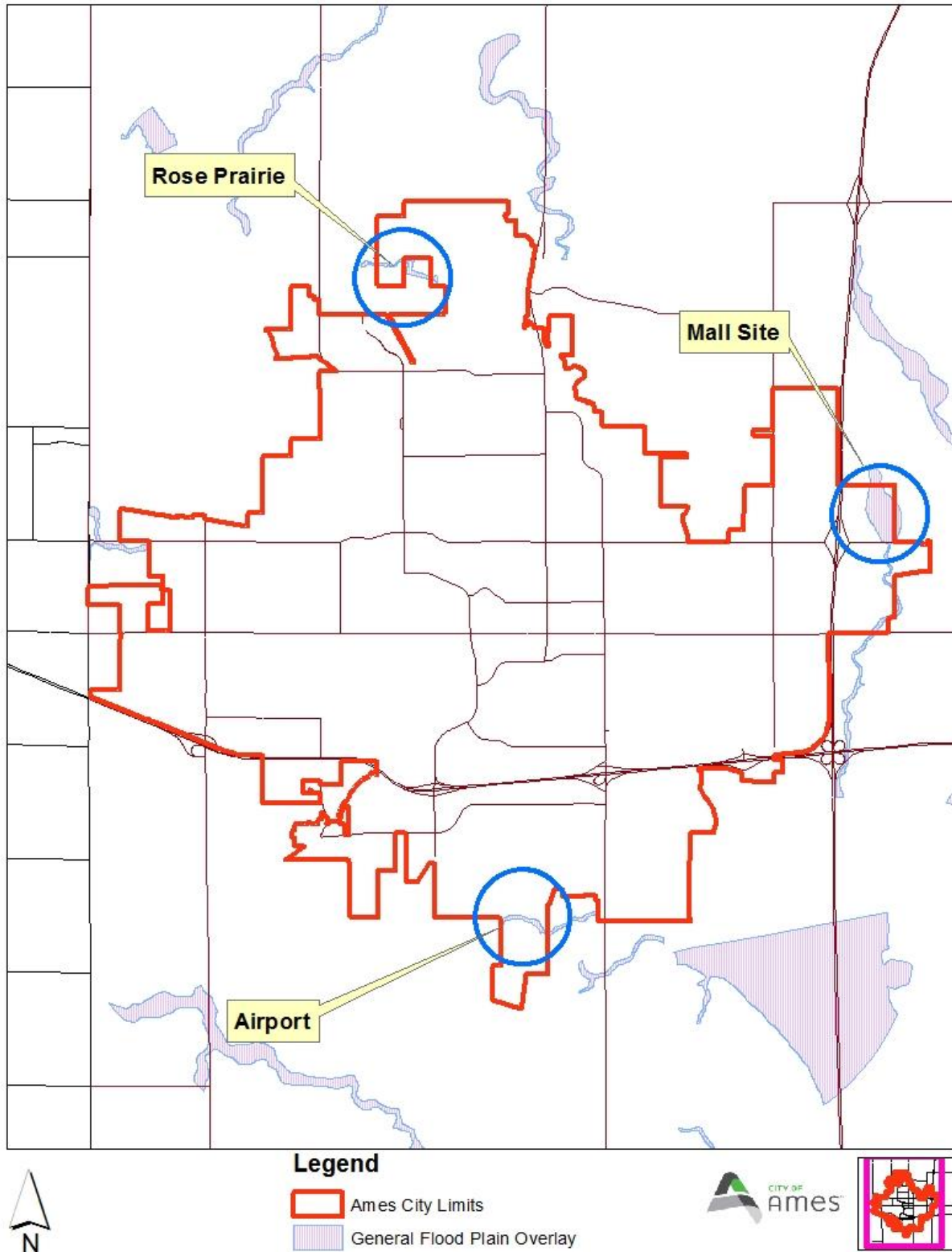
(5) **Enforcement.** Development or other activities in conflict with the Major Site Development Plan, or a failure to implement the Plan, including the measures set out in the Environmental Assessment Report shall constitute the violation of this section for which any and all enforcement means and remedies established by law or zoning

regulations may be invoked and instituted.

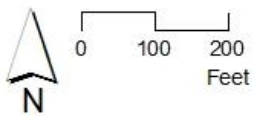
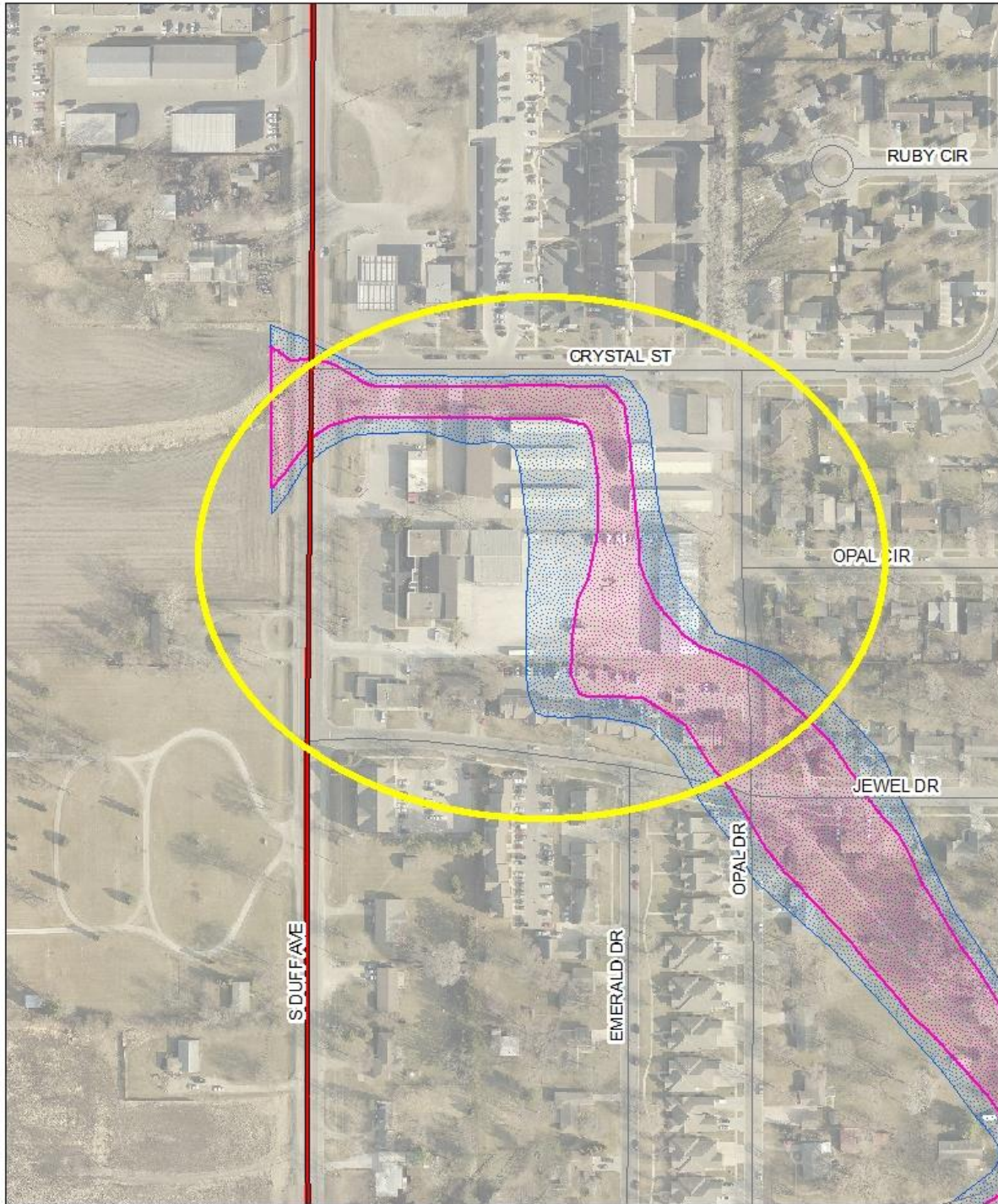
ATTACHMENT B: FLOOD PLAIN MAP





ATTACHMENT C: GENERAL FLOOD PLAIN MAP

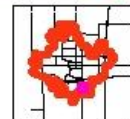


ATTACHMENT D: SOUTH AMES EXCLUSION AREA



Legend

-  Floodway Overlay
-  Floodway Fringe Overlay



DO NOT WRITE IN THE SPACE ABOVE THIS LINE, RESERVED FOR RECORDER
Prepared by: Charles Kuester, City Planner, 515 Clark Avenue, Ames, IA 50010 Phone: 515-239-5146
Return to: Ames City Clerk, P.O. Box 811, Ames, IA 50010 Phone: 515-239-5105

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF AMES, IOWA, AS PROVIDED FOR IN SECTION 29.301 OF THE *MUNICIPAL CODE* OF THE CITY OF AMES, IOWA, BY CHANGING THE BOUNDARIES OF THE DISTRICTS ESTABLISHED AND SHOWN ON SAID MAP AS PROVIDED IN SECTION 29.1507 OF THE *MUNICIPAL CODE* OF THE CITY OF AMES, IOWA; REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH AND ESTABLISHING AN EFFECTIVE DATE

BE IT HEREBY ORDAINED by the City Council of the City of Ames, Iowa;

Section 1: The Official Zoning Map of the City of Ames, Iowa, as provided for in Section 29.301 of the *Municipal Code* of the City of Ames, Iowa, is amended by changing the boundaries of the districts established and shown on said Map in the manner authorized by Section 29.1507 of the *Municipal Code* of the City of Ames, Iowa, as follows: That the Floodway designated by the Federal Emergency Management Agency in the Flood Insurance Study with an effective date of October 16, 2014, and all subsequent Letters of Map Change within the Corporate Limits of the City of Ames, Iowa, is hereby amended to also include the Environmentally Sensitive Area Overlay Zoning District (O-E), except for the block bounded by South Duff Avenue, Crystal Street, Opal Drive, and Jewel Drive.

Section 2: All other ordinances and parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 3: This ordinance is in full force and effect from and after its adoption and publication as provided by law.

ADOPTED THIS _____ day of _____, _____.

Diane R. Voss, City Clerk

Ann H. Campbell, Mayor

COUNCIL ACTION FORM

**SUBJECT: TEXT AMENDMENTS TO MUNICIPAL CODE CHAPTER 9 –
FLOOD PLAIN ZONING REGULATIONS**

BACKGROUND:

The City of Ames participates in the National Flood Insurance Program (NFIP). This participation allows property owners and residents to purchase flood insurance from their insurance agents for losses due to flood events. As a condition for participation in the NFIP, the City is required to adopt and enforce regulations on activities within the designated flood plain in order to minimize loss of life and property damage. The NFIP has set minimum standards and authorizes states and local jurisdictions to adopt more stringent requirements. The City of Ames' Flood Plain Zoning Regulations (Chapter 9 of the Municipal Code) are based on the Iowa Department of Natural Resources (IDNR) model ordinance, but contain a higher standard for flood protection than the minimum model ordinance requirements. Any changes to the City's ordinance needs to be approved by the Iowa Department of Natural Resources.

This ordinance regulates development activities and uses in areas designated by the Federal Emergency Management Agency (FEMA) as Special Flood Hazard Areas. These are areas in which hydraulic and hydrologic modeling anticipates inundation during a flood having a 1 percent chance of occurring in any given year (often referred to as the 100-year flood or the base flood).

The Special Flood Hazard Areas include the Floodway, Floodway Fringe and General Flood Plain. Uses and activities in the Floodway are strictly regulated—for example, no fill and no residential or commercial buildings are allowed. Within the Floodway Fringe, most uses are allowed but are subject to elevation or flood-proofing requirements. The General Flood Plain is the area in which a detailed study has not been completed and is treated as a Floodway until IDNR has reviewed the development and defined the base flood elevation and delineated a Floodway and Floodway Fringe.

In anticipation of the mapping of the Environmentally Sensitive Area Overlay (O-E) district over the Floodway and the changes to the language of the O-E district, staff is bringing forward these changes to Chapter 9. Most of these changes reflect the requirements of the O-E overlay and the procedures for approval. Others are required by IDNR or are minor “housekeeping” changes. A full strikeout and underline version of the proposed changes can be found in Attachment A.

Proposed Amendments

The proposed amendments to Chapter 9 address the following five issues:

1. Changes to Permitted Uses (Administrative Approval) allowed within the Floodway

2. Removing Conditional Uses and creating a new category of Development Uses allowed within the Floodway (Discretionary Major Site Development Plan Approval)
3. Changes to Permitted Uses within the General Flood Plain
4. Procedures for development in the Floodway with the O-E requirements
5. Changes to residential accessory structures as required by the IDNR

A table summarizing the proposed changes to the Permitted and Development Uses can be found in Attachment B.

Permitted Uses

The proposed changes remove some uses that are currently allowed as Permitted within the Floodway. These uses (e.g., parking lots, loading areas, drive aisles) are no longer permitted through a staff approval process. These will now be considered Development Uses that are subject to the requirements of the O-E district.

Permitted Uses are generally open space uses, such as farming, parks, nature preserves, lawns, and gardens. They also include limited development activities such as signs, billboards, pipelines, and accessory structures to open space uses. New language also allows an exemption for government uses that are not traditionally subject to City zoning requirements, such as those initiated by the School District or University. Public infrastructure remains within this category. Staff has added a limitation on grading activities that restricts grading to a change of less than 12 inches in surface topography. Also included are accessory structures for open space uses. These would be non-habitable and would still be required to meet performance standards as is currently required.

The approval of these Permitted Uses would be administrative rather than through a Major Site Development Plan. All Permitted Uses require a Flood Plain Development Permit and must demonstrate that they meet the applicable Floodway performance standards. These standards dictate that no activity can increase the water surface level of a base flood event and are designed so as to minimize flood damage. These changes to the uses can be found in Section 9.4(1).

Development Uses

Development Uses is a new category that aligns with the intent of the O-E Zoning Overlay. Development uses are those that generally involve site disturbing activities and uses. These include transient commercial uses (carnivals, flea markets), permanent commercial uses (car lots, drive-in theaters), accessory commercial uses (parking lots, driveways), grading that alters the surface topography more than 12 inches, and borrow pits or other excavations. The inclusion of grading would put detention ponds and other storm water treatment facilities in this category.

Many of these are currently known as Conditional Uses, acknowledging that they must be approved by the Zoning Board of Adjustments through the Conditional Use Permit process. With the proposed mapping of the O-E overlay district and the changes to the

O-E text, these uses would now require approval by the City Council (with the recommendation of the Planning and Zoning Commission) through the Major Site Development Plan process, rather than approval by the Zoning Board of Adjustment. These changes to the uses and the approval process can be found in Section 9.4(2).

General Flood Plain Uses

The General Flood Plain is intended to be treated as the Floodway unless and until the IDNR does a more detailed analysis to determine the location of the Floodway and the Floodway Fringe. Therefore, the Permitted Uses in the General Flood Plain are amended to mirror those of the Floodway. Development Uses will need to be reviewed by the IDNR to delineate the Floodway from the Floodway Fringe and then seek approval from the Zoning Board of Adjustment. These changes can be found in Section 9.6(1).

O-E Approval Process Requirements

Changes are proposed for various sections which currently outline the process for Conditional Use Permits approved by the Zoning Board of Adjustment to reflect the proposed requirement for a Major Site Development Plan approved by the City Council. These changes can be found in Section 9.4(2), 9.6(2), and 9.7(2)(c).

Residential Accessory Uses

The current ordinance allows for certain accessory uses to not meet elevation or flood-proofing requirements. The IDNR has asked for changes to restrict the size of such structures and to require “wet floodproofing.” This will require accessory structures that are not elevated to have vents or louvered openings to allow flood waters to enter and to recede to avoid collapsing the walls. These are found in Section 9.5(2)(j).

There are a few other minor changes, such as addressing the required vertical datum of elevations (Section 9.7(b)(iii)) and a definition of “non-habitable structure” (Section 9.11). All the proposed changes can be found in Attachment A. A table showing how the Permitted Uses and Development Uses have been amended and moved is found in Attachment B.

Since the Commission meeting in January, staff has confirmed with the IDNR that the proposed language is acceptable.

Planning and Zoning Commission Recommendation: At a public hearing on February 17, 2016, the Planning and Zoning Commission voted 6-0 to recommend that the City Council approve only the changes requested by the IDNR concerning “wet floodproofing” as found in Section 9.5 (2) (j). Scott Renaud, FOX Engineering, spoke against the proposal, stating that the provisions of other City ordinances, such as the Flood Plain regulations and the City’s storm water ordinances, already accomplish the desires of the City. He also believed that including storm water facilities in the requirement for a major site development plan would result in uncertainty of approval for what should be a routine staff approval.

ALTERNATIVES:

1. The City Council can adopt on first reading the complete proposed changes to Chapter 9 Flood Plain Zoning Regulations that recategorize uses as Permitted or Development uses and include the IDNR flood proofing requirements.

City Council would choose this option if it has previously approved both of the related amendments for Chapter 29 and mapping of the O-E to FEMA Floodways.

2. The City Council can adopt on first reading the Planning and Zoning Commission recommended changes requested by IDNR related to accessory structures.

City Council would choose this option if has not approved the related amendments for Chapter 29 and mapping of the O-E to FEMA Floodways

3. The City Council refer this item back to staff for additional information.

MANAGER'S RECOMMENDATION:

These proposed amendments are based on the City Council's direction from November 10, 2015 and reaffirmed on March 22, 2016 to draft an ordinance that changes the types of uses permitted in the Floodway and the approval process for improvements within the Floodway.

Staff believes that these amendments, in conjunction with the proposed amendments to the approval procedures and the mapping of the O-E district (both accompanying this report), will reduce the impacts of development in the Floodway by requiring action to mitigate such development. Approvals of those developments would require a review and recommendation by the Planning and Zoning Commission and action by the City Council following a public hearing.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1, thereby approving the proposed changes to the language of Chapter 9.

ATTACHMENT A; PROPOSED TEXT CHANGES TO CHAPTER 9

Sec. 9.1. STATUTORY AUTHORIZATION, FINDINGS OF FACT, AND PURPOSE.

(1) Statutory Authorization. The legislature of the State of Iowa has, in Chapter 414 Code of Iowa, delegated the responsibility to cities to enact zoning regulations to secure safety from flood and to promote health and the general welfare.

(2) Findings of Fact.

(a) The flood hazard areas of Ames are subject to periodic inundation which can result in loss of life and property; health and safety hazards; disruption of commerce and governmental services; extraordinary public expenditures for flood protection and relief; and impairment of the tax base; all of which adversely affect the health, safety, and general welfare of the community.

(b) These flood losses, hazards and related adverse effects are caused by (i) the occupancy of flood hazard areas by uses vulnerable to flood damages which create hazardous conditions as a result of being inadequately elevated or otherwise protected from flood, and (ii) the cumulative effect of flood plain construction on flood flows, which causes increases in flood heights and flood water velocities.

(c) This ordinance relies upon engineering methodology for analyzing flood hazards which is consistent with the standards established by the Department of Natural Resources. This methodology consists of a series of interrelated steps including:

(i) Determination of flood magnitudes and the corresponding flood frequencies by statistical and engineering calculations which permits a consideration of such flood factors as expected frequency of occurrence, area inundated, and depth of inundation.

(ii) Calculation of water surface profiles based upon a hydraulic engineering analysis of the capability of the stream channel and overbank areas to convey flood flows.

(iii) Computation and delineation of a floodway, an area which must be reserved (with no additional obstructions) for conveyance of flood flows so that flood heights and velocities will not be substantially increased by future encroachment on the flood plain.

(3) Purpose. It is the purpose of this ordinance to promote the public health, safety, and general welfare by minimizing those flood losses described in Section 9.1(2) with provisions designed to:

(a) Reserve sufficient flood plain area for the conveyance of flood flows so that flood heights and velocities will not be increased by greater than one (1) foot.

(b) Restrict or prohibit uses which are dangerous to health, safety or property in times of flood or which cause excessive increases in flood heights or velocities.

- (c) Require that uses vulnerable to floods, including public utilities which serve such uses, be protected against flood damage at the time of initial construction or substantial improvement.
- (d) Protect individuals from buying lands which are unsuited for intended purposes because of flood hazard.
- (e) Assure that eligibility to purchase flood insurance through the National Flood Insurance Program is maintained for property owners in the community.

Sec. 9.2. GENERAL PROVISIONS.

