

AGENDA
REGULAR MEETING OF THE AMES CITY COUNCIL
COUNCIL CHAMBERS - CITY HALL
APRIL 26, 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.

PRESENTATIONS:

1. Recognition of Boys & Girls Club of Story County Youth of the Year
2. Presentation of 2015 Historic Preservation Awards

PROCLAMATIONS:

3. Proclamation for "Peace Officers' Memorial Day," May 15, 2016
4. Proclamation for "Arbor Day," April 29, 2016
5. Proclamation for "National Preservation Month," May 2016
6. Proclamation for "National Bike Week," May 16-20, 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.

7. Motion approving payment of claims
8. Motion approving Minutes of Regular Meeting of April 12, 2016
9. Motion approving Report of Contract Change Orders for April 1-15, 2016
10. Motion approving renewal of the following Beer Permits, Wine Permits, and Liquor Licenses:
 - a. Class C Liquor & Outdoor Service – Perfect Games, 1320 Dickinson
 - b. Class C Beer – Swift Stop #2, 3406 Lincoln Way
 - c. Special Class C Liquor – Great Plains Sauce & Dough, 129 Main Street
 - d. Special Class C Liquor - Szechuan House, 3605 Lincoln Way
11. Motion approving new Class C Liquor & Outdoor Service for Battlecry Iowa Smokehouse and Bar, 823 Wheeler Street, Ste. 1 (pending satisfactory background checks and inspection)
12. Motion approving 6-month Class B Beer License and Outdoor Service for Ames Jaycees "Ames on the Half Shell" in Bandshell Park, 6th Street and Duff Avenue
13. Motion approving application for participation in Department of Justice Office of Justice Programs Bulletproof Vest Partnership Program
14. Resolution approving and adopting Supplement No. 2016-2 to *Municipal Code*
15. Resolution approving additional 2016 Urban Revitalization tax abatement requests
16. Resolution approving 2016 Neighborhood Art acquisitions
17. Request from ChildServe to amend FY 2015/16 Contract for Human Services:
 - a. Resolution approving reallocation of funds
18. Resolution approving Program Agreement with Main Street Cultural District and Iowa Economic Development authority for Main Street Iowa Program

19. Resolution approving 2016 Intergovernmental Agreement with Metro Waste Authority for satellite Household Hazardous Materials Collection and Disposal at an annual cost of \$76,431.24
20. Resolution approving renewal of Contract with Iowa Association of Municipal Utilities for Safety Training and Related Services
21. Resolution approving renewal of Dental Insurance Administrator Contract with Delta Dental of Iowa for July 1, 2016, through June 30, 2017
22. Requests for Summerfest in Campustown on June 4, 2016:
 - a. Motion approving blanket Temporary Obstruction Permit and blanket Vending License for Campustown District
 - b. Motion approving 5-Day Class B Beer Permit & Outdoor Service
 - c. Resolution approving closure of 200 block of Welch Avenue and a portion of Chamberlain Street between 7:00 a.m. and 10:30 p.m.
 - d. Resolution approving closure of parking spaces in 200 block of Welch Avenue, a portion of Chamberlain Street, Welch Lot T, and Chamberlain Lot Y from 12:01 a.m. to 10:30 p.m. and waiver of parking meter fees
 - e. Resolution approving usage of electricity and waiver of costs
 - f. Resolution approving waiver of fee for Blanket Vending License
23. Resolution approving preliminary plans and specifications for Maintenance Facility Roof Replacement Phases 2 and 3; setting May 25, 2016, as bid due date and June 14, 2016, as date of public hearing
24. Resolution approving preliminary plans and specifications for 2014/15 Sanitary Sewer Rehabilitation #2 (Flood Prone Manholes); setting May 18, 2016, as bid due date and May 24, 2016, as date of public hearing
25. Resolution approving preliminary plans and specifications for Ice Arena Lighting; setting May 25, 2016, and June 14, 2016, as date of public hearing
26. Award of FY 2016-19 Electric Distribution Line Clearance Program to Wright Tree Services of Des Moines, Iowa:
 - a. Resolution approving one-year contract for hourly rates and unit prices bid in an amount not to exceed \$302,587
27. Skate Park Renovation Project:
 - a. Resolution awarding contract to Spohn Ranch of Los Angeles, California, for base bid and Alternates 1 and 2 in the amount of \$149,750.37
 - b. Resolution approving the use of savings from Ada Hayden Water Line project
28. Resolution approving renewal of contract with ChemTreat, Inc., of Glen Allen, Virginia, for 2016/17 Chemical Treatment Program for Power Plant in an amount not to exceed \$266,000
29. Resolution approving renewal of Professional Services Contract with Burns & McDonnell of Chesterfield, Missouri, for 2016/17 for Power Plant Fire Risk Mitigation in an amount not to exceed \$50,000
30. Resolution approving contract and bond for Ames/ISU Ice Arena Flooring
31. Resolution approving Change Order No. 1 for Grant Avenue (Hyde Avenue) Pavement Improvements Construction Observation
32. Resolution accepting completion of Power Plant Fuel Conversion, Uninterruptible Power System
33. Resolution accepting completion of 2013/14 Collector Street Pavement Improvements (Sheldon Avenue)
34. Resolution accepting completion of 2013/14 Concrete Pavement Improvements Program #2 (North 2nd Street)
35. Resolution accepting completion of Ames Plant Switchyard and Distribution Substation Improvements

36. Resolution approving Plat of Survey for 2622, 2630, and 2636 Lincoln Way; 112 and 130 S. Sheldon; and 113, 117, and 119 Hayward Avenue

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.