- (1) **Lands to Which Ordinance Applies.** This ordinance shall apply to all lands within the jurisdiction of the City of Ames, Iowa, shown on the Official Flood Plain Zoning Map to be within the "Special Flood Hazard Areas Subject to Inundation by the 1% Annual Chance Flood".
- (2) **Establishment of Official Flood Plain Zoning Map.** The Story County, Iowa and Incorporated Areas Flood Insurance Rate Map (FIRM), City of Ames, Panels 19169C0135E, 140E, 141E, 142E, 155E, 161E, 162E, 164E, 168E, 170E, 276E and 277E, dated February 20, 2008 and Panels 137F, 139F, 143F, 144F, 163F, 256F and 257F, dated October 16, 2014, which were prepared as part of the Flood Insurance Study for Story County and digital FIRM equivalents are hereby adopted by reference and declared to be the Official Flood Plain Zoning Map.
- (3) **Rules for Interpretation of District Boundaries.** The boundaries of the zoning district shall be determined by scaling distances on the Official Flood Plain Zoning Map. Where interpretation is needed as to the exact location of the boundaries of the district as shown on the Official Zoning Map, the Flood Plain Administrator shall make the necessary interpretation, provided however, that the Flood Plain Administrator may require the owner to provide a topographic survey of the land to assist in that interpretation. The person contesting the location of the district boundary shall be given a reasonable opportunity to present his or her case and submit technical evidence.
- (4) **Compliance.** No structure or land shall hereafter be used and no structure shall be located, extended, converted or structurally altered without full compliance with the terms of this chapter and other applicable regulations which apply to uses within the jurisdiction of this ordinance.
- (5) **Abrogation and Greater Restrictions.** It is not intended by this ordinance to repeal, abrogate or Impair any existing easements, covenants, or deed restrictions. However, where this ordinance imposes greater restrictions, the provisions of this ordinance shall prevail. All other ordinances inconsistent with this ordinance are hereby repealed to the extent of the inconsistency only.
- (6) **Interpretation.** In their interpretation and application, the provisions of this ordinance shall be held to be minimum requirements and shall be liberally construed in favor of the

governing body and shall not be deemed a limitation or repeal of any other powers granted by State statutes.

(7) Warning and Disclaimer of Liability. The degree of flood protection required by this ordinance is considered reasonable for regulatory purposes and is based on engineering and scientific methods of study. Larger floods may occur on rare occasions. Flood heights may be increased by man-made or natural causes, such as ice jams and bridge openings restricted by debris. This ordinance does not imply that areas outside the flood plain districts or land uses permitted within such districts will be free from flooding or flood damages. This ordinance shall not create liability on the part of the City of Ames, Iowa, or any officer or employee thereof for any flood damages that result from reliance on this ordinance or any administrative decision lawfully made thereunder.

(8) Severability. If any section, clause, provision or portion of this ordinance is adjudged Unconstitutional or invalid by a court of competent jurisdiction, the remainder of this ordinance shall not be affected thereby.

Sec. 9.3. ESTABLISHMENT OF ZONING OVERLAY DISTRICTS.

The flood plain areas within the jurisdiction of this ordinance are hereby divided into the following zoning overlay districts:

- (1) Floodway Overlay District - The Floodway Overlay District includes the areas shown as "Floodway Areas in Zone AE" on the Official Flood Plain Zoning Map
- (2) Floodway Fringe Overlay District - The Floodway Fringe Overlay District includes the areas shown as "Zone AE excluding the Floodway Areas in Zone AE" on the Official Flood Plain Zoning Map.
- (3) General Flood Plain Overlay District – The General Flood Plain Overlay District includes the areas shown as "Zone A" on the Official Flood Plain Zoning Map Within these districts, all uses not allowed as Permitted Uses or authorized as Conditional Uses are prohibited unless a use variance to the terms of this ordinance is granted after due consideration by the Zoning Board of Adjustment.

Sec. 9.4. FLOODWAY OVERLAY DISTRICT.

(1) Permitted Uses. The following uses shall be permitted within the Floodway Overlay District to the extent they are not prohibited by any other ordinance or underlying zoning district regulation, and provided they do not include placement of habitable structures, factory-built homes, fill or other obstruction the storage of materials or equipment, excavation, or alteration of a watercourse (except as needed for public infrastructure):

(a) Agricultural uses such as general farming, pasture, grazing, outdoor plant nurseries, horticulture, viticulture, truck farming, forestry, sod farming, and wild crop harvesting.

(b) ~~Industrial-commercial uses such as loading areas, parking areas, airport landing strips. Signs, billboards, utility transmission lines and pipelines.~~

(c) Private and public recreational uses such as golf courses, tennis courts, driving ranges, archery ranges, picnic grounds, boat launching ramps, swimming areas, parks, wildlife and nature preserves, game farms, fish hatcheries, shooting preserves, target ranges, trap and skeet ranges, hunting and fishing areas, hiking and horseback riding trails, and non-habitable structures accessory to them that meet the applicable Floodway Overlay District Performance Standards.

(d) Residential accessory uses such as lawns, gardens, ~~parking areas~~ and play areas.

(e) Grading, provided there is no change of surface topography of more than one foot and no fill is introduced into the Floodway.

(ef) Such other open-space uses similar in nature to the above uses.

(fg) Public infrastructure such as bridges; roads; trails; culverts; fill, excavation or grading; channel changes, relocations or placement of riprap or similar material; provided that any required permits from the Iowa Department of Natural Resources or Army Corps of Engineers have been approved. Such uses must also meet the applicable provisions of the Floodway Overlay District Performance Standards. This also includes any activity defined as maintenance under the nationwide permit issued by the Army Corps of Engineers.

(h) Government uses not subject to City zoning ordinances.

(2) Conditional-Development Uses. The following uses which involve structures (temporary or permanent), fill, or storage of materials or equipment may be permitted in areas within the O-E Overlay District only upon issuance of a Conditional Use Permit by the Zoning Board of Adjustment as provided for in Sec. 9.7 Major Site Development Plan as provided for in Section 29.1103 and as described in Section 29.1503(4). Such uses must also meet the applicable provisions of the Floodway Overlay District Performance Standards. These uses may be permitted in areas not within the O-E Overlay District only upon issuance of a Flood Plain Development Permit upon evidence that they meet the applicable provisions of the Floodway Overlay District Performance Standards.

(a) Uses or structures accessory to open space uses.

(ba) Transient commercial uses such as Circuses, carnivals, flea markets, and similar transient ~~amusement~~ enterprises.

(eb) Permanent commercial uses such as Drive-in theaters, new and used car lots, and roadside stands, ~~signs, and billboards.~~

(dc) Borrow pits, storm water detention and retention areas, and Extraction of sand, gravel, and other materials.

(ed) Marinas, boat rentals, docks, piers, wharves.

(fe) Utility transmission lines, underground pipelines. Accessory uses such as loading areas, driveways, parking areas.

(g) Grading, in which the surface topography may be increased greater than one foot.

(gh) Other uses similar in nature to uses described as permitted uses or listed conditional development uses, which are consistent with the performance standards of Subsection (3) below and the general spirit and purpose of this ordinance.

(3) Performance Standards. All Floodway Overlay District uses allowed as a Permitted or Conditional Development Use shall meet the following standards:

(a) No use shall be permitted in the Floodway Overlay District that would result in any Increase in the base flood elevation level. Consideration of the effects of any development on flood levels shall be based upon the assumption that an equal degree of development would be allowed for similarly situated lands. Evidence required will be a hydraulic study performed by a licensed professional engineer for the area of drainage

involved.

(b) All uses within the Floodway Overlay District shall:

(i) Be consistent with the need to minimize flood damage.

(ii) Use construction methods and practices that will minimize and resist flood damage.

(iii) Use construction materials and utility equipment that are resistant to flood damage.

(c) No use shall affect the capacity or conveyance of the channel or floodway or any tributary to the main stream, drainage ditch, or any other drainage facility or system.

(d) Structures, buildings and sanitary and utility systems, if permitted, shall meet the applicable performance standards of the Floodway Fringe Overlay District and shall be constructed or aligned to present the minimum possible resistance to flood flows.

(e) Buildings, if permitted, shall have a low flood damage potential and shall not be for human habitation.

(f) Storage of materials or equipment that are buoyant, flammable, explosive or injurious to human, animal or plant life is prohibited. Storage of other material may be allowed if readily removable from the Floodway Overlay District within the time available after flood warning.

(g) Watercourse alterations or relocations (channel changes and modifications) must be designed to maintain the flood carrying capacity within the altered or relocated portion. In addition, such alterations or relocations must be approved by the Department of Natural Resources.

(h) Any fill allowed in the floodway must be shown to have some public beneficial purpose and shall be limited to the minimum amount necessary.

(i) Pipeline river or stream crossings shall be buried in the streambed and banks or otherwise sufficiently protected to prevent rupture due to channel degradation and meandering or due to the action of flood flows.

(j) It shall be the responsibility of adjacent property owners to maintain the location and carrying capacity of the floodway adjacent to their property.

Sec. 9.5. FLOODWAY FRINGE OVERLAY DISTRICT.

(1) Permitted Uses. All uses within the Floodway Fringe Overlay District shall be permitted to the extent that they are not prohibited by any other ordinance or underlying zoning district and provided they meet applicable performance standards of the Floodway Fringe Overlay District.

(2) Performance Standards. All uses must be consistent with the need to minimize flood damage and shall meet the following applicable performance standards.

(a) All structures shall

(i) be adequately anchored to prevent flotation, collapse or lateral movement of the structure,

(ii) be constructed with materials and utility equipment resistant to flood damage, and

(iii) be constructed by methods and practices that minimize flood damage.

(b) Residential buildings. All new or substantially improved residential structures shall have the lowest floor, including basements, elevated a minimum of three (3) feet above the base flood elevation level. Construction shall be upon compacted fill which shall, at all points, be no lower than three (3) feet above the base flood elevation level and extend at such elevation at least 18 feet beyond the limits of any structure erected thereon. Alternate methods of elevating (such as piers) may be allowed, subject to favorable consideration by the Zoning Board of Adjustment and issuance of a Conditional Use Permit, where existing topography, street grades, or other factors preclude elevating by fill. In such cases, the methods used must be adequate to support the structure as well as withstand the various forces and hazards associated with flooding. All new residential buildings shall be provided with a means of access which will be passable by wheeled vehicles during the base flood elevation.

(c) Non-residential buildings. All new and substantially improved non-residential buildings shall have the lowest floor (including basement) elevated a minimum of three (3) feet above the base flood elevation level, or together with attendant utility and sanitary systems, be floodproofed to such a level. When floodproofing is utilized, a professional engineer licensed in the State of Iowa shall certify that the floodproofing methods used are adequate to withstand the flood depths, pressures, velocities, impact and uplift forces and other factors associated with the base flood elevation level, and that the structure, below the base flood

elevation level, is watertight with walls substantially impermeable to the passage of water. A record of the certification indicating the specific elevation to which any structures are floodproofed shall be maintained by the Flood Plain Administrator.

(d) Factory-built homes:

(i) Factory-built homes including those placed in existing factory-built home parks or subdivisions shall be anchored to resist flotation, collapse, or lateral movement.

(ii) Factory-built homes including those placed in existing factory-built home parks or subdivisions shall be elevated such that the permanent foundation of the structure is a minimum of three (3) feet above the base flood elevation.

(e) Utility and Sanitary Systems

(i) All new and replacement sanitary sewage systems shall be designed to minimize and eliminate infiltration of flood waters into the system as well as the discharge of effluent into flood waters. Wastewater treatment facilities shall be provided with a level of flood protection equal to or greater than three (3) feet above the base flood elevation.

(ii) On-site waste disposal systems shall be located or designed to avoid impairment to the system or contamination from the system during flooding.

(iii) New or replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system. Water supply treatment facilities shall be provided with a level of protection equal to or greater than three (3) feet above the base flood elevation.

(iv) Utilities such as gas or electrical systems shall be located and constructed to minimize or eliminate flood damage to the system and the risk associated with such flood damaged or impaired systems.

(f) Storage of materials and equipment that are flammable, explosive or injurious to human, animal or plant life is prohibited unless elevated a minimum of three (3) feet above the base flood elevation level. Other material and equipment must either be similarly elevated or (i) not be subject to major flood damage and be anchored to prevent movement due to flood waters or (ii) be readily removable from the area within the time available after flood warning.

(g) Flood control structural works such as levees and flood walls, shall provide, at a minimum, protection from a base flood elevation with a minimum of 3 ft. of design freeboard and shall provide for adequate interior drainage. In addition, structural flood control works shall be approved by the Department of Natural Resources.

(h) No use shall affect the capacity or conveyance of the channel or floodway of any tributary to the main stream, drainage ditch, or other drainage facility or system. In addition, the Department of Natural Resources must approve any alteration or relocation of any stream.

(i) Subdivisions (including factory-built home parks and subdivisions) shall be consistent with the need to minimize flood damages and shall have adequate drainage provided to reduce exposure to flood damage. Development associated with subdivision proposals shall meet the applicable performance standards. Subdivision proposals intended for residential development shall provide all lots with a means of vehicular access that will remain dry during occurrence of the base flood. Proposed subdivision plats greater than five (5) acres or fifty (50) lots (whichever is fewer) shall include base flood elevation data for those areas located within the Floodway, Floodway Fringe, or General Floodway Overlay Districts on the preliminary plat and final plat.

(j). Detached garages, sheds, and similar structures that are accessory to a residential use are exempt from the base flood elevation requirements. Exemption from the 100-year flood elevation requirements for such a structure may result in increased premium rates for flood insurance coverage of the structure and its contents. Such exemption is allowed only when the following criteria are satisfied.

(i) The structure shall be designed to have low flood damage potential. Its size shall not exceed 600 sq. ft. in size. Those portions of the structure located less than 3 feet above the BFE must be constructed of flood-resistant materials.

(ii) The structure shall be used solely for low flood damage potential purposes such as vehicle parking and limited storage. The structure shall not be used for human habitation.

(iii) The structure shall be constructed and placed on the building site so as to offer minimum resistance to the flow of floodwaters.

(iv) The structure shall be firmly anchored to resist flotation, collapse and lateral movement.

(v) The structure's service facilities such as electrical and heating equipment shall be elevated or floodproofed to at least three feet above the base flood elevation.

(vi) The structure's walls shall include openings that satisfy the provisions of Section 9.5 (2) (k) of this Ordinance.

~~(j) The exemption of detached garages, sheds, and similar structures from the current requirements for elevation may result in increased premium rates for insurance coverage of the structure and contents, however, said detached~~

~~garages, sheds, and similar accessory type structures are exempt from the current requirements for elevation when:~~

- ~~(i) The structure shall not be used for human habitation.~~
- ~~(ii) The structure shall be designed to have low flood damage potential.~~
- ~~(iii) The structure shall be constructed and placed on the building site so as to offer minimum resistance to the flow of floodwaters.~~
- ~~(iv) The structure shall be firmly anchored to prevent flotation which may result in damage to other structures.~~
- ~~(v) The structure's service facilities such as electrical and heating equipment shall be elevated or floodproofed to at least three (3) feet above the base flood elevation level.~~

(k) For all new and substantially improved structures:

(i) Fully enclosed areas below the "lowest floor" (not including basements) that are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a licensed professional engineer or meet or exceed the following minimum criteria:

a. A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided.

b. The bottom of all openings shall be no higher than one foot above grade.

c. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters. Such areas shall be used solely for parking of vehicles, building access, and low damage potential storage.

1. New and substantially improved structures must be designed (or modified) and adequately anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.

2. New and substantially improved structures must be constructed with electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.

(l) Recreational vehicles placed on sites within the Floodway Fringe Overlay District shall:

- (i) Be on the site for fewer than 180 consecutive days and
- (ii) Be fully licensed and ready for highway use. A recreational vehicle is ready for highway use if it is on its wheels or jacking system; is attached to the site only by disconnect type utilities and security devices, and has no permanent attached additions. Recreational vehicles that are located on the site for more than 180 consecutive days or are not ready for highway use must satisfy requirements of Section 9.5(d) of this Ordinance regarding anchoring and elevation of factory-built homes.

Sec. 9.6. GENERAL FLOOD PLAIN OVERLAY DISTRICT (FP).

(1) Permitted Uses. The following uses shall be permitted within the General Flood Plain Overlay District to the extent they are not prohibited by any other ordinance or underlying zoning district and provided they do not include placement of habitable structures, factory built homes, fill or other obstruction; the storage of materials or equipment; excavation; or alteration of a watercourse.

(a) Agricultural uses such as general farming, pasture, grazing, outdoor plant nurseries, horticulture, viticulture, truck farming, forestry, sod farming, and wild crop harvesting.

(b) Signs, billboards, utility transmission lines and pipelines.

(c) Private and public recreational uses such as golf courses, tennis courts, driving ranges, archery ranges, picnic grounds, boat launching ramps, swimming areas, parks, wildlife and nature preserves, game farms, fish hatcheries, shooting preserves, target ranges, trap and skeet ranges, hunting and fishing areas, hiking and horseback riding trails, and non-habitable structures accessory to them that meet the applicable performance standards of the Floodway Overlay District Performance Standards.

(d) Residential accessory uses such as lawns, gardens, and play areas.

(e) Grading, provided there is no change of surface topography of more than one foot and no fill is introduced into the Floodway.

(f) Such other open-space uses similar in nature to the above uses.

(g) Public infrastructure such as bridges; roads; trails; culverts; fill, excavation or grading; channel changes, relocations or placement of riprap or similar material; provided that any required permits from the Iowa Department of Natural Resources or Army Corps of Engineers have been approved. Such uses must also meet the applicable provisions of the Floodway Overlay District Performance Standards. This also includes any activity defined as maintenance under the nationwide permit issued by the Army Corps of Engineers.

(h) Government uses not subject to City zoning ordinances.

~~(a) Agricultural uses such as general farming, pasture, grazing, outdoor plant nurseries, horticulture, viticulture, truck farming, forestry, sod farming, and wild crop harvesting.~~

~~(b) Industrial-commercial uses such as loading areas, parking areas, airport landing strips.~~

~~(c) Private and public recreation uses such as golf courses, tennis courts, driving ranges, archery ranges, picnic grounds, boat launching ramps, swimming areas, parks, wildlife and nature preserves, game farms, fish hatcheries, shooting preserves, target ranges, trap and skeet ranges, hunting and fishing areas, hiking and horseback riding trails.~~

~~(d) Residential uses such as lawns, gardens, parking areas, and play areas.~~

(2) Conditional Uses. Any use which involves placement of structures, factory-built homes, fill or other obstructions; the storage of materials or equipment; excavation; or alteration of a watercourse may be allowed only upon issuance of a Conditional Use Permit by the Zoning Board of Adjustment as provided for in Section 9.7(3). All such uses shall be reviewed by the Department of Natural Resources to determine (i) whether the land involved is either wholly or partly within the floodway or floodway fringe and (ii) the base flood elevation level. The applicant shall be responsible for providing the Department of Natural Resources with sufficient technical information to make the determination.

(3) Performance Standards.

(a) All conditional uses, or portions thereof, to be located in the floodway as determined by the Department of Natural Resources shall meet the applicable provisions and standards of the Floodway Overlay District.

(b) All conditional uses, or portions thereof, to be located in the floodway fringe as determined by the Department of Natural Resources shall meet the applicable standards of the Floodway Fringe Overlay District.

Sec. 9.7. ADMINISTRATION.

(1) Appointment, Duties and Responsibilities of Flood Plain Administrator

(a) The Flood Plain Administrator (the Administrator) shall be the Director of the Department of Planning and Housing or his/her designee and shall administer and enforce this chapter and will herein be referred to as the Administrator.

(b) Duties and responsibilities of the Administrator shall include, but not necessarily be limited to, the following:

(i) Review all flood plain development permit applications to insure that the provisions of this chapter will be satisfied.

(ii) Review all flood plain development permit applications to insure that all necessary permits have been obtained from Federal, state or local governmental agencies.

- (iii) Record and maintain a record of:
 - a. the elevation (in relation to the appropriate vertical datum~~National Geodetic Vertical Datum NGVD29~~) of the lowest habitable floor of all new or substantially improved buildings or
 - b. the elevation to which new or substantially improved structures have been floodproofed.
- (iv) Notify adjacent communities and/or counties and the Department of Natural Resources prior to any proposed alteration or relocation of a watercourse and submit evidence of such notifications to the Federal Insurance Administrator.
- (v) Keep a record of all permits, appeals, variances and such other transactions and correspondence pertaining to the administration of this ordinance.
- (vi) Submit to the Federal Insurance Administrator any required report concerning the community's participation in the National Flood Insurance Program.
- (vii) Notify the Federal Insurance Administration of any annexations or Modifications to the community's boundaries.
- (viii) Review subdivision proposals to insure such proposals are consistent with the purpose of this ordinance and advise the City Council of potential conflicts.

(2) Flood Plain Development Permit.

- (a) Permit Required. A Flood Plain Development Permit issued by the Administrator shall be secured prior to initiation of any flood plain development. Development is defined in Section 9.11
- (b) Application for Permit. Application for a Flood Plain Development Permit shall be made on forms supplied by the Administrator and shall include the following information:
 - (i) Description of the work to be covered by the permit for which application is to be made.
 - (ii) Description of the land on which the proposed work is to be done (i.e., lot, block, tract, street address, or similar description) that will readily identify and locate the work to be done.
 - (iii) Identification of the use or occupancy for which the proposed work is intended.
 - (iv) The base flood elevation (BFE).
 - (v) Elevation of the lowest floor (including basement) of buildings or of the level to which a building is to be floodproofed.
 - (vi) For buildings being improved or rebuilt, the estimated cost of improvements and market value of the building prior to the improvements.

(vii) Such other information as the Administrator deems reasonably necessary for the purpose of this ordinance.

(viii) The required fee, as determined by the City Council, for any new construction, substantial improvement, or any development on any parcel which contains a portion of the Floodway.

(c) Action for Permit Application. The Administrator shall, within a reasonable time, make a determination as to whether the proposed flood plain development meets the applicable provisions and standards of this ordinance and shall approve or disapprove the application. For disapprovals, the applicant shall be informed, in writing, of the specific reasons therefore. The Administrator shall not issue permits for developments which need a Conditional Uses-Use Permit or Variances-Variance except as directed-approved by the Zoning Board of Adjustment or which needs a Major Site Development Plan except as approved by the City Council.

(d) Construction and Use to be as Provided in Application and Plans. Flood Plain Development Permits issued on the basis of approved plans and applications authorize only the use, arrangement, and construction set forth in such approved plans and applications and no other use, arrangement or construction. Any use, arrangement or construction other than that which is authorized shall be deemed a violation of this Ordinance and shall be punishable as provided in Section 9.9.

(e) The applicant shall be required to submit certification by a professional engineer or land surveyor, as appropriate, licensed in the State of Iowa, that the finished fill, building floor elevations, floodproofing, or other flood protection measures were accomplished in compliance with the provisions of this Ordinance, prior to the use or occupancy of any structure.

(3)...

[Sections 9.8 through 9.10 do not change]

Sec.9.11. DEFINITIONS

...

(23) Non-Habitable Structure. An accessory structure in which residential, commercial, or industrial activities do not routinely or regularly take place. Restrooms, storage, utility buildings, and concession stands are considered non-habitable structures.

Attachment B: Summary of Use Changes

Permitted Uses	Comment	Conditional Development Uses
Agricultural uses such as general farming, pasture, grazing, outdoor plant nurseries, horticulture, viticulture, truck farming, forestry, sod farming, and wild crop harvesting.	Same	
Industrial-commercial uses such as loading areas, parking areas, airport landing strips.	Amended and moved to Development	
Private and public recreational uses such as golf courses, tennis courts, driving ranges, archery ranges, picnic grounds, boat launching ramps, swimming areas, parks, wildlife and nature preserves, game farms, fish hatcheries, shooting preserves, target ranges, trap and skeet ranges, hunting and wildlife areas, hiking and horseback riding trails and non-habitable structures accessory to them that meet the applicable Floodway Overlay District Performance Standards	Amended	
Residential accessory uses such as lawns, gardens, parking areas and play areas.	Amended	
Such other open-space uses similar in nature to the above uses.	Same	
Public infrastructure such as bridges; roads; trails; culverts; fill, excavation or grading; channel changes, relocations or placement of riprap or similar material; provided that any required permits from the Iowa Department of Natural Resources or Army Corps of Engineers have been approved. Such uses must also meet the applicable provisions of the Floodway Overlay District Performance Standards. This also includes any activity defined as maintenance under the nationwide permit issued by the Army Corps of Engineers.	Same	
	Removed	Uses or structures accessory to open spaces
	Amended	Transient commercial uses such as circuses, carnivals, flea markets, and similar transient amusement enterprises
	Amended	Permanent commercial uses such as drive-in theaters, new and used car lots, roadside stands, signs and billboards
	Amended	Borrow pits, storm water detention and retention areas, and extraction of sand, gravel, and other materials
	Same	Marinas, boat rentals, docks, piers, wharves
	Amended and moved to Permitted	Utility Transmission lines, underground pipelines
	Same	Other uses similar in nature to uses described as permitted or listed conditional uses, which are consistent with the performance standards of Subsection (3) below and the general spirit and purpose of this ordinance.
Signs, billboards, utility transmission lines and pipelines	Amended and moved to Permitted	
	Amended and moved to Development	Accessory uses such as loading areas, driveways, and parking areas.
Government uses not subject to City zoning ordinances.	New	
Grading provided there is no change of surface topography of more than one foot and no fill is introduced into the Floodway	New	
	New	Grading in which the surface topography may be increased greater than one foot.

ORDINANCE NO.

AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF AMES, IOWA, BY REPEALING CHAPTER 9 AND ENACTING A NEW CHAPTER 9, FOR THE PURPOSE OF FLOOD PLAIN ZONING REGULATIONS; REPEALING ANY AND ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT TO THE EXTENT OF SUCH CONFLICT; PROVIDING A PENALTY AND ESTABLISHING AN EFFECTIVE DATE.

BE IT ENACTED, by the City Council for the City of Ames, Iowa, that:

Section One. The Municipal Code of the City of Ames, Iowa shall be and the same is hereby amended by repealing and enacting a new Chapter 9 as follows:

“Sec. 9.1. STATUTORY AUTHORIZATION, FINDINGS OF FACT, AND PURPOSE.

(1) Statutory Authorization. The legislature of the State of Iowa has, in Chapter 414 Code of Iowa, delegated the responsibility to cities to enact zoning regulations to secure safety from flood and to promote health and the general welfare.

(2) Findings of Fact.

(a) The flood hazard areas of Ames are subject to periodic inundation which can result in loss of life and property; health and safety hazards; disruption of commerce and governmental services; extraordinary public expenditures for flood protection and relief; and impairment of the tax base; all of which adversely affect the health, safety, and general welfare of the community.

(b) These flood losses, hazards and related adverse effects are caused by (i) the occupancy of flood hazard areas by uses vulnerable to flood damages which create hazardous conditions as a result of being inadequately elevated or otherwise protected from flood, and (ii) the cumulative effect of flood plain construction on flood flows, which causes increases in flood heights and flood water velocities.

(c) This ordinance relies upon engineering methodology for analyzing flood hazards which is consistent with the standards established by the Department of Natural Resources. This methodology consists of a series of interrelated steps including:

(i) Determination of flood magnitudes and the corresponding flood frequencies by statistical and engineering calculations which permits a consideration of such flood factors as expected frequency of occurrence, area inundated, and depth of inundation.

(ii) Calculation of water surface profiles based upon a hydraulic engineering analysis of the capability of the stream channel and overbank areas to convey flood flows.

(iii) Computation and delineation of a floodway, an area which must be reserved (with no additional obstructions) for conveyance of flood flows so that flood heights and velocities will not be substantially increased by future encroachment on the flood plain.

(3) Purpose. It is the purpose of this ordinance to promote the public health, safety, and general welfare by minimizing those flood losses described in Section 9.1(2) with provisions designed to:

(a) Reserve sufficient flood plain area for the conveyance of flood flows so that flood heights and velocities will not be increased by greater than one (1) foot.

(b) Restrict or prohibit uses which are dangerous to health, safety or property in times of flood or which cause excessive increases in flood heights or velocities.

(c) Require that uses vulnerable to floods, including public utilities which serve such uses, be protected against flood damage at the time of initial construction or substantial improvement.

(d) Protect individuals from buying lands which are unsuited for intended purposes because of flood hazard.

(e) Assure that eligibility to purchase flood insurance through the National Flood Insurance Program is maintained for property owners in the community.

Sec. 9.2. GENERAL PROVISIONS.

(1) Lands to Which Ordinance Applies. This ordinance shall apply to all lands within the jurisdiction of the City of Ames, Iowa, shown on the Official Flood Plain Zoning Map to be within the “Special Flood Hazard Areas Subject to Inundation by the 1% Annual Chance Flood”.

(2) **Establishment of Official Flood Plain Zoning Map.** The Story County, Iowa and Incorporated Areas Flood Insurance Rate Map (FIRM), City of Ames, Panels 19169C0135E, 140E, 141E, 142E, 155E, 161E, 162E, 164E, 168E, 170E, 276E and 277E, dated February 20, 2008 and Panels 137F, 139F, 143F, 144F, 163F, 256F and 257F, dated October 16, 2014, which were prepared as part of the Flood Insurance Study for Story County and digital FIRM equivalents are hereby adopted by reference and declared to be the Official Flood Plain Zoning Map.

(3) Rules for Interpretation of District Boundaries. The boundaries of the zoning district shall be determined by scaling distances on the Official Flood Plain Zoning Map. Where interpretation is needed as to the exact location of the boundaries of the district as shown on the Official Zoning Map, the Flood Plain Administrator shall make the necessary interpretation, provided however, that the Flood Plain Administrator may require the owner to provide a topographic survey of the land to assist in that interpretation. The person contesting the location of the district boundary shall be given a reasonable opportunity to present his or her case and submit technical evidence.

(4) Compliance. No structure or land shall hereafter be used and no structure shall be located, extended, converted or structurally altered without full compliance with the terms of this chapter and other applicable regulations which apply to uses within the jurisdiction of this ordinance.

(5) Abrogation and Greater Restrictions. It is not intended by this ordinance to repeal, abrogate or impair any existing easements, covenants, or deed restrictions. However, where this ordinance imposes greater restrictions, the provisions of this ordinance shall prevail. All other ordinances inconsistent with this ordinance are hereby repealed to the extent of the inconsistency only.

(6) Interpretation. In their interpretation and application, the provisions of this ordinance shall be held to be minimum requirements and shall be liberally construed in favor of the governing body and shall not be deemed a limitation or repeal of any other powers granted by State statutes.

(7) Warning and Disclaimer of Liability. The degree of flood protection required by this ordinance is considered reasonable for regulatory purposes and is based on engineering and scientific methods of study. Larger floods may occur on rare occasions. Flood heights may be increased by man-made or natural causes, such as ice jams and bridge openings restricted by debris. This ordinance does not imply that areas outside the flood plain districts or land uses permitted within such districts will be free from flooding or flood damages. This ordinance shall not create liability on the part of the City of Ames, Iowa, or any officer or employee thereof for any flood damages that result from reliance on this ordinance or any administrative decision lawfully made thereunder.

(8) Severability. If any section, clause, provision or portion of this ordinance is adjudged Unconstitutional or invalid by a court of competent jurisdiction, the remainder of this ordinance shall not be affected thereby.

Sec. 9.3. ESTABLISHMENT OF ZONING OVERLAY DISTRICTS.

The flood plain areas within the jurisdiction of this ordinance are hereby divided into the following zoning overlay districts:

(1) Floodway Overlay District - The Floodway Overlay District includes the areas shown as “Floodway Areas in Zone AE” on the Official Flood Plain Zoning Map

(2) Floodway Fringe Overlay District - The Floodway Fringe Overlay District includes the areas shown as “Zone AE excluding the Floodway Areas in Zone AE” on the Official Flood Plain Zoning Map.

(3) General Flood Plain Overlay District – The General Flood Plain Overlay District includes the areas shown as “Zone A” on the Official Flood Plain Zoning Map Within these districts, all uses not allowed as Permitted Uses or authorized as Conditional Uses are prohibited unless a use variance to the terms of this ordinance is granted after due consideration by the Zoning Board of Adjustment.

Sec. 9.4. FLOODWAY OVERLAY DISTRICT.

(1) Permitted Uses. The following uses shall be permitted within the Floodway Overlay District to the extent they are not prohibited by any other ordinance or underlying zoning district regulation, and provided they do not include placement of habitable structures, factory-built homes, fill or other obstruction the storage of materials or equipment, excavation, or alteration of a watercourse (except as needed for public infrastructure):

(a) Agricultural uses such as general farming, pasture, grazing, outdoor plant nurseries, horticulture, viticulture, truck farming, forestry, sod farming, and wild crop harvesting.

(b) Signs, billboards, utility transmission lines and pipelines.

(c) Private and public recreational uses such as golf courses, tennis courts, driving ranges, archery ranges, picnic grounds, boat launching ramps, swimming areas, parks, wildlife and nature preserves, game farms, fish hatcheries, shooting preserves, target ranges, trap and skeet ranges, hunting and fishing areas, hiking and horseback riding trails, and non-habitable structures accessory to them that meet the applicable Floodway Overlay District Performance Standards.

(d) Residential accessory uses such as lawns, gardens and play areas.

(e) Grading, provided there is no change of surface topography of more than one foot and no fill is introduced into the Floodway.

(f) Such other open-space uses similar in nature to the above uses.

(g) Public infrastructure such as bridges; roads; trails; culverts; fill, excavation or grading; channel changes, relocations or placement of riprap or similar material; provided that any required permits from the Iowa Department of Natural Resources or Army Corps of Engineers have been approved. Such uses must also meet the applicable provisions of the Floodway Overlay District Performance Standards. This also includes any activity defined as maintenance under the nationwide permit issued by the Army Corps of Engineers.

(h) Government uses not subject to City zoning ordinances.

(2) Development Uses. The following uses which involve structures (temporary or permanent), fill, or storage of materials or equipment may be permitted only upon issuance of a Major Site Development Plan as provided for in Section 29.1103. Such uses must also meet the applicable provisions of the Floodway Overlay District Performance Standards.

(a) Transient commercial uses such as circuses, carnivals, flea markets, and similar transient enterprises.

(b) Permanent commercial uses such as drive-in theaters, new and used car lots, and roadside stands.

(c) Borrow pits, storm water detention and retention areas, and extraction of sand, gravel, and other materials.

(d) Marinas, boat rentals, docks, piers, wharves.

(e) Accessory uses such as loading areas, driveways and parking areas.

(f) Grading, in which the surface topography may be increased greater than one foot.

(g) Other uses similar in nature to uses described as permitted uses or listed development uses, which are consistent with the performance standards of Subsection (3) below and the general spirit and purpose of this ordinance.

(3) Performance Standards. All Floodway Overlay District uses allowed as a Permitted or Development Use shall meet the following standards:

(a) No use shall be permitted in the Floodway Overlay District that would result in any Increase in the base flood elevation level. Consideration of the effects of any development on flood levels shall be based upon the assumption that an equal degree of development would be allowed for similarly situated lands. Evidence required will be a hydraulic study performed by a licensed professional engineer for the area of drainage involved.

(b) All uses within the Floodway Overlay District shall:

(i) Be consistent with the need to minimize flood damage.

(ii) Use construction methods and practices that will minimize and resist flood damage.

(iii) Use construction materials and utility equipment that are resistant to flood damage.

(c) No use shall affect the capacity or conveyance of the channel or floodway or any tributary to the main stream, drainage ditch, or any other drainage facility or system.

(d) Structures, buildings and sanitary and utility systems, if permitted, shall meet the applicable performance standards of the Floodway Fringe Overlay District and shall be constructed or aligned to present the minimum possible resistance to flood flows.

(e) Buildings, if permitted, shall have a low flood damage potential and shall not be for human habitation.

(f) Storage of materials or equipment that are buoyant, flammable, explosive or injurious to human, animal or plant life is prohibited. Storage of other material may be allowed if readily removable from the Floodway Overlay District within the time available after flood warning.

(g) Watercourse alterations or relocations (channel changes and modifications) must be designed to maintain the flood carrying capacity within the altered or relocated portion. In addition, such alterations or relocations must be approved by the Department of Natural Resources.

(h) Any fill allowed in the floodway must be shown to have some public beneficial purpose and shall be limited to the minimum amount necessary.

(i) Pipeline river or stream crossings shall be buried in the streambed and banks or otherwise sufficiently protected to prevent rupture due to channel degradation and meandering or due to the action of flood flows.

(j) It shall be the responsibility of adjacent property owners to maintain the location and carrying capacity of the floodway adjacent to their property.

Sec. 9.5. FLOODWAY FRINGE OVERLAY DISTRICT.

(1) Permitted Uses. All uses within the Floodway Fringe Overlay District shall be permitted to the extent that they are not prohibited by any other ordinance or underlying zoning district and provided they meet applicable performance standards of the Floodway Fringe Overlay District.

(2) Performance Standards. All uses must be consistent with the need to minimize flood damage and shall meet the following applicable performance standards.

(a) All structures shall

(i) be adequately anchored to prevent flotation, collapse or lateral movement of the structure,

(ii) be constructed with materials and utility equipment resistant to flood damage, and

(iii) be constructed by methods and practices that minimize flood damage.

(b) Residential buildings. All new or substantially improved residential structures shall have the lowest floor, including basements, elevated a minimum of three (3) feet above the base flood elevation level. Construction shall be upon compacted fill which shall, at all points, be no lower than three (3) feet above the base flood elevation level and extend at such elevation at least 18 feet beyond the limits of any structure erected thereon. Alternate methods of elevating (such as piers) may be allowed, subject to favorable consideration by the Zoning Board of Adjustment and issuance of a Conditional Use Permit, where existing topography, street grades, or other factors preclude elevating by fill. In such cases, the methods used must be adequate to support the structure as well as withstand the various forces and hazards associated with flooding. All new residential buildings shall be provided with a means of access which will be passable by wheeled vehicles during the base flood elevation.

(c) Non-residential buildings. All new and substantially improved non-residential buildings shall have the lowest floor (including basement) elevated a minimum of three (3) feet above the base flood elevation level, or together with attendant utility and sanitary systems, be floodproofed to such a level. When floodproofing is utilized, a professional engineer licensed in the State of Iowa shall certify that the floodproofing methods used are adequate to withstand the flood depths, pressures, velocities, impact and uplift forces and other factors associated with the base flood elevation level, and that the structure, below the base flood elevation level, is watertight with walls substantially impermeable to the passage of water. A record of the certification indicating the specific elevation to which any structures are floodproofed shall be maintained by the Flood Plain Administrator.

(d) Factory-built homes:

(i) Factory-built homes including those placed in existing factory-built home parks or subdivisions shall be anchored to resist flotation, collapse, or lateral movement.

(ii) Factory-built homes including those placed in existing factory-built home parks or subdivisions shall be elevated such that the permanent foundation of the structure is a minimum of three (3) feet above the base flood elevation.

(e) Utility and Sanitary Systems

(i) All new and replacement sanitary sewage systems shall be designed to minimize and eliminate infiltration of flood waters into the system as well as the discharge of effluent into flood waters. Wastewater treatment facilities shall be provided with a level of flood protection equal to or greater than three (3) feet above the base flood elevation.

(ii) On-site waste disposal systems shall be located or designed to avoid impairment to the system or contamination from the system during flooding.

(iii) New or replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system. Water supply treatment facilities shall be provided with a level of protection equal to or greater than three (3) feet above the base flood elevation.

(iv) Utilities such as gas or electrical systems shall be located and constructed to minimize or eliminate flood damage to the system and the risk associated with such flood damaged or impaired systems.

(f) Storage of materials and equipment that are flammable, explosive or injurious to human, animal or plant life is prohibited unless elevated a minimum of three (3) feet above the base flood elevation level. Other material and equipment must either be similarly elevated or (i) not be subject to major flood damage and be anchored to prevent movement due to flood waters or (ii) be readily removable from the area within the time available after flood warning.

(g) Flood control structural works such as levees and flood walls, shall provide, at a minimum, protection from a base flood elevation with a minimum of 3 ft. of design freeboard and shall provide for adequate interior drainage. In addition, structural flood control works shall be approved by the Department of Natural Resources.

(h) No use shall affect the capacity or conveyance of the channel or floodway of any tributary to the main stream, drainage ditch, or other drainage facility or system. In addition, the Department of Natural Resources must approve any alteration or relocation of any stream.

(i) Subdivisions (including factory-built home parks and subdivisions) shall be consistent with the need to minimize flood damages and shall have adequate drainage provided to reduce exposure to flood damage. Development associated with subdivision proposals shall meet the applicable performance standards. Subdivision proposals intended for residential development shall provide all lots with a means of vehicular access that will remain dry during occurrence of the base flood. Proposed subdivision plats greater than five (5) acres or fifty (50) lots (whichever is fewer) shall include base flood elevation data for those areas located within the Floodway, Floodway Fringe, or General Floodway Overlay Districts on the preliminary plat and final plat.

(j). Detached garages, sheds, and similar structures that are accessory to a residential use are exempt from the base flood elevation requirements. Exemption from the 100-year flood elevation requirements for such a structure may result in increased premium rates for flood insurance coverage of the structure and its contents. Such exemption is allowed only when the following criteria are satisfied.

(i) The structure shall be designed to have low flood damage potential. Its size shall not exceed 600 sq. ft. in size. Those portions of the structure located less than 3 feet above the BFE must be constructed of flood-resistant materials.

(ii) The structure shall be used solely for low flood damage potential purposes such as vehicle parking and limited storage. The structure shall not be used for human habitation.

(iii) The structure shall be constructed and placed on the building site so as to offer minimum resistance to the flow of floodwaters.

(iv) The structure shall be firmly anchored to resist flotation, collapse and lateral movement.

(v) The structure's service facilities such as electrical and heating equipment shall be elevated or floodproofed to at least three feet above the base flood elevation.

(vi) The structure's walls shall include openings that satisfy the provisions of Section 9.5 (2) (k) of this Ordinance.

(k) For all new and substantially improved structures:

(i) Fully enclosed areas below the "lowest floor" (not including basements) that are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a licensed professional engineer or meet or exceed the following minimum criteria:

a. A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided.

b. The bottom of all openings shall be no higher than one foot above grade.

c. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters. Such areas shall be used solely for parking of vehicles, building access, and low damage potential storage.

1. New and substantially improved structures must be designed (or modified) and adequately anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.

2. New and substantially improved structures must be constructed with electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.

(l) Recreational vehicles placed on sites within the Floodway Fringe Overlay District shall:

(i) Be on the site for fewer than 180 consecutive days and

(ii) Be fully licensed and ready for highway use. A recreational vehicle is ready for highway use if it is on its wheels or jacking system; is attached to the site only by disconnect type utilities and security devices, and has no permanent attached additions. Recreational vehicles that are located on the site for more than 180 consecutive days or are not ready for highway use must satisfy requirements of Section 9.5(d) of this Ordinance regarding anchoring and elevation of factory-built homes.

Sec. 9.6. GENERAL FLOOD PLAIN OVERLAY DISTRICT (FP).

(1) Permitted Uses. The following uses shall be permitted within the General Flood Plain Overlay District to the extent they are not prohibited by any other ordinance or underlying zoning district and provided they do not include placement of habitable structures, factory built homes, fill or other obstruction; the storage of materials or equipment; excavation; or alteration of a watercourse.

(a) Agricultural uses such as general farming, pasture, grazing, outdoor plant nurseries, horticulture, viticulture, truck farming, forestry, sod farming, and wild crop harvesting.

(b) Signs, billboards, utility transmission lines and pipelines.

(c) Private and public recreational uses such as golf courses, tennis courts, driving ranges, archery ranges, picnic grounds, boat launching ramps, swimming areas, parks, wildlife and nature preserves, game farms, fish hatcheries, shooting preserves, target ranges, trap and skeet ranges, hunting and fishing areas, hiking and horseback riding trails, and non-habitable structures accessory to them that meet the applicable performance standards of the Floodway Overlay District Performance Standards.

(d) Residential accessory uses such as lawns, gardens, and play areas.

(e) Grading, provided there is no change of surface topography of more than one foot and no fill is introduced into the Floodway.

(f) Such other open-space uses similar in nature to the above uses.

(g) Public infrastructure such as bridges; roads; trails; culverts; fill, excavation or grading; channel changes, relocations or placement of riprap or similar material; provided that any required permits from the Iowa Department of Natural Resources or Army Corps of Engineers have been approved. Such uses must also meet the

applicable provisions of the Floodway Overlay District Performance Standards. This also includes any activity defined as maintenance under the nationwide permit issued by the Army Corps of Engineers.

(h) Government uses not subject to City zoning ordinances.

(2) Conditional Uses. Any use which involves placement of structures, factory-built homes, fill or other obstructions; the storage of materials or equipment; excavation; or alteration of a watercourse may be allowed only upon issuance of a Conditional Use Permit by the Zoning Board of Adjustment as provided for in Section 9.7(3). All such uses shall be reviewed by the Department of Natural Resources to determine (i) whether the land involved is either wholly or partly within the floodway or floodway fringe and (ii) the base flood elevation level. The applicant shall be responsible for providing the Department of Natural Resources with sufficient technical information to make the determination.

(3) Performance Standards.

(a) All conditional uses, or portions thereof, to be located in the floodway as determined by the Department of Natural Resources shall meet the applicable provisions and standards of the Floodway Overlay District.

(b) All conditional uses, or portions thereof, to be located in the floodway fringe as determined by the Department of Natural Resources shall meet the applicable standards of the Floodway Fringe Overlay District.

Sec. 9.7. ADMINISTRATION.

(1) Appointment, Duties and Responsibilities of Flood Plain Administrator

(a) The Flood Plain Administrator (the Administrator) shall be the Director of the Department of Planning and Housing or his/her designee and shall administer and enforce this chapter and will herein be referred to as the Administrator.

(b) Duties and responsibilities of the Administrator shall include, but not necessarily be limited to, the following:

(i) Review all flood plain development permit applications to insure that the provisions of this chapter will be satisfied.

(ii) Review all flood plain development permit applications to insure that all necessary permits have been obtained from Federal, state or local governmental agencies.

(iii) Record and maintain a record of:

- a. the elevation (in relation to the appropriate vertical datum) of the lowest habitable floor of all new or substantially improved buildings or
- b. the elevation to which new or substantially improved structures have been floodproofed.

(iv) Notify adjacent communities and/or counties and the Department of Natural Resources prior to any proposed alteration or relocation of a watercourse and submit evidence of such notifications to the Federal Insurance Administrator.

(v) Keep a record of all permits, appeals, variances and such other transactions and correspondence pertaining to the administration of this ordinance.

(vi) Submit to the Federal Insurance Administrator any required report concerning the community's participation in the National Flood Insurance Program.

(vii) Notify the Federal Insurance Administration of any annexations or Modifications to the community's boundaries.

(viii) Review subdivision proposals to insure such proposals are consistent with the purpose of this ordinance and advise the City Council of potential conflicts.

(2) Flood Plain Development Permit.

(a) Permit Required. A Flood Plain Development Permit issued by the Administrator shall be secured prior to initiation of any flood plain development. Development is defined in Section 9.11

(b) Application for Permit. Application for a Flood Plain Development Permit shall be

made on forms supplied by the Administrator and shall include the following information:

(i) Description of the work to be covered by the permit for which application is to be made.

(ii) Description of the land on which the proposed work is to be done (i.e., lot, block, tract, street address, or similar description) that will readily identify and locate the work to be done.

(iii) Identification of the use or occupancy for which the proposed work is intended.

(iv) The base flood elevation (BFE).

(v) Elevation of the lowest floor (including basement) of buildings or of the level to which a building is to be floodproofed.

(vi) For buildings being improved or rebuilt, the estimated cost of improvements and market value of the building prior to the improvements.

(vii) Such other information as the Administrator deems reasonably necessary for the purpose of this ordinance.

(viii) The required fee, as determined by the City Council, for any new construction, substantial improvement, or any development on any parcel which contains a portion of the Floodway.

(c) Action for Permit Application. The Administrator shall, within a reasonable time, make a determination as to whether the proposed flood plain development meets the applicable provisions and standards of this ordinance and shall approve or disapprove the application. For disapprovals, the applicant shall be informed, in writing, of the specific reasons therefore. The Administrator shall not issue permits for developments which need a Conditional Use Permit or Variance except as approved by the Zoning Board of Adjustment or which need a Major Site Development Plan except as approved by the City Council.

(d) Construction and Use to be as Provided in Application and Plans. Flood Plain Development Permits issued on the basis of approved plans and applications authorize only the use, arrangement, and construction set forth in such approved plans and applications and no other use, arrangement or construction. Any use, arrangement or construction other than that which is authorized shall be deemed a violation of this Ordinance and shall be punishable as provided in Section 9.9.

(e) The applicant shall be required to submit certification by a professional engineer or land surveyor, as appropriate, licensed in the State of Iowa, that the finished fill, building floor elevations, floodproofing, or other flood protection measures were accomplished in compliance with the provisions of this Ordinance, prior to the use or occupancy of any structure.

Sec. 9.8. NONCONFORMING USES.

(1) In the Floodway Overlay District. When located in the Floodway Overlay District, a structure, or the use of a structure, or the use of land, which was lawful before July 16, 2004, but is not in conformity with the provisions of this ordinance, may be continued subject to the following conditions:

(a) No use shall be expanded or enlarged to cover more lot area, or changed to another use, unless that use is a permitted use.

(b) If any nonconforming use or structure incurs substantial damage of any origin or by any means, including floods, it shall not be reconstructed except in conformity with the provisions of this ordinance.

(c) If any nonconforming use or structure incurs damage, but not to the extent of substantial damage, from any origin or by any means, it may be restored to the condition in which it existed as a nonconforming use or structure prior to damage.

(d) Any nonconforming structure damaged by any origin to the extent that the cost of restoring the structure to its before damage condition would be less than fifty (50) percent of the market value of the structure before the damage occurred, may be rebuilt provided such rebuilding does not increase the intensity of use, as determined by the number of dwelling units (for residences) or floor area or ground coverage (for nonresidential uses), does not increase the nonconformity, complies with all other legal requirements, and is completed within 18 months from the time of damage.

(e) If a nonconforming use is discontinued for twelve (12) consecutive months, any future use of the buildings or premises shall conform to this ordinance.

(2) In the Floodway Fringe Overlay District. When located in the Floodway Fringe Overlay District, a structure, use of a structure or the use of land which was lawful before July 16, 2004, but is not in conformity with the provisions of this ordinance, may be continued subject to the following conditions:

(a) If any nonconforming use or structure incurs substantial damage of any origin or by any means, including floods, it shall not be reconstructed except in conformity with the provisions of this ordinance.

(b) If any nonconforming use or structure incurs damage, but not to the extent of substantial damage, of any origin or by any means, it may be restored to the condition in which it existed as a nonconforming use or structure prior to damage.

(c) Any nonconforming structure damaged by any origin to the extent that the cost of restoring the structure to its before damage condition would be less than fifty (50) percent of the market value of the structure before the damage occurred may be rebuilt provided such rebuilding does not increase the intensity of use, as determined by the number of dwelling units (for residences) or floor area or ground coverage (for nonresidential uses), does not increase the nonconformity, complies with all other legal requirements, and is completed within 18 months from the time of damage. If the cumulative value of improvements and work to the structure exceed the extent of 50% or more of the market value of the structure before the damage occurred, the lowest floor must be elevated to three (3) feet above the base flood elevation, or if the structure is a nonresidential structure, the lowest floor may be floodproofed in accordance with the requirements of Section 9.5(2) of this ordinance.

(d) If a nonconforming use is discontinued for twelve (12) consecutive months, any future use of the buildings or premises shall conform to this ordinance.

(3) In the General Flood Plain Overlay District. When located in the General Flood Plain Fringe Overlay District, a structure, use of a structure or the use of land which was lawful before July 16, 2004, but is not in conformity with the provisions of this ordinance, may be continued subject to the following conditions:

(a) No use shall be expanded or enlarged to cover more lot area, or changed to another use, unless that use is a permitted use.

(b) If any nonconforming use or structure incurs substantial damage of any origin or by any means, including floods, it shall not be reconstructed except in conformity with the provisions of this ordinance.

(c) If any nonconforming use or structure incurs damage, but not to the extent of substantial damage, from any origin or by any means, it may be restored to the condition in which it existed as a nonconforming use or structure prior to damage.

(d) Any nonconforming structure damaged by any origin to the extent that the cost of restoring the structure to its before damage condition would be less than fifty (50) percent of the market value of the structure before the damage occurred, may be rebuilt provided such rebuilding does not increase the intensity of use, as determined by the number of dwelling units (for residences) or floor area or ground coverage (for nonresidential uses), does not increase the nonconformity, complies with all other legal requirements, and is completed within 18 months from the time of damage.

(e) If a nonconforming use is discontinued for twelve (12) consecutive months, any future use of the buildings or premises shall conform to this ordinance.

Sec. 9.9. PENALTIES FOR OFFENSES PERTAINING TO FLOOD PLAIN ZONING.

A violation of any provision of Chapter 9, Flood Plain Zoning Regulations, shall be a municipal infraction punishable by a penalty of \$500 for a person's first violation thereof, and a penalty of \$750 for each repeat violation.

Sec. 9.10. AMENDMENTS.

The regulations, restrictions and boundaries set forth in this ordinance may from time to time be amended, supplemented, changed, or repealed as provided in Sections 414.4, 414.5, and 414.21, Code of Iowa, 1987 as amended. No amendment, supplement, change, or modification to this ordinance shall be undertaken without prior approval from the Department of Natural Resources.

Sec. 9.11. DEFINITIONS.

Unless specifically defined below, words or phrases in this chapter shall be interpreted so as to give the meaning they have in common usage and to give this chapter its most reasonable application.

(1) Base Flood. A flood having a one percent chance of being equaled or exceeded in any given year for a given area.

(2) Base Flood Elevation (BFE). The height to which the base flood is estimated to rise.

(3) Basement. Any area of the building having its floor subgrade (below ground level) on all sides.

(4) Development. Any man-made change to improved or unimproved real estate, including but not limited to building or other structures, mining, dredging, filling, grading, paving, excavation, drilling operations, storage of equipment or materials, or placement of factory-built homes. "Development" does not include "minor projects" or "routine maintenance of existing buildings and facilities" as defined in this section. It also does not include gardening, plowing, and similar practices that do not involve filling, grading, or excavating.

(Ord. 4197; 10-14-14)

(5) Existing Construction. Structures for which the "start of construction" commenced before January 28, 1980 (the effective date of the first flood plain management regulations adopted by the City of Ames). "Existing construction" may also be referred to as "existing structures".

(6) Existing Factory-built Home Park or Subdivision. A factory-built home park or subdivision for which the construction of facilities for servicing the lots on which the factory-built homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is complete before January 28, 1980 (the effective date of the first flood plain management regulations adopted by the City of Ames).

(7) Expansion of Existing Factory-built Home Park or Subdivision. The preparation of additional sites by the construction of facilities for servicing the lots on which the factory-built homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

(8) Factory-Built Home. A structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when attached to the required utilities.

(9) Factory-built Home Park or Subdivision. A parcel (or continuous parcels) of land divided into two or more factory-built home lots for rent or sale.

(10) Flood or Flooding. A general and temporary condition of partial or complete inundation of normally dry land areas from: (a) the overflow of inland or tidal waters; (b) the usual and rapid accumulation of runoff of surface waters from any source.

(11) Floodway. The channel of a river or stream and those portions of the flood plain adjoining the channel that are reasonably required to carry and discharge flood waters or flood flows so that confinement of flood flows to the floodway area will not cumulatively increase the water surface elevation of the base flood by more than one (1) foot.

(12) Floodway Fringe. That area of the floodplain, outside the floodway, that has a one percent chance of flood occurrence in any one year.

(13) Flood Insurance Rate Map (FIRM). An official map published as part of the Flood Insurance Study that delineates both the flood hazard boundaries and the risk premium zones applicable to the community.

(14) Flood Insurance Study. The official report provided by the Federal Emergency Management Agency. The report contains flood profiles, as well as the Flood Boundary-Floodway Map and the water surface elevation of the base flood.

(15) Flood plain. Any land area susceptible to being inundated by water from any source (see definition of flood).

(16) Floodproofing. A combination of structural provisions, changes, or adjustment to properties and structures subject to flooding primarily for the reduction or elimination of flood damages to properties, water and sanitary facilities, structures, and contents of buildings in a flood hazard area.

(17) Freeboard. A factor of safety usually expressed in feet above a flood level for purposes of floodplain management. Freeboard tends to compensate for the many unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood and floodway conditions, such as wave action, clogged bridge openings, and the hydrological effect of urbanization of the water shed.

(18) General Flood Plain. Area of the special flood hazard area for which the delineation of floodway and floodway fringe has not been determined.

(19) Historic Structure. A structure that is: (a) Listed individually in the National Register of Historic Places, maintained by the Department of Interior, or preliminarily determined by the Secretary of the Interior as meeting the requirement for individual listing on the National Register; (b) Certified or preliminarily determined by the Secretary of Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as registered historic district; (c) Individually listed on a state inventory of historic places or landmarks; (d) Individually listed on a local inventory of historic places or landmarks; or (e) Identified as contributing or compatible within a local historic district.

(20) Lowest Floor. The floor of the lowest enclosed area in a building including a basement except when all the following criteria are met: (a) The enclosed area is designed to flood to equalize hydrostatic pressure during floods with walls or openings that satisfy the provisions of Section V B4(a) of this Ordinance; (b) The enclosed area is unfinished (not carpeted, drywalled, etc.) and used solely for low damage potential uses such as building access, parking or storage; (c) Machinery and service facilities (e.g., hot water heater, furnace, electrical service) contained in the enclosed area are located at least one (1) foot above the 100-year flood level; and (d) The enclosed area is not a "basement" as defined in this section.

(21) Minor Project. Small development activities (except for filling, grading and excavating) valued at less than \$500.

(Ord. No. 4197; 10-14-14)

(22) New Construction. For flood plain management purposes, "new construction" means structures for which the start of construction commenced on or after January 28, 1980 (the effective date of the flood plain management regulation adopted by the City of Ames) and includes any subsequent improvements to such structure.

(23) Non-Habitable Structure. An accessory structure in which residential, commercial, or industrial activities do not routinely or regularly take place. Restrooms, storage, utility buildings, and concession stands are considered non-habitable structures.

(24) Overlay District. A zoning district in which additional requirements act in conjunction with a base zoning district and/or other overlay districts.

(25) Recreational Vehicle. A vehicle which is (a) build on a chassis; (b) 400 square feet or less when measured at the largest horizontal projections; (c) designed to be self propelled or towable; and (d) designed primarily as temporary quarters for recreational, camping travel or seasonal use and not for use as a permanent dwelling.

(26) Routine Maintenance of Existing Buildings and Facilities. Repairs necessary to keep a structure in a safe and habitable condition that do not trigger a building permit, provided they are not associated with a general improvement of the structure or repair of a damaged structure. Such repairs include:

(a) Normal maintenance of structures such as re-roofing, replacing roofing tiles and replacing siding;

(b) Exterior and interior painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work;

(c) Basement sealing;

(d) Repairing or replacing damaged or broken window panes;

(e) Repairing plumbing systems, electrical systems, heating or air conditioning systems and repairing wells or septic systems.

(Ord. No. 4197, 10-14-14)

(27) Special Flood Hazard Area. The land in the flood plain within a community subject to one percent or greater chance of flooding in any given year.

(28) Start of Construction. The date the building permit was issued, provided the actual start of

construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within 180 days of the permit date. The actual start means the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundation or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not the alteration affects the external dimensions of the building.

(29) **Structure.** Anything constructed or erected on the ground or attached to the ground including, but without limiting the generality of the foregoing: buildings, factories, sheds, cabins, mobile homes, manufactured homes, other similar items, and walled and roofed buildings, including gas or liquid storage tanks that are principally above ground.

(30) **Substantial Damage.** Damage of any origin sustained by a structure whereby the cost of restoring the structure to its condition before the damage occurred would equal or exceed 50 percent of the market value of the structure before the damage occurred.

(31) **Substantial Improvement.** Any improvement to a structure which satisfies either of the following criteria: (a) Any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds fifty (50) percent of the market value of the structure either (i) before the "start of construction" of the improvement, or (ii) if the structure has been "substantially damaged" and is being restored, before the damage occurred. The term does not, however, include any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions. The term also does not include any alteration of an "historic structure", provided the alteration will not preclude the structure's designation as an "historic structure"; or (b) Any addition which increases the original floor area of a building by 25 percent or more. All additions constructed after the effective date of the flood plain management regulations adopted by the community shall be added to any proposed addition in determining whether the total increase in original floor space would exceed 25 percent.

(32) **Variance.** A grant of relief by a community from the terms of the flood plain management regulations.

(33) **Violation.** The failure of a structure or other development to be fully compliant with the community's flood plain management regulations."

(Ord. No. 4007, 09-22-09)

Section Two. Violation of the provisions of this ordinance shall constitute a municipal infraction punishable as set out by law.

Section Three. All ordinances, or parts of ordinances, in conflict herewith are hereby repealed to the extent of such conflict, if any.

Section Four. This ordinance shall be in full force and effect from and after its passage and publication as required by law.

Passed this _____ day of _____, _____.

Diane R. Voss, City Clerk

Ann H. Campbell, Mayor

COUNCIL ACTION FORM

SUBJECT: WATER POLLUTION CONTROL FACILITY 3-YEAR BIOSOLIDS HAULING PROJECT

BACKGROUND:

The City of Ames Water Pollution Control Facility (WPCF) produces approximately 30,000 gallons of Class II biosolids each day. Throughout the year, biosolids are stored in the facility's biosolids storage lagoon and secondary digester and ultimately disposed of by land application as fertilizer on City-owned farm ground directly adjacent to the WPCF. The bulk of the land application occurs in the fall after crops have been harvested; however, some land application is performed throughout the year to maintain adequate storage capacity. Primary hauling in the fall is conducted by a contracted hauler and periodic hauling throughout the year is performed by City staff.

The current three-year Biosolids Hauling contract expires on June 30, 2016. On February 9, 2016, a request for proposals was issued for a new three-year biosolids hauling contract. On Thursday, March 31, 2016, two bid submittals were received.

Bidders	Mobilization/ Demobilization	Unit Price per Gallon Bid	Total Bid for 2,500,000 gallons
Nutri-Ject Systems, Inc.	\$2,500.00	\$0.018530	\$48,825.00
Midwest Injection, Inc.	\$25,000.00	\$0.060000	\$175,000.00

Nutri-Ject System, Inc. of Hudson, Iowa, was determined to be the lowest responsible, responsive bidder. Nutri-Ject Systems, Inc. completed the WPCF's previous biosolids hauling and disposal project to staff's satisfaction. The prices listed above are for the 2016/17 fiscal year. Modest increases based on the Construction Cost Index are built into the second and third years of the contract. The current operating budget includes \$100,000 for this work.

The work was bid on a unit price basis, as the exact number of gallons disposed may vary from year to year. Because the work takes place in a very short window each fall, staff is recommending that the award include a "not to exceed" cap that would allow up to a 25% increase in quantities without the need to suspend work to obtain change order approval from Council to adjust quantities.

ALTERNATIVES:

1. Award the FY 2016/17 contract for biosolids disposal to Nutri-Ject Systems, Inc. of Hudson, Iowa with reimbursement based on the unit prices bid of \$2,500.00 lump sum for mobilization/demobilization, \$0.018530 per gallon for annual biosolids hauling operations with the total contract amount not to exceed \$60,406.25 with actual reimbursement based on the unit prices bid and actual quantify of solids disposed.
2. Receive bids and do not award a contract at this time.
3. Do not award a contract for biosolids hauling and direct staff to purchase the additional equipment necessary to perform the work with City staff.

MANAGER'S RECOMMENDED ACTION:

Disposal of biosolids at the WPC Facility is necessary for uninterrupted operation of the facility and continued compliance with the facility's NPDES permit. Bids were opened on March 31, and Nutri-Ject Systems, Inc. was the low bidder. Nutri-Ject System, Inc. has demonstrated their ability to complete the work under this project by successfully completing prior biosolids hauling work for the City of Ames.

Therefore it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as described above.

COUNCIL ACTION FORM

SUBJECT: REPORT OF BIDS FOR 2016 SKATE PARK RENOVATION PROJECT

BACKGROUND:

This project is to make needed repairs to the Skate Park and to add additional features as funds allow. The base bid included repairing and/or replacing concrete sections, sealing cracks, repairing coping, filling popouts, and adding two additional skate elements. These two elements include an LA Highbank on the west side of the park and a five-foot Floating Ramp on the northwest corner. Alternate 1 adds a five-foot Floating Ramp to the southwest corner of the park, while Alternate 2 adds a twelve-foot Grind Edge to the east side.

Within the FY 2013/14 Capital Improvements Plan, \$75,000 was appropriated to replace concrete sections at the skate park. Initial cost estimates from a local consultant suggested that costs would exceed the appropriated CIP amount. As a result of that new information, an additional \$30,000 was added to the project to ensure all recommended repairs were completed, for a total project budget of \$105,000.

American Ramp Company (ARC) was hired and conducted a public input session with users in FY 2014/15 to gain feedback regarding issues, concerns, and what skating elements should be added to the park. **ARC estimated the total project cost to be \$115,790 which included the base bid, Alternates 1 & 2, and design fees.**

Bid Specifications and Drawings were sent out to nine firms specializing in skate park repair and construction. Only one bid was received for the project:

Bidder	Base Bid	Alternate #1	Alternate #2	Total Bid with Alternates
Spohn Ranch	\$141,475.46	\$5,292.76	\$2,982.15	\$149,750.37

If the design fee cost of \$10,000 is added to the total bid for repairs and new elements of \$149,750.37, this brings the total project cost to nearly \$160,000. In order to complete the base bid and Alternates 1 & 2, an additional \$54,750.37 would be needed.

Since bids were opened on March 30 and were higher than expected, staff has not had sufficient time to determine if additional funding is available to move forward with this project or if the plans and specifications should be changed and rebid. Staff also desires to contact the non-bidding companies to gain insights as to why they did not submit bids and to see if there is anything that should be changed in the plans and specifications.

ALTERNATIVES:

1. Accept the report of bids for the Skate Park Renovation Project, but do not award a contract at this time.

This delay will allow staff time to determine if rebidding the project is a viable option, as well as to examine in greater detail other CIP projects and determine if additional funding is available.

2. Reject all bids.

MANAGER'S RECOMMENDED ACTION:

The proposed project will address needed repairs and add additional skating elements to a well-used facility in the park system. Completing the entire project including Alternates 1 and 2 would add uniqueness to the Skate Park and demonstrate to users that the City is continually committed to providing excellent parks and facilities. However, staff needs additional time to determine if the project should be rebid and to review other CIP projects to determine if additional funding is available.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as described above.

COUNCIL ACTION FORM

SUBJECT: 2015/16 AIRPORT IMPROVEMENTS (TAXIWAY A REHABILITATION)

BACKGROUND:

This project is identified in the 2015/16 Capital Improvements Plan under the Airport Improvements Program. The project will remove and replace a small portion of Taxiway A (along Runway 1-19) that has failed. A State of Iowa Aviation funding grant for \$150,000 was approved and accepted by City Council on September 9, 2015.

On Wednesday, April 6, 2016, bids were received as follows:

<u>Bidder</u>	<u>Base Bid</u>	<u>Bid Alt No.1</u>	<u>Bid Alt No.2</u>	<u>Total</u>
Engineer's Estimate	\$160,171	\$ 18,080	\$ 7,272	\$185,523
Absolute Concrete	\$196,221.25	\$35,350.00	\$12,120.00	\$243,691.25
Con-Struct, Inc.	\$209,024.00	\$39,010.00	\$12,120.00	\$261,024.00
Harland Concrete	\$217,682.35	\$64,770.00	\$7,756.80	\$290,209.15

The bid alternates were for additional engineering features above and beyond the minimum standards that may help to extend pavement life. Bid alternate No. 1 was for subdrain, and Bid alternate No. 2 was for geotextile material that helps strength the overall pavement section. These items may be added to a project if and when the budget allows.

The discrepancy between the base bids and the engineer's estimate was caused primarily by a higher than estimated unit cost for pavement removal. When the estimated \$26,000 for design/construction inspection is added to the low base bid construction amount, the total estimated project cost is \$222,221.25.

This project is funded in the 2015/16 Capital Improvements Plan at \$222,000 with \$150,000 in State aviation grand funding and \$72,000 in Airport Construction Funds. The state's funding amount is the maximum available per project, which would create a significant funding shortfall if the add alternates were accepted. **Therefore, it is recommended that both bid alternates No. 1 and No. 2 be rejected, and that the Council only accept the base bid.** The remaining shortfall, estimated at just over \$200, will come from the unobligated balance of the Airport Construction Fund.

ALTERNATIVES:

- 1a. Accept the report of bids for the 2015/16 Airport Improvements (Taxiway A Rehabilitation).
- b. Approve the final plans and specifications for the 2015/16 Airport Improvements (Taxiway A Rehabilitation).

- c. Award the 2015/16 Airport Improvements (Taxiway A Rehabilitation) base bid to Absolute Concrete of Slater, Iowa in the amount of \$196,221.25.
2. Reject the bids and direct staff to delay the project.

MANAGER'S RECOMMENDED ACTION:

By awarding this contract, the City will move forward with the rehabilitation of a small failed portion of Taxiway A along Runway 1-19. This will help ensure the ongoing high safety standards and quality of the facility currently seen at our airport.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as shown above.

COUNCIL ACTION FORM

SUBJECT: REZONE FROM A (AGRICULTURAL) TO FS-RL (SUBURBAN RESIDENTIAL LOW DENSITY) AND FS-RM (SUBURBAN RESIDENTIAL MEDIUM DENSITY) WITH A MASTER PLAN AT 896 S. 500TH AVENUE (CRANE FARM)

BACKGROUND:

The property owners, GW Land Holdings LLC, are requesting rezoning of the 52.36 acre property addressed at 896 S. 500th Avenue. This property is located on the north side of US 30, west of South Dakota Avenue at the west terminus of Mortensen Road (See Attachment A Location Map). The property owners seek rezoning in order to develop the site for a residential subdivision that will include an extension of Mortensen Road, single-family detached and single family attached homes north of Mortensen Road, and medium-density apartments located south of the Mortensen Road extension. The request is to change the zoning from Agriculture to approximately 22 gross acres of Suburban Residential Low Density (FS-RL) and 30 gross acres to Suburban Residential Medium Density (FS-RM). (See Attachment D, Proposed Zoning; Attachment E, Master Plan; and Attachment F, Rezoning Plat) The developer's Master Plan indicates a net developable acreage of 14.15 acres for FS-RL and 22.44 acres for FS-RM, as well as approximately 3.5 acres of open space. (See Attachment E, Master Plan)

The property was annexed by the City on December 22, 2015. Before annexation, the Ames Urban Fringe Plan designated this property for Urban Residential land use and as being within the Southwest Allowable Growth Area. Upon annexation, the property was designated as Village/Suburban Residential on the Land Use Policy Plan (LUPP) map consistent with its identification as a "New Lands" area. (See Attachment B, Land Use Policy Plan Map) The project site is also within the Southwest 1 Incentivized Growth Area where the City Council may consider financial assistance for oversizing of public facilities. (See page 13 of addendum)

The FS-RL and FS-RM zoning districts are zoning options that are consistent with the Village Suburban land use designation. **Ultimately, development of the site will require approval of a major subdivision for creation of the lots and layout of streets and major site development plan(s) for the proposed apartments.** The Developer desires to start construction this summer on the multi-year phased project, and projects a 3 to 5 year build-out of the full site.

The Zoning Ordinance requires that a Master Plan be submitted as part of a rezoning petition for property with the FS zoning designation. A Master Plan provides a broad view of the development concept by describing the intended uses, building types, access points, and protected areas. Approval of rezoning with a Master Plan binds subsequent development to the details included within the Master Plan. The proposed Master Plan includes:

1. FS-RL zoning for a 14.15 net acre portion of the site located north of the proposed Mortensen Road extension for development of 55 single-family attached and detached dwelling units. Total development density calculated within the FS-RL zone is 3.90 units per net acre, which meets the minimum density requirement of 3.75 dwelling units and will not exceed the maximum 10 units per acre. Conformance to the minimum density requirement would yield 53 homes.
2. FS-RM zoning for a 22.55 net acre portion of the site located south of the proposed Mortensen Road extension for development of 352 apartments with units ranging from 1 to 4 bedrooms for a total of 801 beds. Note that bedrooms are not directly controlled by density standards, only the units are counted towards density. Total development density within the FS-RM zone is 15.60 units per net acre, which meets the minimum density requirement of 10 dwelling units and will not exceed the maximum 22.31 units per acre. Conformance to minimum density would require a minimum of 223 apartments.
3. The Master Plan identifies a 3.2 acre area as green space to account for a current pond that exists on the site. Additional open space will be added to the plan during subdivision review to conform to the 10% open space requirement of FS zoning and to meet the City's storm water control requirements.
4. A central transportation corridor with the extension of Mortensen Road on an east-west alignment through the site, which will provide facilities for motor vehicles, pedestrians and bicycles. Mortenson Road would be extended as a collector/minor arterial street through this project, and the connection to 500th Avenue would occur with later development. The Mortenson Road extension will also include a shared use path along the roadway.
5. An additional access point with the extension of Wilder Avenue to Mortensen Road. A future street access point to the north at the west end of the site is also planned.

The attached addendum includes a full description of the Master Plan and analysis of the rezoning proposal, including conformance to the LUPP policies for "New Lands" with the housing mix of single family and multi-family. The addendum also addresses known infrastructure issues relating to sanitary sewer, traffic, and CyRide. Additionally, the Apartment Development "RH" Checklist is attached for review of the proposed FS-RM component of the project.

Staff believes that the request in general conforms to the LUPP goals and policies, with a belief that the third phase of FS-RM proposed at the west end of the site could be developed with either multi-family or single-family housing options rather than exclusively as apartments as shown on the Master Plan. **A key component of the apartment proposal is the diversity in apartment unit types with a mix of bedrooms and amenities that will meet a broad market need for rental housing options that are not focused on student housing based floor plans in the first phase of development.**

With regards to the details of the Master Plan, staff concludes that it appropriately identifies developable and undeveloped areas, range of uses and residential unit types consistent with the proposed FS-RL and FS-RM zoning district. To conform to the overall intent of the Master Plan and rezoning, staff recommends all of the following stipulations to the Master Plan as part of this rezoning:

- a. Evaluate future development within the FS-RM zoned component as meeting overall minimum density with development of a minimum of 223 dwelling units, rather than each phase of development required to meet minimum density requirements; and
- b. Modify the FS-RM description of apartments to be a range or as a maximum number of dwelling units described per phase; and
- c. Accept the proposed mix of apartments in the Phase One and Phase Two development areas of the Master Plan with the unit types and bedrooms mixes as depicted in the table on the Master Plan; and
- d. Modify the description of the Phase Three development area of the Master Plan to allow for a full range of housing types allowed with FS-RM, to include Single Family Detached, Single-Family Attached, and Multi-Family Apartment housing types with a maximum density of 11 units per acre; and
- e. Modify the description of the FS-RL area north of the proposed Mortenson Road to be a range of units based upon minimum density of 3.75 units per net acre and add a 10% margin to the proposed 55 units to account for variability in final subdivision design. This would be stated as a range of density for single-family homes between 50 and 60 dwelling units; and
- f. Add a phasing note that development will occur contemporaneously with the extension of Mortenson Road and the development of single-family homes along with the multi-family development.

At the time of rezoning the City assesses the conformance of a project to the land use goals of the City and reviews the infrastructure demands associated with the eventual development of that property. Although preliminary analysis of traffic conditions and sanitary sewer capacity showed the ability for the project to meet City standards, staff was recently alerted that final verification of sanitary sewer capacity is not complete by the City engineering consultant. The City is in the midst of an overall assessment of its sanitary sewer system and has been working with a consultant to create a model of the system to verify system capacity. At this point, the subject property and other developments in west Ames are awaiting the outcomes of the sanitary sewer modeling.

Public Works staff expects modeling results to be available in approximately two weeks. Due to the uncertainty related to sanitary sewer capacity, staff has drafted an alternative to hold the public hearing on rezoning of the property on April 12th, but to delay approval of the rezoning ordinance until Public Works staff has verified appropriate sewer capacity. The developer is aware of this potential delay and has indicated a likelihood

that they would request waiving of the future second and third readings to allow for the project to stay on track with their timeline once the sewer issue is resolved. (Developer Letter Attachment I)

The applicant completed a traffic study for this property. In general the study found that roadways operate in a manner consistent with the projections of the Long Range Transportation Plan and standards of the City for intersection level of service. The exception is for the long term cumulative condition of traffic levels at Lincoln Way and 500th Avenue that will have additional traffic once Mortenson Road is extended through to 500th Avenue. Staff believes the traffic study identifies that the development of the site should share in proportional cost of a future improvement. Staff will review the study findings further and consider how best to mitigate this potential impact at the time a Preliminary Plat is reviewed for the site.

The Planning and Zoning Commission reviewed this request at its March 16th meeting. The Commission recommended approval of the requested rezoning with the Master Plan submitted by the applicant, subject to the previously noted conditions.

ALTERNATIVES:

1. With information still needed regarding the evaluation of the City's sanitary sewer model from the consultant, the City Council can hold the public hearing on the project, and defer passage of first reading of the ordinance until such information is provided and reviewed by staff and the Council.

Choosing this alternative will allow for the City to make a determination on the capacity of the existing sanitary sewer system prior to first reading of a rezoning ordinance for the proposed project.

2. The City Council can approve the request for rezoning from Agriculture to Suburban Residential Low Density (FS-RL) and Suburban Residential Medium Density (FS-RM) with the attached Master Plan, and the following stipulations to be incorporated into the zoning agreement that accompanies the Master Plan:
 - a. Evaluate future development within the FS-RM zoned component as meeting overall minimum density with development of a minimum of 223 dwelling units, rather than each phase of development required to meet minimum density requirements; and
 - b. Modify the FS-RM description of apartments to be a range or as a maximum number of dwelling units described per phase; and
 - c. Accept the proposed mix of apartments in the Phase One and Phase Two development areas of the Master Plan with the unit types and bedrooms mixes as depicted in the table on the Master Plan; and
 - d. Modify the description of the Phase Three development area of the Master Plan to allow for a full range of housing types allowed with FS-RM, to include Single

Family Detached, Single-Family Attached, and Multi-Family Apartment housing types with a maximum density of 11 units per acre; and

- e. Modify the description of the FS-RL area north of the proposed Mortenson Road to be a range of units based upon minimum density of 3.75 units per net acre and add a 10% margin to the proposed 55 units to account for variability in final subdivision design. This would be stated as a range of density for single-family homes between 50 and 60 dwelling units; and
 - f. Add a phasing note that development will occur contemporaneously with the extension of Mortenson Road and the development of single-family homes along with the multi-family development.
3. The City Council can approve the request for rezoning from Agriculture to Suburban Residential Low Density (FS-RL) and Suburban Residential Medium Density (FS-RM) with modified conditions.
 4. The City Council can deny the request for rezoning from Agriculture to Suburban Residential Low Density (FS-RL) and Suburban Residential Medium Density (FS-RM) with the attached Master Plan if the Council finds that the City's regulations and policies are not met.
 5. The City Council can defer action on this request and refer it back to City staff and/or the applicant for additional information.

CITY MANAGERS RECOMMENDED ACTION:

The proposed development is within a defined growth area of the City and supported for development by the Land Use Policy Plan. The most significant land use policy issue for the proposed rezoning is the mix of housing types. The developer believes their proposed mix of development with a split of multi-family and single-family housing fits the market demands of the community and the attributes of the site that take into account the Mortenson Road extension and Highway 30 proximity.

Staff's evaluation of housing needs has included the context of this 52 acre site within the broader 120 acres of developable area between Highway 30 and Lincoln Way and apartment development proposals throughout the City. Staff believes that a significant amount of the area can be rezoned to FS-RM when considering all of the factors described in the addendum. In reaching this conclusion, there are two qualifiers. The first being that by providing for up to 30 gross (20 net acres) of land for multi-family housing in this 120-acre Southwest I area, that the remaining area should clearly be planned as single-family development with only minor allowances for some commercial or attached single-family near Lincoln Way. Further development of apartments would not be anticipated for the remaining area based upon the City's desire and need for single family areas to balance out housing options across the City.

Additionally, while many factors favor locating FS-RM along the south half the site (e.g. separation from existing single family, adjacency and transition use to the highway),

staff believes the merits of this rational begin to diminish as the land extends west for the later development phases. Highway adjacency alone should not dictate apartments as the only housing option. Staff believes there needs to be flexibility for the western most 8 acres of FS-RM that it could be single-family or multi-family homes because of concerns about apartment needs for the community overall, location of the third phase, and general desire for single-family home options. With this adjustment to the Master Plan for Phase Three, the ultimate disposition of the housing types would be determined based upon the housing needs of the city at the time of development of Phase 3. By rezoning it FS-RM with a full range of housing types, it indicates the policy of supporting a wider mix of housing options than only apartments for the last phase.

As noted above, staff has not been able to verify sanitary sewer capacity for service of this area. The modeling takes into account existing conditions and the planned growth for the area. The Public Works Department believes they will have modeling results within two weeks to have a better understanding of the future infrastructure issues for west Ames.

Therefore, it is the recommendation of the City Manager that the City Council act in accordance with Alternative #1, which is that the City Council hold the public hearing on the rezoning with Master Plan request, but not act on first passage of the ordinance until information is received regarding modeling of the sanitary sewer conditions.

ADDENDUM

Existing Land Use Policy Plan. Prior to annexation of the property, the Land Use Policy Plan (LUPP) identified these parcels within the “Southwest I Allowable Growth Area” and designated as Urban Residential. Upon annexation which was approved by City Council on December 22, 2015 the property was designated as “Village/Suburban Residential”, allowing for a broad range of residential development types. Areas annexed to the City are also categorized as New Lands within the LUPP.

Existing Uses of Land. Land uses that occupy the subject property and other surrounding properties are described in the following table:

Direction from Subject Property	Existing Land Uses
Subject Property	Farmland
North	Farmland and Single Family Homes
East	Single-Family Homes and Apartments
South	Highway 30 and Farmland/Homesteads
West	Farmland/Homesteads

Existing Zoning. The land was automatically zoned as Agricultural upon annexation. The site is bounded to the south by Highway 30 and to the west by County Line Road (S. 500th Avenue). Property to the east of the subject site is zoned Residential Low Density (RL) north of Mortensen Road and Residential High Density (RH) south of Mortensen Road. The property to the north is zoned Residential Low Density (RL). (See Attachment C)

The developers on the project are seeking rezoning to FS-RL and FS-RM which are both supported residential zoning designations under the Village/Suburban Residential Land Use designation. The proposed area for rezoning to FS-RL and FS-RM is reflected in Attachment D. Other zoning options the developer could seek are Village or a Planned Residential Development.

Proposed Floating Suburban Zoning. The applicant has requested FS zoning as an alternative to Village Residential Zoning as describe within the LUPP. FS zoning is an option that may be selected by an applicant to create a more homogenous development type as compared to the heterogeneous development pattern of Village Residential. With FS zoning there is an option for Residential Low or Residential Medium density zoning. FS-RL zoning allows for either single family attached or single family detached housing within the same zoning district.

Development within FS-RL zoning must reach a minimum density of 3.75 units per net acre and not exceed 10 units per net acre. FS-RM zoning allows for multi-family housing types at a medium-density range. Allowed uses are Independent Senior Living, apartments within buildings of 12 units or less, and attached single-family homes. **Development within the FS-RM zoning district must achieve a minimum**

density of 10 units per net acre and shall not exceed 22.31 units per net acre. The 12 unit building size limit of FS-RM is a key design component and distinction between High Density Residential zoning districts. Additionally, blending of net density between the FS zoning districts is not permitted as each FS type must stand on its own.

When considering the needs for multi-family dwelling types there are a number of factors to consider. The City has adopted a policy to evaluate all apartment development requests with the RH matrix (Attachment H), which addresses service levels and compatibility of the higher density uses with their surroundings. Another question to consider is the market need for multi-family and how does a request compare to the housing policies of the City and distribution of opportunities across the City. The LUPP describes apartment housing in New Lands as being accommodated through smaller building types at lower densities than the developments found within the core of the City and in RH developments. FS-RM zoning standards embody this vision through the site design standards and building size limits.

Additionally, the LUPP under Chapter 2, New Lands Policy Options, identifies an expected mix of land area as 80% single-family and 20% medium density for areas designated as New Lands. No one project must meet this mix, but continued evaluation of growth and development trends by the City is needed to track our growth and meet our targeted mix. As a whole, the City has achieved the targeted mix with approximately 13% (approx. 74 of 580 acres) of residential area in “New Lands/Near Term Lands” has been designated for multi-family housing since 2000. While there has been a significant increase in apartments across the City in the past 15 years, this has mostly occurred as RH development outside of the New Lands areas

The table below identifies both sites that are area already zoned for apartment development and those that are in process of requesting apartment development. This table should be regarded as best estimate available for number of apartments that may be approved and constructed in the near term. Staff notes that the estimated totals for 2017, 2018, and 2019 are likely at the high end of market acceptance in any one year and should not be read as predicting this level of construction.

Spring 2016 Apartment Project Estimate

Unit Estimates & Year Open		2017	2018	2019
Pending Rezoning Requests				
1	Crane Property on Mortenson (proposed FS-RM 23 acres-352 units)	180	88	84
2	Village Park Cottonwood/S. 530 th Avenue (proposed RH/FS-RM 20 acres- 250 units)	110	70	70
3	Rose Prairie (proposed FS-RM 13 acres)		?	?
Pending LUPP Amendment Requests				
4	S. Duff LUPP Amendment Brick Towne (proposed 40 acres- 700 units)	150	250	300
5	Sheldon/Hyland Campustown LUPP (proposed 1.5 acres-160 units)		160	
Site Plan Approvals				
6	Stadium View (approved 198 units total)	80		
7	122 Hayward (Campustown)	45		
8	Aspen Heights (205 Wilmoth 10 acres)	135		
Vacant Zoned Land				
9	S. 17 th (12 vacant RH acres, limited 525 beds)	?	?	?
10	Quarry Estates (10 acres FS-RM, 80-100 units)		?	?
11	North Dakota/Lincoln Way (3 acres RH, est. 50 units)	?	?	
Estimated Total		700	558	454

**Does not include all projects that will be complete in 2016, e.g. The Edge, ISU Dorm, Campus Avenue, Walnut Ridge, 1st Phase Stadium View, etc.*

Recent development trends of the past 6 years have yielded an average of building permits issued for 295 apartment units and 725 bedrooms per year. The highest single year of construction was 2014 with building permits for 416 units and 1190 bedrooms. When considering the city's apartment construction it is important to note that student housing generally has a much higher ratio of bedrooms to units compared to standard multi-family housing that is built with mostly one and two-bedroom units. Construction of more "typical" apartment units would then increase the number of units built to yield the same number of bedrooms as compared to prior years.

Based upon staff's prior assessment of apartment development trends; vacancy rates; economic development; and university enrollment increases, there appears to be a sustainable near term demand for multi-family housing options at levels similar to recent years. Staff specifically believes that multi-family housing targeted to the workforce or the general housing needs of community, beyond student specific housing, has lagged in the past few years and that these types of multi-family are needed within the community. The applicant's Phase 1 apartment description fits staff's belief of apartment development that meets a broader market interest.

Master Plan. A Master Plan is intended to provide a general description of the intended development of a property. A Master Plan must address natural areas, buildable areas, building types, range of uses and basic access points, as described in zoning requirements of Section 29.1507(4) (see Attachment F).

The entire property has been in agricultural use for many years. The submitted Master

Plan proposes areas for residential development on 36.7 acres of the property, the extension of the Mortensen Road right of way being accommodated on 5.25 acres of the site and common open space shown at approximately 3.21 acres. Additional areas of landscaping will be required under the FS zoning regulations to meet a minimum of 10% of the gross area and will need to be accommodated at the time of subdivision of the properties.

The Master Plan proposes a development pattern with distinct areas and a mix of housing types that include: single-family detached homes, single-family attached homes and multi-family units. The applicant describes a development of 55 units in the FS-RL area north of the proposed Mortensen Road extension. The development also includes a total of 352 multi-family units in the FS-RM portion of the site south of Mortensen Road ranging in unit size from 1-4 bedrooms for a total of 801 beds.

The minimum density for the area to be rezoned to FS-RL is 3.75 dwelling units per net acre. The Master Plan proposes net density for the area of approximately 3.9 dwelling units per acre, including both single-family detached and attached homes. The minimum density standard for the area to be rezoned to FS-RM is 10 dwelling units per net acre. The Master Plan proposes net density for the area to be zoned FS-RM of approximately 15.6 dwelling units per acre. Full review of net acreage will occur with the subsequent preliminary plat subdivision review.

The Master Plan identifies one area of open space for the project on the current Master Plan. Suburban Residential (FS) zoning requires that a minimum of 10% gross area of the development shall be devoted to common open space. While this is not a requirement of the Master Plan such open space areas will be required to meet the minimum standard at the time of subdivision of the property.

Both attached and detached single-family homes are required be on individual lots. Layout and specific design of the site will be evaluated at the time of preliminary plat review. The attached single-family homes in the FS-RL zone will require an administrative site development plan review and apartments will require a major site development review after subdivision.

Based on discussions with the applicant, it is anticipated that full build out of the development would take place over multiple phases and over a time frame of approximately 4-5 years.

Staff generally supports the rezoning of the FS-RM area of the project for the apartments shown within phase one and phase two as noted on the plan because of the mix of unit types the applicant has proposed for the development. Being that unit types and bedrooms are not typically a requirement of a Master Plan, Staff would suggest that the complete description of the building types be noted as required for the future development. Staff has included recommendations in Alternative 1 to clarify the requirements of the master plan and building configurations in the different phases.

When evaluating the Master Plan for the phase three portion of the project, Staff believes there is an opportunity to have more flexibility for the western most 8 acres of

the project area requested for FS-RM zoning that could allow for single family or multi-family options and allow for the city to better evaluate for housing needs. While apartments may be suitable and desirable for the site, if it is zoned as FS-RM and stated to be only apartments that forecloses future options for the land. Staff believes that the site may be conducive to development with attached single family options, small lot detached single family in addition to or in lieu of all apartments. If the City Council agrees, there are potential options under the Zoning Ordinance to allow flexibility in the later phases of the development to better evaluate the housing needs at the time of development.

The City Council could consider the option recommended by staff and the Planning and Zoning Commission as part of Alternative 2, which includes revising the Master Plan to allow for both apartments and single family attached and detached housing options within phase three of the development. This would build into the Master Plan the options for a broader allowance for housing types into the end stage of the development prior to site plan approval. Other options could also be considered for the rezoning of the property if the City Council believes phase three of the project should address a larger proportion of single-family detached or attached housing to be more in line with the intent of the LUPP for support of single family housing in the new lands areas. Rezoning the third phase of the project to FS-RL would eliminate the allowance for apartments and would permit only single family detached or single family attached housing types, configuration of the site would then be done through subdivision review. Alternatively, the zoning could also remain Agricultural for phase three at this time, allowing for the remaining portions of the project to move forward, however, this would require the applicant to request a rezoning at a later date for that portion of the project and create an outlot for deferred development as part of a subsequent subdivision.

Access. The Master Plan includes two access points with existing streets, Mortensen Road and Wilder Avenue. With the phasing of the project beginning from the east side of the site, both connections will be the first accesses constructed. However, it is expected that the Mortensen Road will eventually connect to County Line Road (500th Avenue), if and when the property to the north develops. The west area of the site will also require constructing a residential collector street to be stubbed to the north to facilitate future development connecting to Mortenson Road. This project will not extend Mortenson all the way to 500th Avenue due to a needed alignment of the road further to the north of this site.

The Master Plan shows Mortensen Road being the central transportation corridor on an east-west alignment through the site. This corridor will provide facilities for motor vehicles as well as for pedestrians and bicycles with the extension of the shared use path along the south side of Mortensen and the continuation of the sidewalk network along the north side of Mortensen and along the other internal street connections. Internal circulation for vehicles, bicycles and pedestrians will be reviewed at the time of subdivision and site development plan approvals.

Infrastructure. As part of a rezoning request, the City reviews the potential to serve development with City utilities. City of Ames existing sewer mains extend to the north and east property lines at Mortensen Road and Wilder Avenue. Utility connections will

be verified at the time of site development based on the use(s) and site layout proposed.

Generally, single-family homes are proposed north of a Mortensen Road connection with apartments proposed south of the Mortensen road extension. Public Works has received general information from the developer regarding sewer loading information for the development. That information has been sent to the City's consultants who are reviewing it based upon current sewer capacity. Once the sewer study capacity results are completed, staff will work with the developer to address any mitigation, if needed, prior to rezoning of the property. Since the hearing with the Planning and Zoning Commission, it was made aware to staff that the results of the sewer modeling will not be completed for two additional weeks. Once information is received from the consultants, staff will formulate a recommendation on how to proceed with development review in west Ames.

This area lies within the City's water service territory. The property does contain an existing 16" water main which bisects the site from the end of existing Mortensen Road to the water tower property on S. 500th Avenue. Water supply is available and adequate to serve the site. Utility connections will be verified at the time of site development based on the use(s) and site layout proposed.

Electric service is split for the property, with the City of Ames providing electric service for the east half of the site and Alliant Energy providing service for the west half.

A traffic study was prepared by the applicant at the direction of the City's traffic engineer. The study reviewed the current conditions of the area at seven local street intersections for both the proposed development at buildout and the anticipated 2040 future development in line with the Long Range Transportation Plan. The study evaluated the current conditions, and the impact of the proposed anticipated additional trips generated from the proposed development and found there was little impact from the proposed development on the current system. There was some decrease in the level of service of the system when reviewed in combination with the estimated 2040 development condition with future growth anticipated east of 500th Avenue north to Lincoln Way, however, generally the review was in line with the Long Range Transportation Plan. The final conclusions of the study did show that a widening of the intersection with Lincoln Way will be needed in the 2040 cumulative growth scenario. The proportional share of these costs will be considered as part of the subsequent subdivision for the site.

CyRide. Currently, CyRide has a route (Purple) that terminates at the end of Mortensen Road abutting the subject property. CyRide noted that they would not be adding additional service to the area. Residents wishing to use the bus would need to walk to either the Purple or Red route stops located further east along Mortensen Road. Purple route service is very limited and only operates 5 times a day Monday through Friday. However, Red route runs 7 days a week with very frequent service, but the closest stop to the proposed development would be at Mortensen Road and Dickinson Avenue.

The relocation of the current CyRide turnaround was discussed with the applicant, however, at this time no formal plans have been reviewed. This issue of CyRide routing and bus turnarounds will be further reviewed by staff and addressed through the subdivision process. Any changes to the turnaround can be addressed in conjunction with the major subdivision for the property.

RH Site Evaluation Matrix

The RH Site Evaluation Matrix has been completed and attached to the report for this site to review for the apartments proposed for the site (See Attachment H). Staff overall viewed the site to rank high in areas of proximity to daily services and amenities, opportunities for variety of housing types, connectivity of bike and pedestrian access, and integration of the development into the existing neighborhood. The site being located along Mortensen Road and Wilder Avenue allows for an easy integration with the neighborhood to the north and offers connection and access to the existing neighborhood through the street connections and the connection and extension of the existing shared use path along Mortensen Road. Its location also allows for access to the school and park amenities within the existing neighborhood and offers more than one housing type for a variety of housing choice within the neighborhood. The site ranked low due to the majority of the site not being adjacent to a CyRide stop and the distance in excess of ¼ mile to a transit stop for CyRide. The site is also separated from employment centers and the University and necessitates extended emergency response time for the site.

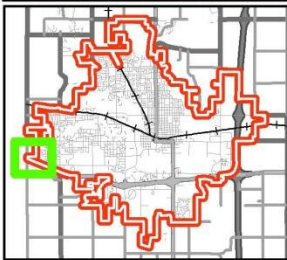
Capital Investment Strategy. The location of the subject property is within the Southwest 1 Allowable Growth Area of the LUPP. The Southwest 1 growth area was further described in the LUPP as an incentivized growth area which states, where Suburban Residential development occurs, the incentive provision of the Capital Investment Strategy will pay the costs associated with over-sizing infrastructure improvements if the improvements are determined necessary to meet future planning objectives within and outside the time frame of the LUPP and deemed fiscally responsible and appropriate by the City.

The applicant has requested that the city contribute financially to the costs associated with the Mortensen Road improvement. This is a financial consideration for the City Council and not directly related to the rezoning request. An agreement will need to be drafted and approved by the City Council for any financial contribution for the improvements prior to approval of the subdivision.

Public Notice. Notice was mailed to property owners within 200 feet of the subject site and a sign was posted on the subject property. As of this writing, no comments have been received.

Attachment A

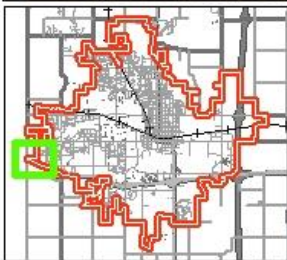
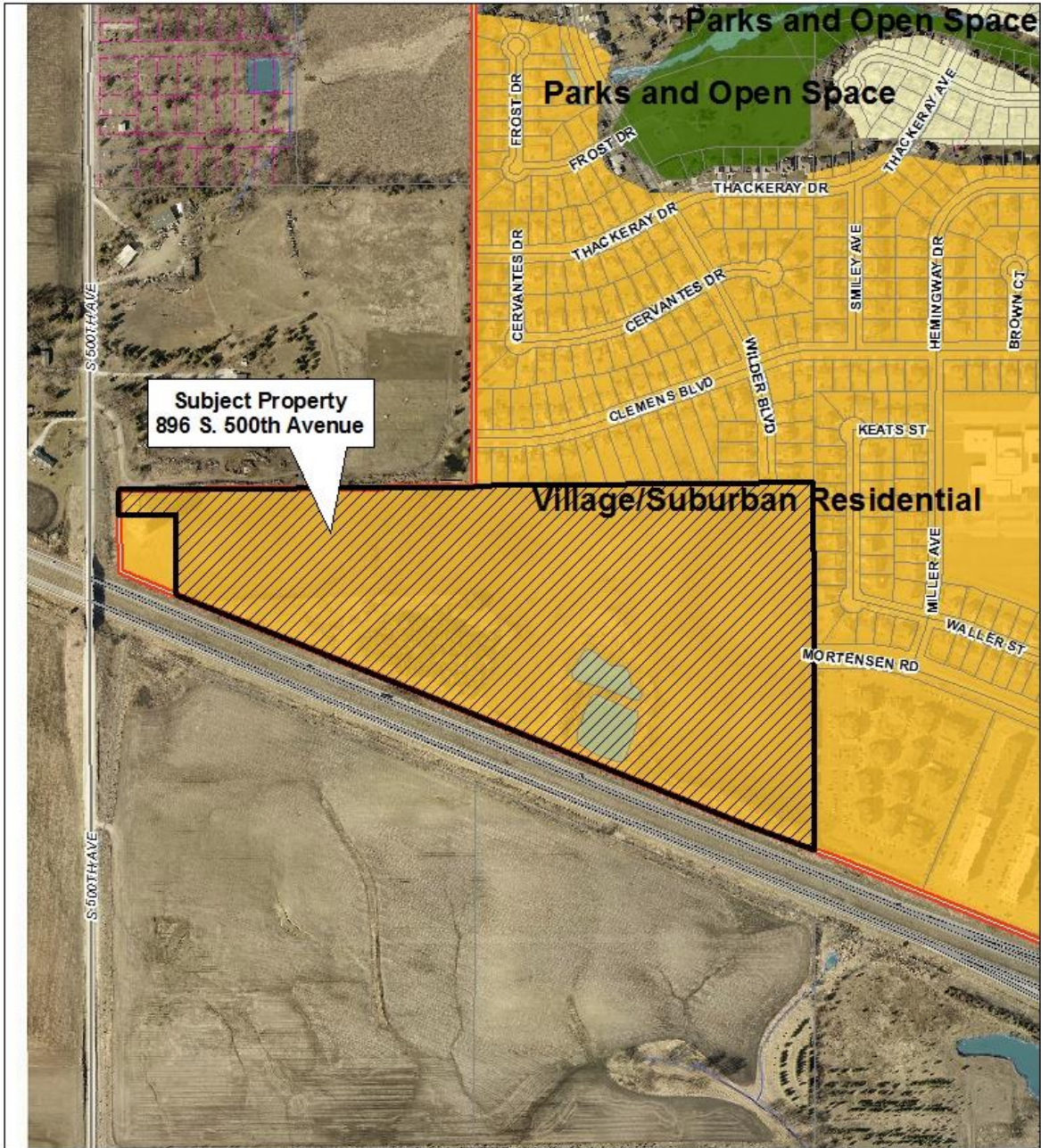
Location Map



Location Map
896 S. 500th Avenue

Attachment B

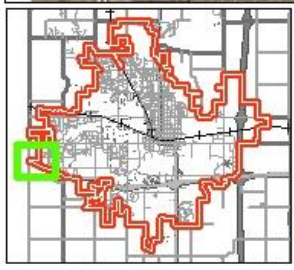
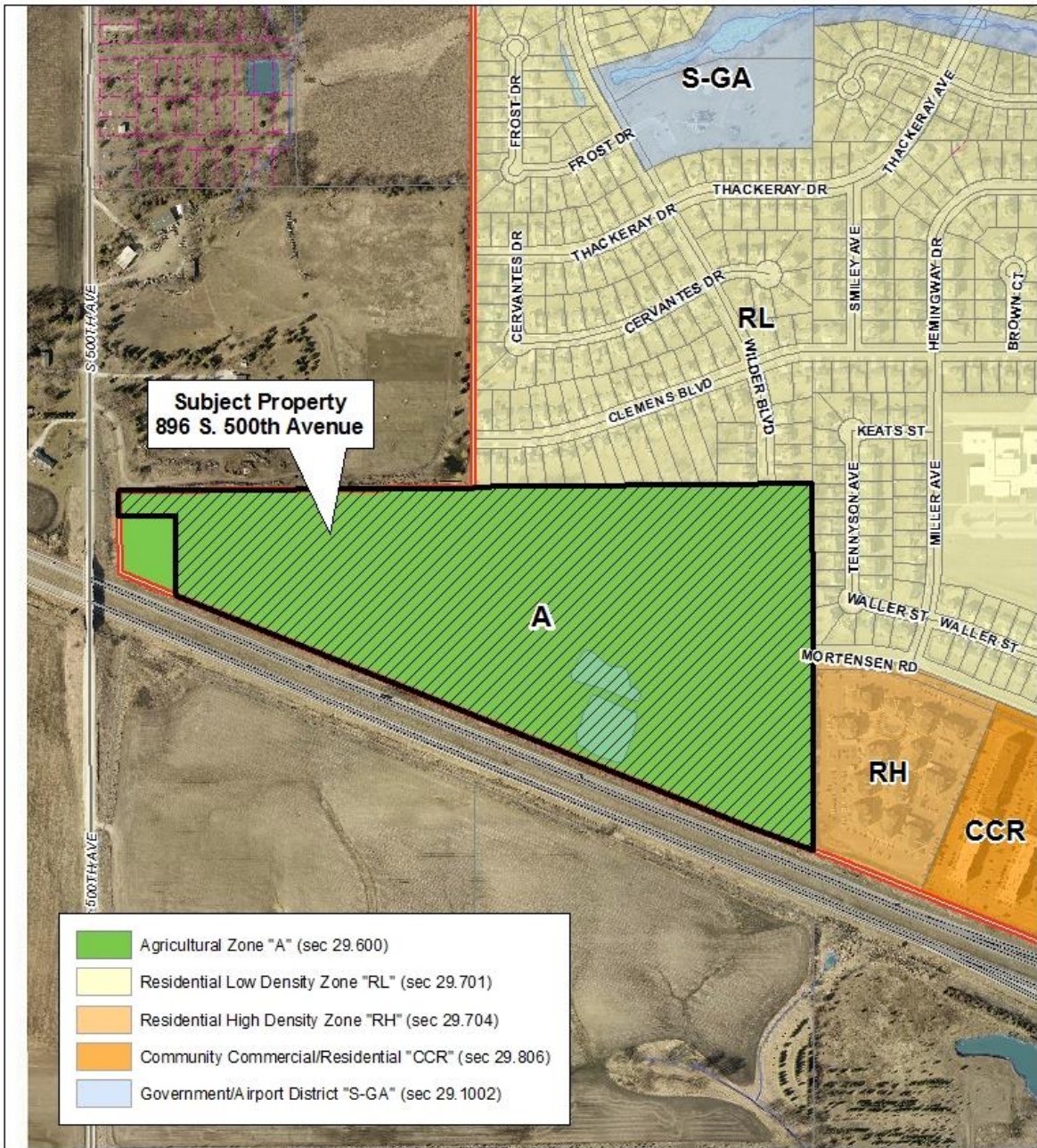
Land Use Policy Plan Map



Land Use Policy Plan Map
896 S. 500th Avenue

Attachment C

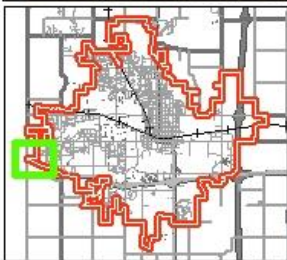
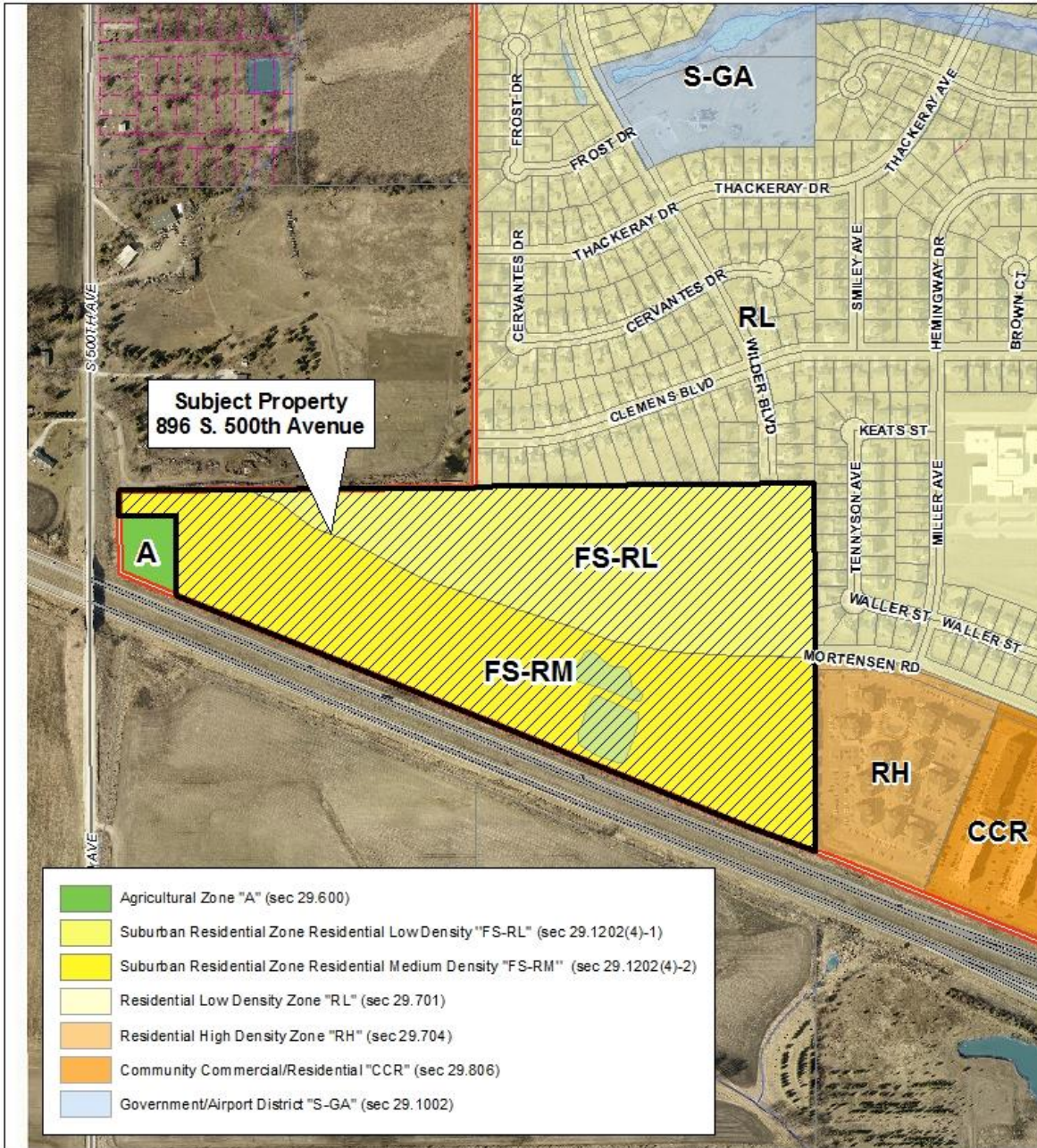
Existing Zoning



Existing Zoning Map
896 S. 500th Avenue

Attachment D

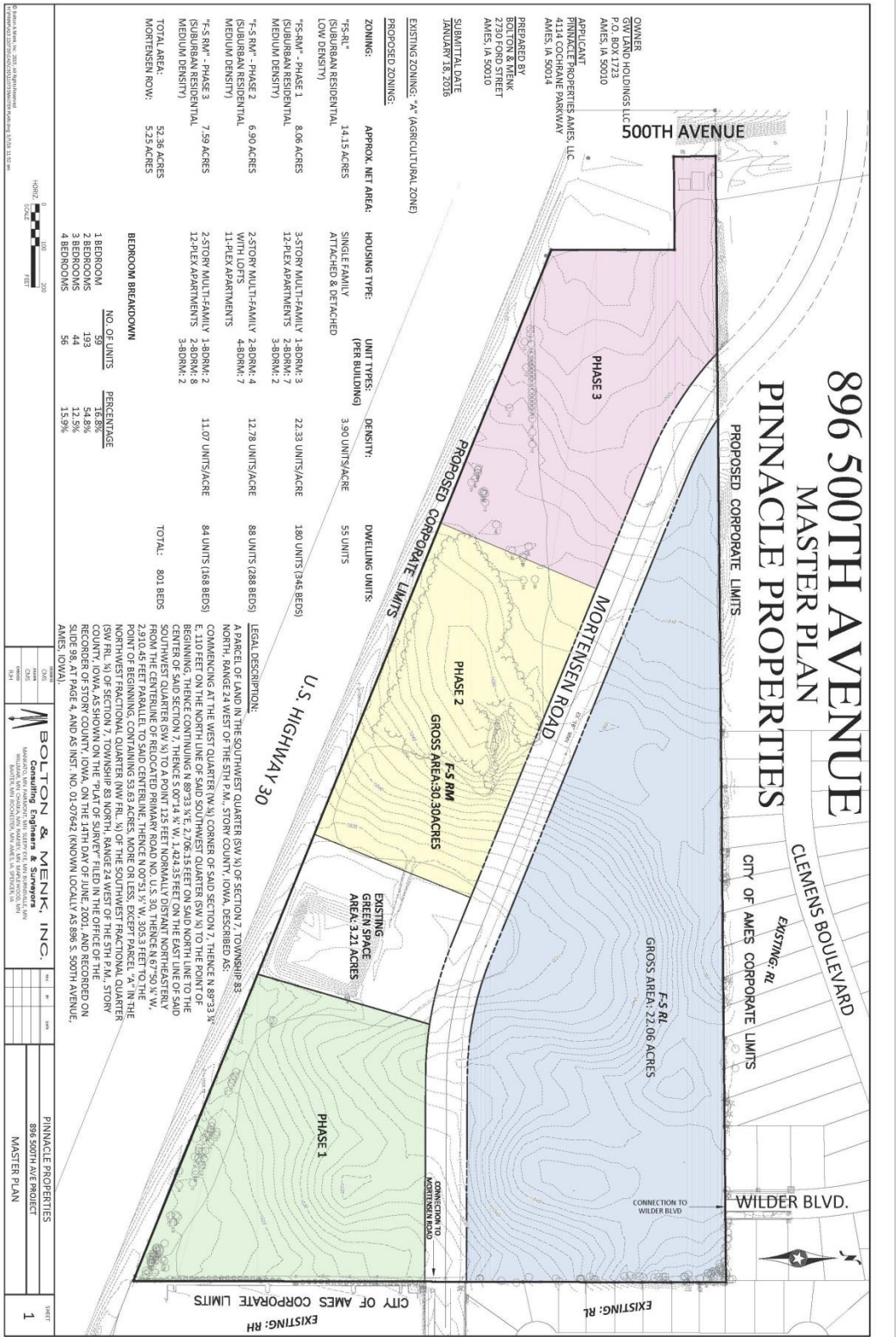
Proposed Zoning



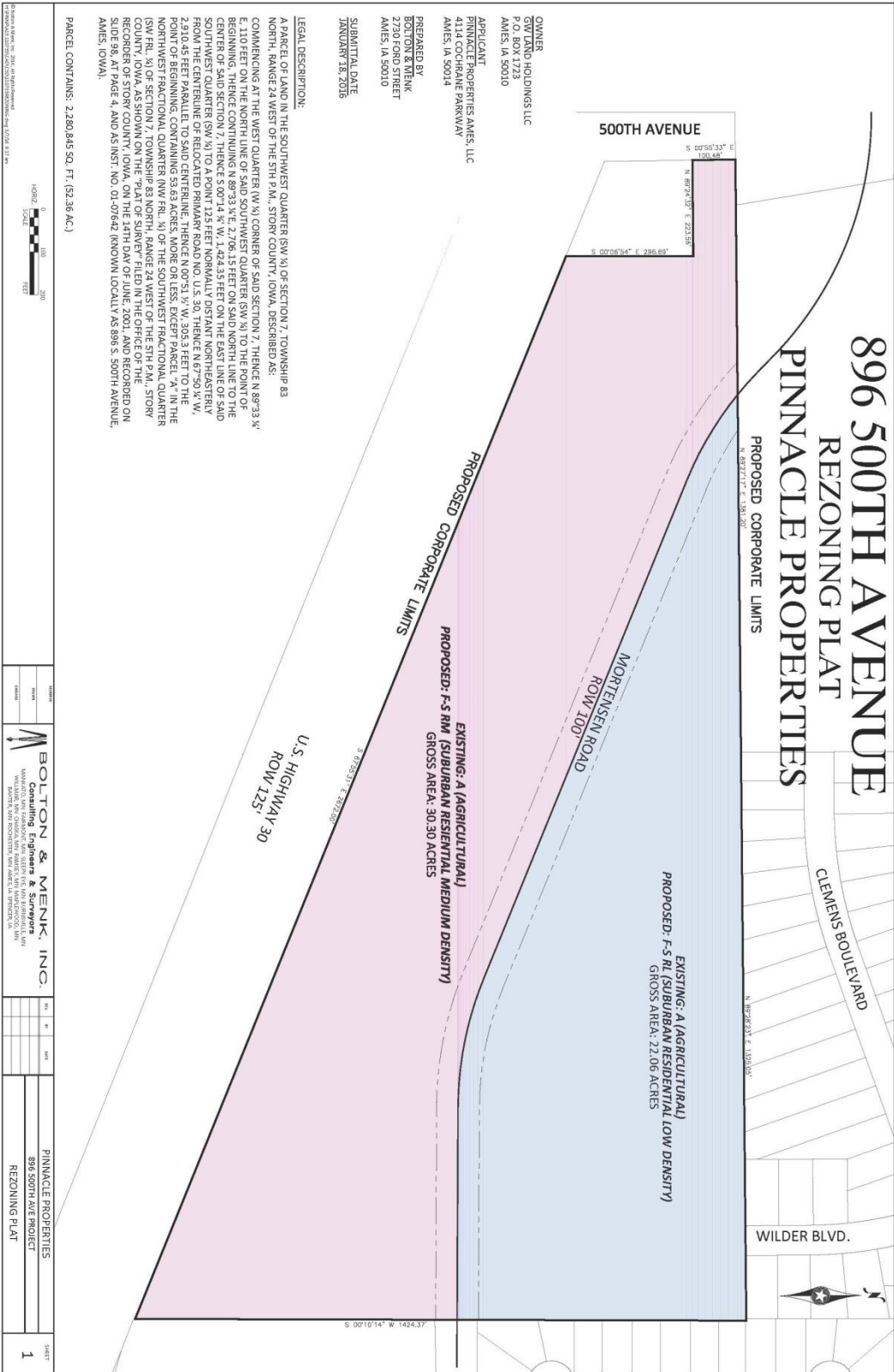
Proposed Zoning Map
896 S. 500th Avenue

Attachment E

Master Plan



Attachment F Rezoning Plat



Attachment G

Applicable Regulations

- Land Use Policy Plan (LUPP) Goals, Policies and the Future Land Use Map:

The Land Use Policy Plan (LUPP) Future Land Use Map identifies the land use designations for the property proposed for rezoning.

- Ames *Municipal Code* Chapter 29, Section 1507, Zoning Text and Map Amendments, includes requirements for owners of land to submit a petition for amendment, a provision to allow the City Council to impose conditions on map amendments, provisions for notice to the public, and time limits for the processing of rezoning proposals.
- Ames *Municipal Code* Chapter 29, Section 1200, Floating Zones, includes a list of uses that are permitted in the Village Residential, Suburban Residential and Planned Residential zoning districts and the zone development standards that apply to properties in those zones.

Per Section 29.1507(4): master plan Submittal Requirements:

- a. Name of the applicant and the name of the owner of record.
- b. Legal description of the property.
- c. North arrow, graphic scale, and date.
- d. Existing conditions within the proposed zoning boundary and within 200 feet of the proposed zoning boundary: Project boundary; all internal property boundaries; public rights-of-way on and adjacent to the site, utilities; easements; existing structures; topography (contours at two-foot intervals); areas of different vegetation types; designated wetlands; flood plain and floodway boundaries; areas designated by the Ames Land Use Policy Plan as Greenways and Environmentally Sensitive Areas
- e. Proposed zoning boundary lines.
- f. Outline and size in acres of areas to be protected from impacts of development
- g. Outline and size in acres of areas proposed of each separate land use and for each residential unit type
- h. Pattern of arterial streets and trails and off-site transportation connections
- i. For proposed residential development provide the number of unit type for each area, expressed in a range of the minimum to maximum number to be developed in each area
- j. For proposed residential development provide a summary table describing all uses of the total site area, including the number of units per net acre for each unit type and each zoning area.

Attachment H

RH Matrix Checklist

RH Site Evaluation Matrix	Project Consistency		
	High	Average	Low
Location/Surroundings			
Integrates into an existing neighborhood with appropriate interfaces and transitions High=part of a neighborhood, no significant physical barriers, includes transitions; Average=adjacent to neighborhood, some physical barriers, minor transitions; Low=separated from an residential existing area, physical barriers, no transitions available	X		
Located near daily services and amenities (school, park ,variety of commercial) High=Walk 10 minutes to range of service; Average=10 to 20 minutes to range of service; Low= Walk in excess of 20 minutes to range of service. *Parks and Recreation has specific service objectives for park proximity to residential	X		
Creates new neighborhood, not an isolated project (If not part of neighborhood, Does it create a critical mass or identifiable place, support to provide more services?)		X	
Located near employment centers or ISU Campus (High=10 minute bike/walk or 5 minute drive; Average is 20 minute walk or 15 minute drive; Low= exceeds 15 minute drive or no walkability)			X
Site			
Contains no substantial natural features on the site (woodlands, wetlands, waterways)		X	
Located outside of the Floodway Fringe	X		
Separated adequately from adjacent noise, business operations, air quality (trains, highways, industrial uses, airport approach)		X	
Ability to preserve or sustain natural features		X	
Housing Types and Design			
Needed housing or building type or variety of housing types	X		
Architectural interest and character		X	
Site design for landscape buffering		X	
Includes affordable housing (Low and Moderate Income)		X	
Continued next page...			

Transportation			
Adjacent to CyRide line to employment/campus High=majority of site is 1/8 miles walk from bus stop; Average= majority of site 1/4 mile walk from bus stop; Low= majority of site exceeds 1/4 miles walk from bus stop.			X
CyRide service has adequate schedule and capacity High=seating capacity at peak times with schedule for full service Average=seating capacity at peak times with limited schedule Low=either no capacity for peak trips or schedule does not provide reliable service		X	
Pedestrian and Bike path or lanes with connectivity to neighborhood or commute	X		
Roadway capacity and intersection operations (existing and planned at LOS C)	X		
Site access and safety	X		
Public Utilities/Services			
Adequate storm, water, sewer capacity for intensification High=infrastructure in place with high capacity Average=infrastructure located nearby, developer obligation to extend and serve Low=system capacity is low, major extension needed or requires unplanned city participation in cost.		X	
Consistent with emergency response goals High=Fire average response time less than 3 minutes Average=Fire average response time within 3-5 minutes Low=Fire average response time exceeds 5 minutes, or projected substantial increase in service calls			X
Investment/Catalyst			
Support prior City sponsored neighborhood/district investments or sub-area planning	X		
Creates character/identity/sense of place		X	
Encourages economic development or diversification of retail commercial (Mixed Use Development)			X

Attachment I

GW Land Holdings, LLC
121 N. Russell Avenue
Ames, IA 50010

Pinnacle Properties, LLC
4114 Cochrane Parkway
Ames, IA 50014

April 7, 2016

Ames City Council
City of Ames, Iowa
515 Clark Avenue
Ames, IA 50010

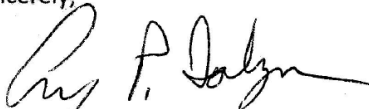
Re: Pending re-zoning action for 896 S500th Avenue, Ames, Iowa 50014.

Dear Council,

As the Owner/Developers of 896 S500th Avenue in West Ames, we are writing to ask the Council to combine the second and third readings of the proposed ordinance for re-zoning with the first reading of the proposed ordinance, when Council acts on this request, assuming Council finds this to be an appropriate zoning change for the property. We are seeking to re-zone this property as a mixture of FSRL and FSRM zoning classifications. This property is located in the Southwest Allowable Growth Area in the City of Ames. We are attempting to develop a long dormant 53 acre parcel with a wide variety of housing types, including single family dwellings, townhomes, and smaller apartment buildings, made up of mostly 1 and 2 bedroom units, catering to a variety of tenants.

As Council may remember, the issue of annexation of this parcel into the city of Ames first came before the Council on September 22, 2015. Action on annexation was delayed at that time to gauge interest of other property owners in the area in annexation, and potential use of the 80/20 rule. Ultimately it was determined there was no additional interest in annexation and the property was annexed into the city at the October 13th Council hearing. Since that time we have been working with the City of Ames staff to develop a site plan for development of both the FSRL and FSRM portions of the property. Throughout this process with city staff we have been open and transparent regarding our overall development plans. At this point, even with combined readings we will likely not begin construction of the necessary roads and other infrastructure until July, 2016 at the earliest. We are reaching a point where any further delays will ripple through the schedule and will seriously affect the ability to bring either the single family lots or multi-family properties to market by next year. Given that this is an area the city has designated for growth, we hope the Council will be willing to combine readings of the re-zoning ordinance, to allow this project to continue to move forward on a timely basis. We thank you for your consideration of this request.

Sincerely,



Alex P. Galyon
Manager/Owner, GW Land Holdings, LLC



Keith Arenson
Manager/Owner, Pinnacle Properties, LLC

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF AMES, IOWA, AS PROVIDED FOR IN SECTION 29.301 OF THE *MUNICIPAL CODE* OF THE CITY OF AMES, IOWA, BY CHANGING THE BOUNDARIES OF THE DISTRICTS ESTABLISHED AND SHOWN ON SAID MAP AS PROVIDED IN SECTION 29.1507 OF THE *MUNICIPAL CODE* OF THE CITY OF AMES, IOWA; REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH AND ESTABLISHING AN EFFECTIVE DATE

BE IT HEREBY ORDAINED by the City Council of the City of Ames, Iowa;

Section 1: The Official Zoning Map of the City of Ames, Iowa, as provided for in Section 29.301 of the *Municipal Code* of the City of Ames, Iowa, is amended by changing the boundaries of the districts established and shown on said Map in the manner authorized by Section 29.1507 of the *Municipal Code* of the City of Ames, Iowa, as follows: That the real estate, generally located at 896 South 500th Avenue, is rezoned, with a Master Plan, from Agricultural (A) to Suburban Residential Low Density (FS-RL) and Suburban Residential Medium Density (FS-RM).

Real Estate Description:

A PARCEL OF LAND IN THE SOUTHWEST QUARTER (SW¹/₄) OF SECTION 7, TOWNSHIP 83 NORTH, RANGE 24 WEST OF THE 5TH P.M., STORY COUNTY, IOWA, DESCRIBED AS:

COMMENCING AT THE WEST QUARTER (W¹/₄) CORNER OF SAID SECTION 7, THENCE N 89°33 ¹/₄ ' E, 110 FEET ON THE NORTH LINE OF SAID SOUTHWEST QUARTER (SW¹/₄) TO THE POINT OF BEGINNING, THENCE CONTINUING N 89°33 ¹/₄ ' E, 2,706.15 FEET ON SAID NORTH LINE TO THE CENTER OF SAID SECTION 7, THENCE S 00°14 ³/₄ ' W, 1,424.35 FEET ON THE EAST LINE OF SAID SOUTHWEST QUARTER (SW¹/₄) TO A POINT 125 FEET NORMALLY DISTANT NORTHEASTERLY FROM THE CENTERLINE OF RELOCATED PRIMARY ROAD NO. U.S. 30, THENCE N 67°50 ¹/₄ ' W, 2,910.45 FEET PARALLEL TO SAID CENTERLINE, THENCE N 00°51 ¹/₂ ' W, 305.3 FEET TO THE POINT OF BEGINNING, CONTAINING 53.63 ACRES, MORE OR LESS, EXCEPT PARCEL "A" IN THE NORTHWEST FRACTIONAL QUARTER (NW FRL.¹/₄) OF THE SOUTHWEST FRACTIONAL QUARTER (SW

FRL.¼) OF SECTION 7, TOWNSHIP 83 NORTH, RANGE 24 WEST OF THE 5TH P.M., STORY COUNTY, IOWA, AS SHOWN ON THE "PLAT OF SURVEY" FILED IN THE OFFICE OF THE RECORDER OF STORY COUNTY, IOWA, ON THE 14TH DAY OF JUNE, 2001, AND RECORDED ON SLIDE 98, AT PAGE 4, AND AS INST. NO. 01-07642 (KNOWN LOCALLY AS 896 SOUTH 500TH AVENUE, AMES, IOWA).

Section 2: All other ordinances and parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 3: This ordinance is in full force and effect from and after its adoption and publication as provided by law.

ADOPTED THIS _____ day of _____, _____.

Diane R. Voss, City Clerk

Ann H. Campbell, Mayor

Staff Report

UPDATE ON SOUTH DUFF AVENUE LUPP REQUEST

April 16, 2016

BACKGROUND INFORMATION:

In January of 2015, the City Council initiated a Land Use Policy Plan amendment at the request of Dickson Jensen for 57 acres (now reduced to 44 acres) of land he owns on South Duff Avenue. Mr. Jensen has proposed an amendment to the LUPP to allow for high density residential development, while retaining a portion of the site for commercial use.

The City Council considered this request as a Major LUPP Amendment due to the type of change and the size of the request. The Major LUPP Amendment process includes public workshops and initial assessments by the Planning and Zoning Commission and the City Council before holding formal public hearings to make decisions on the request. **This staff report is intended to update the City Council on the status of the review of the Major Amendment, to describe the direction with which staff is moving forward, and to apprise Council of the public hearings anticipated in May. A full analysis of the proposal is not included as part of this report.**

The properties lie on the west side of South Duff Avenue (Highway 69) and east of the Ames airport. They have frontage on the north side and south side of the Memorial Gardens Cemetery (see Attachment A for a location map). The Land Use Policy Plan identifies this area as Highway-Oriented Commercial (see Attachment B). Mr. Jensen's request is for the west and south portion of the property to be designated as High Density Residential while retaining the frontage north of the cemetery as Highway-Oriented Commercial. He believes that the site would accommodate approximately 700 apartment units in a variety of configurations focused mostly on 1-bedroom unit types. Such a development would be built over a number of years.

In accordance with the LUPP amendment process (see Attachment D), City staff held an initial open house on February 17, 2015 to gather input and identify issues regarding the proposal. At that time, the developer's proposal was for approximately 57 acres, which included 13 acres to the north of the current area having access to Kitty Hawk Drive. About three dozen persons attended that meeting, most living or owning property in south Ames. **The two main issues raised at that meeting were the impacts of the development on traffic on US 69, and storm water runoff through the south Ames neighborhood.**

Subsequent to the initial open house and as part of the LUPP Amendment review, the City hired Bolton and Menk to conduct a traffic analysis of the 57 acre proposal to assess the impacts and make suggestions for improvements or mitigation of traffic impacts. The scope of the study analyzed intersections along Duff Avenue from South 16th Street to the southern end of the project. In general, the analysis identified a

number of needed improvements in the corridor based on projected future growth as well as improvements specifically needed due to the proposed residential development on this site. With a combination of planned Long Range Transportation Plan projects and development sponsored improvements, the traffic conditions in both the near term and long term 2035 analysis year could be found to meet City performance requirements with improvements. Some of the key traffic improvements along the frontage of the site are adding a traffic signal at Crystal Street to access the site, and extending the three lane cross section of Duff Avenue to the south entrance of the development.

With regards to storm water, the City had already begun an assessment of drainage improvements for this area. This Tea Garden Drainage Study was instigated as a result of the commercial rezoning request in 2011. That study was completed in 2015 and identified needed improvements in three areas west of South Duff Avenue, two of which could affect this proposed development site.

City staff provided the drainage study information to Mr. Jensen, who had also hired Bolton and Menk as his project engineering firm to determine what needed to be done to accommodate the storm water needs of the City and of the development. **The developer believes from his preliminary analysis that both the regional detention needs of the City and the specific needs for storm water management of his project can be accomplished on the site. If this project moves forward, it is likely there will be coordination between the City and the developer on the storm water improvements necessary to resolve existing issues as well as to accommodate the development. If the project does not move forward, the City has already budgeted funds in the Capital Improvement Program to independently pursue drainage improvements.**

City staff held a second public workshop on March 7, 2016 to report out on the results of these studies and to update the neighborhood on the scope of the project. About 42 people attended the discussion of the proposed amendment and the technical studies. Staff noted that the scope of the project has been reduced from the original 57 acres, which had access to Kitty Hawk Drive, to the current 44 acres with only the frontage on South Duff Avenue.

The Major LUPP Amendment process required City staff to prepare potential amendments to be considered by the Planning and Zoning Commission (see Attachment C: Excerpts of the LUPP Amendment Considerations and Attachment D:LUPP Amendment Process). The Commission was asked to select potential amendments to forward to the City Council. The Commission, at their meeting on March 16, were unable to make a recommendation on the LUPP amendment, deadlocking 2-2 on two separate motions. The Commission discussed the need and location of apartments for this area compared to potentially other areas of the City and how this land may be suited to remain commercial.

The next steps in the Major Amendment process are to conduct a Public Hearing by the Planning and Zoning Commission on May 4. The City Council would tentatively be scheduled for a Public Hearing on May 24 for the proposed LUPP Amendment. If the LUPP Amendment is approved, the developer would then pursue (1) a rezoning request

to Residential High (RH) Density or Planned Residential Development, (2) a subdivision, and (3) site development plan approval.

Based on the preliminary analysis, staff believes that the preferred option is to retain a portion of the Highway Oriented Commercial along the South Duff Avenue frontage north of the cemetery and for the remainder to be High Density Residential. This option matches the developer's request. This would allow for the best commercial area to be reserved for smaller scale neighborhood services near the signalized intersection of Crystal Street, and would allow the remainder of the land to be developed with multi-family housing. A full analysis of this amendment would occur during the public hearing process.

Staff considered other options, but discarded those options from further consideration. Staff has not proposed alternative residential options out of the belief that the area is not strongly suited to low density development due to the neighboring uses. Staff considered medium density options during the past year, but does not feel that a lower density would significantly affect the evaluation of the site as suitable for multi-family residential housing options. Additionally, staff does not find that a different type of commercial designation is appropriate for the area, since Highway Oriented Commercial is the most flexible type available and is marketable to a wide range of users.

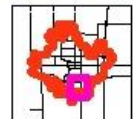
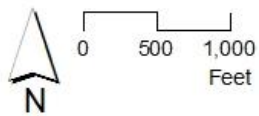
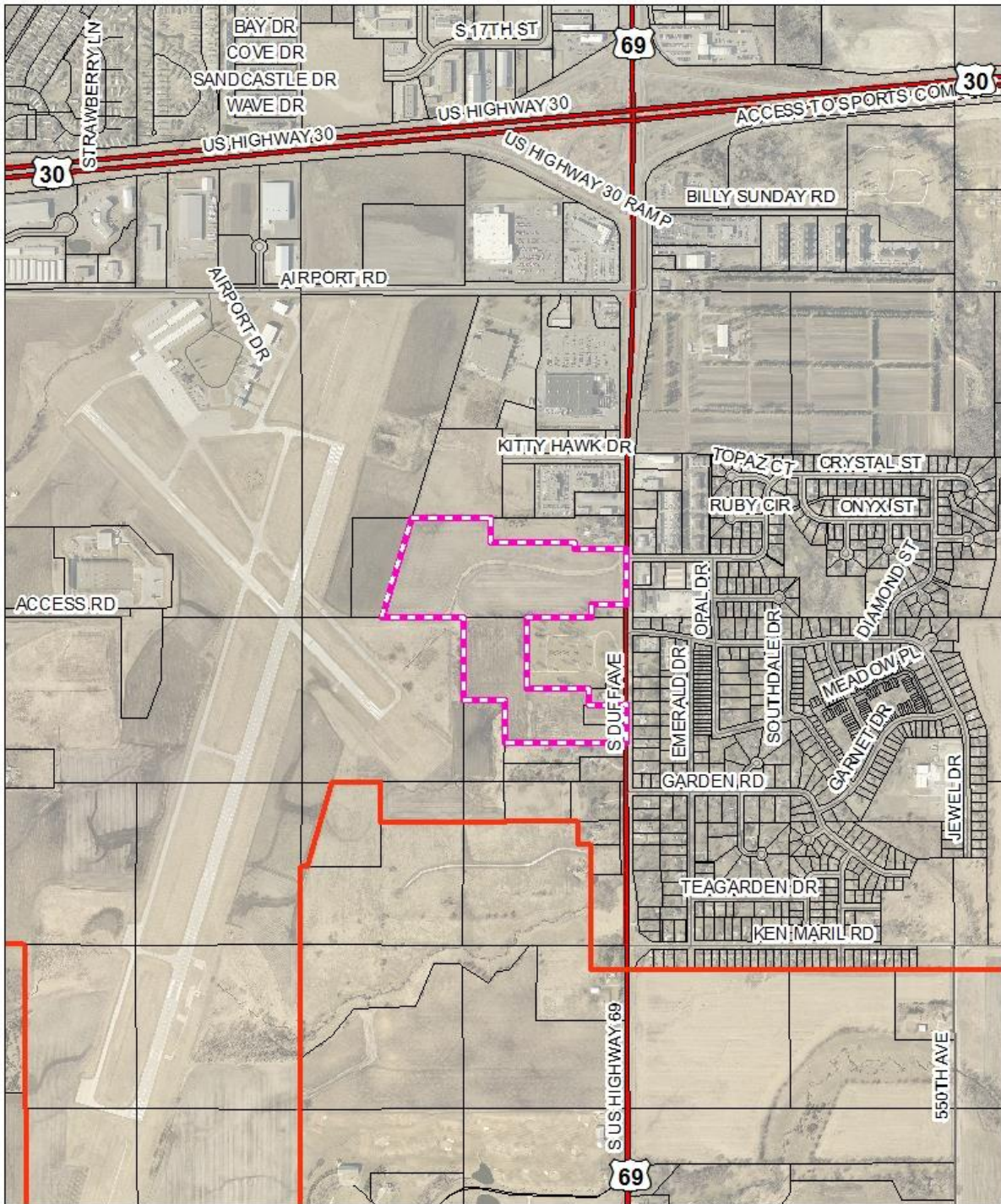
Although the initial request included land along Kitty Hawk Drive for residential uses, staff believes that the Kitty Hawk Drive area should be retained as commercial and that lands along Kitty Hawk should not be included in the LUPP Amendment as potential residential sites. The scope of the amendment should only include the acreage controlled by Mr. Jensen.

STAFF COMMENTS:

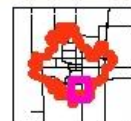
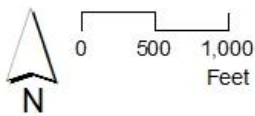
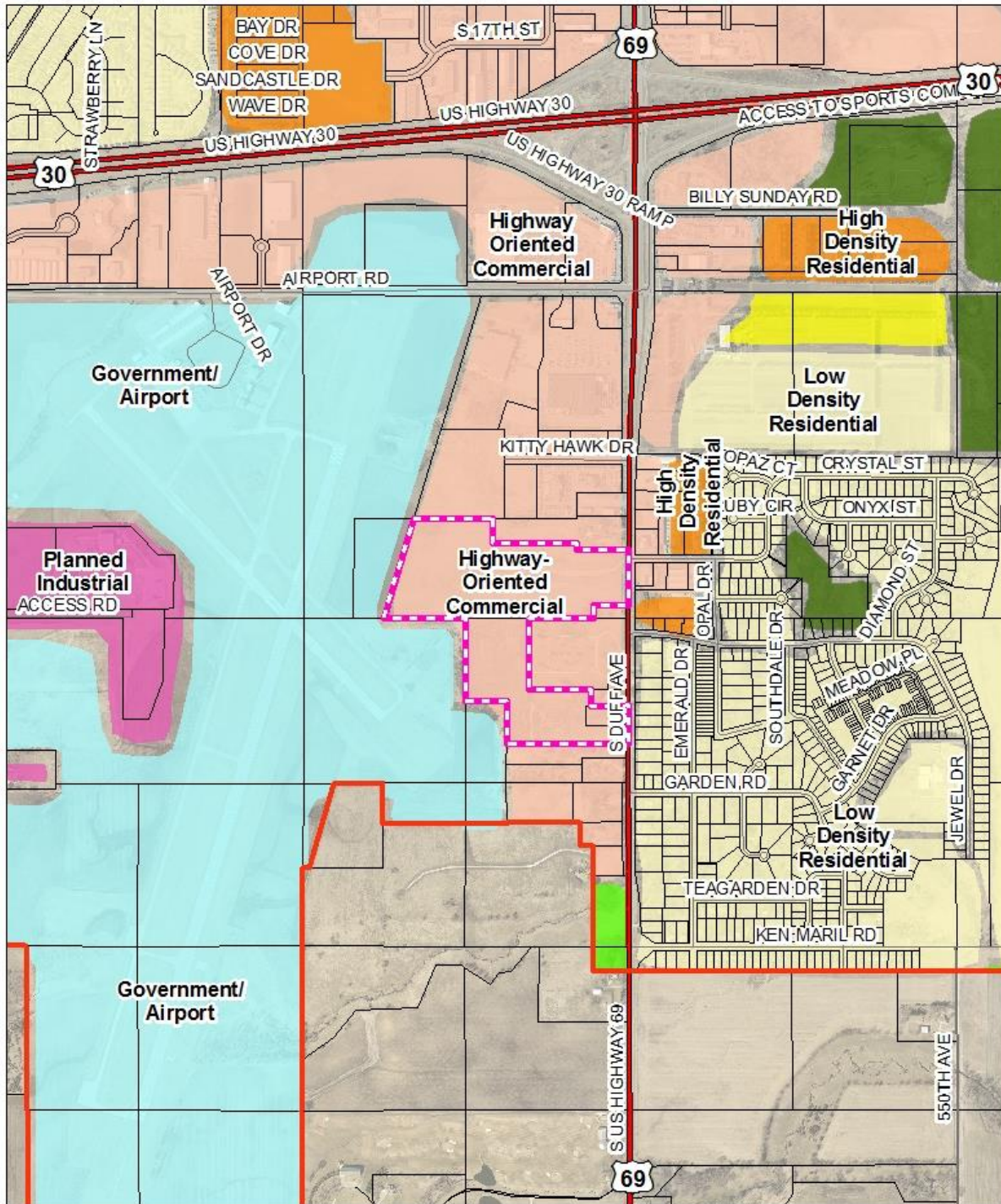
Staff believes the studies that have been completed for the site demonstrate how the site could accommodate a high density residential land use designation. Staff further believes the most viable option, compared to keeping Highway Oriented Commercial for the whole site, is to keep an area reserved for smaller scale commercial uses at Crystal Street in combination with High Density Residential. Therefore, unless the City Council has an alternative preference, staff will move toward setting a public hearings for the Planning and Zoning Commission on May 4 and for the City Council on May 24.

Staff notes that it is not anticipated that there would be an accompanying development agreement with the LUPP Amendment. However, the developer has an interest in exploring cost sharing for road improvements and coordination of the storm water improvements for the project. These issues would likely be part of a development agreement that accompanies any subsequent rezoning request.

Attachment A: Location



Attachment B: Existing LUPP Future Land Use Map [Excerpt]



Attachment C: LUPP Amendment Considerations [Excerpt]

Appendix C of the Land Use Policy Plan describes what considerations should be given when evaluating proposed amendments to the LUPP. These considerations should be kept in mind as the Commission works to develop alternatives to present to the City Council.

When reviewing major and minor proposed amendments to the Land Use Policy Plan, consideration should be given to whether or not the proposed amendment is consistent with the Goals for a New Vision described in the Land Use Policy Plan. These goals, and the related objectives below each goal, should apply to review of both minor and major amendment. In addition to these, it is also helpful to consider for major amendments:

- 1. City resources, including staff, budget, utilities, transportation, parks and/or schools, necessary to implement the proposed amendment.*
- 2. The City's ability to provide the full range of public facilities and services at the planned level of service, or if the proposal will consume public resources otherwise needed to support comprehensive plan implementation strategies.*
- 3. How the proposal relates to current land use allocations and growth projections that are the basis of the comprehensive plan.*
- 4. Compatibility of development allowed under the proposal amendment with neighboring land uses and surrounding neighborhoods, if applicable.*
- 5. Affects of the proposed amendment on historic resources or neighborhoods, or the City's general sense of place.*
- 6. The cumulative impacts of the proposed amendment, in combination with other proposed or recently approved amendments.*

Attachment D: LUPP Amendment Process [Excerpt]

Step 3 - Initial Open House. The public process begins with an open house to introduce the Council's approved review items to the public, receive input, identify potential alternatives, and to facilitate questions and answers. The open house is intended to facilitate casual exchange and dialogue and to identify issues and potential approaches that would be addressed during the next step of the process. The open house is conducted by Planning staff. Planning & Zoning Commission members may attend and observe the proceedings of the open house, but should generally not participate in the proceedings.

Step – 4 Workshop. The next step following the open house is to conduct public workshops. These are more structured in terms of information presented, ideas to be explored, and information to be gleaned. They are intended to facilitate focused discussion with, and participation of, interested parties. Workshops include work stations where the public may focus on items of particular interest. They may be as casual or structured as the issue and public interest dictate. Stations are manned by staff, but participants may help with follow-up research and assignments.

A workshop should proceed as follows:

- a. A workshop is held at least 30 days prior to formal public hearing before the Planning and Zoning Commission. If participants have suggestions or questions that require additional research and/or additional time in workshop settings, follow-up workshops may be scheduled. However, additional workshops should not delay review by the Planning & Zoning Commission more than 90 days from the date of the initial workshop to the date of Commission review.
- b. A workshop summary is prepared by Planning Staff, outlining the issues discussed during workshops, the information acquired, and the alternatives identified.
- c. Based upon the workshop summary, Planning Staff will prepare a list of potential amendments that would be prepared for Planning and Zoning Commission consideration and submittal to the City Council.

Step 5 - Review by the Planning and Zoning Commission. From input received at the workshop, the Planning staff and Commission will develop a list of recommended amendment options to submit for City Council consideration.

Step 6 - Initial Review by City Council. The Planning & Zoning Commission's recommended options will be forwarded to the City Council for its initial review. This provides the Council an opportunity to comment on the recommended amendment options and to determine if they are within the parameters Council established for the major update. The Council's comments are forwarded back to the Planning & Zoning Commission to help the Commission develop a formal draft of amendments for public input.

Step 7 - Public Hearing Before the Planning and Zoning Commission. The Commission conducts a formal public hearing on the draft amendments, and develops a final draft that is then forwarded to the City Council.

Step 8 - Public Hearing Before the City Council. The Council considers the final draft of the Planning & Zoning Commission's recommended amendments to the LUPP.