PUBLIC WORKS:

37. Sanitary Sewer System Capacity Update:
 - a. Motion directing staff to proceed in 2016/17 construction season with the sanitary sewer system improvements using the 2016/17 Sanitary Sewer Rehabilitation funding

HEARINGS:

38. Hearing on intent to construct New Well Field and authorizing acquisition of land via eminent domain, if necessary:
 - a. Resolution declaring the City's intent to fund the final site specific design and to acquire, by condemnation if necessary, property and easements for the construction of the North River Valley Well Field and Pipeline Project; and authorizing staff to pursue voluntary negotiations with property owners
39. Aspen Heights (205 South Wilmoth Avenue):
 - a. Hearing on Major Site Development Plan for construction of a multi-family residential and limited retail development (Aspen Heights) at 205 South Wilmoth Avenue:
 - i. Resolution approving Plan, subject to conditions and allowances
 - b. Resolution approving Agreement for street improvements
 - c. Motion granting pre-approval of tax abatement
40. Hearing on Voluntary Annexation of 5871 Ontario Street:
 - a. Resolution approving annexation
41. 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) [Continued from April 12, 2016]:
 - a. First passage of ordinance
 - b. Resolution approving Zoning Agreement
42. Hearing on vacation of Public Utility Easement at 108 South 5th Street:
 - a. Resolution approving vacation of Easement
43. Hearing on vacation of Public Utility Easement at 1126 Florida Avenue:
 - a. Resolution approving vacation of Easement
44. Hearing on proposed action to institute proceedings for issuance of Hospital Revenue Refunding Bonds in an amount not to exceed \$68,000,000:
 - a. Resolution authorizing issuance
45. Hearing on 2015/16 Right-of-Way Restoration:
 - a. Resolution approving final plans and specifications and awarding contract to Green Tech of Iowa of Grimes, Iowa, in the amount of \$150,210
46. Hearing on 2015/16 Shared-Use Path System Expansion (South Dakota Avenue):
 - a. Resolution approving final plans and specifications and awarding contract to Con-Struct, Inc., of Ames, Iowa, in the amount of \$113,037
47. Hearing on 2013/14 Storm Sewer Improvements, 2015/16 Concrete Pavement Improvements Program #2, & 2015/16 Water System Improvements #3 (North 2nd Street - North Riverside Drive to North Maple Avenue):

- a. Resolution approving final plans and specifications and awarding contract to Con-Struct, Inc., of Ames, Iowa, in the amount of \$730,171.10
- 48. Hearing on WPC Facility Clarifier Drive Replacement Project:
 - a. Resolution approving final plans and specifications and awarding contract to Woodruff Construction, LLC, of Ames, Iowa, in the amount of \$197,300

PLANNING & HOUSING:

- 49. Staff Report and Update on Landscape Ordinance Provisions (Postponed from April 12, 2016)
- 50. Resolution approving Agreement between City of Ames and Xenia Concerning Continued Water Service pertaining to 3599 and 3601 George Washington Carver Avenue
- 51. Campustown Facade Grants:
 - a. Resolution awarding Grant for 103 Stanton Avenue (Cranford Building)
 - b. Resolution awarding Grant for 116 Welch Avenue (Arcadia Café)
- 52. Resolution approving Preliminary Plat for Dotson Drive Subdivision (601 and 705 Dotson Drive and 4112 Cochrane Parkway)
- 53. 122 Hayward Avenue:
 - a. Staff Report on request for permanent access easement through City Parking Lot X to facilitate redevelopment of 122 Hayward
 - b. Staff Report on request to determine equivalency of meeting the Natural Light Criterion of the Campustown Urban Revitalization Area Plan
- 54. Guidelines and criteria for implementation of Public Facilities Improvements Program for Non-Profit Organizations:
 - a. Motion directing staff to proceed with implementation of the FY 2015/16 CDBG Public Facilities Improvements Program for Non-Profit Organizations

ADMINISTRATION:

- 55. Motion adopting City Council Goals to be completed by December 31, 2017

ORDINANCES:

- 56. Second passage of ordinance making a zoning text amendment pertaining to the Environmentally Sensitive Area Overlay District and its applicability to activities within the Floodway
- 57. Second passage of ordinance making zoning map amendment to add Environmentally Sensitive Area Overlay to properties with a FEMA-designated Floodway
- 58. Second passage of ordinance making a 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)
- 59. Third passage and adoption of ORDINANCE NO. 4252 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
- 60. Third passage and adoption of ORDINANCE NO. 4253 to add funeral homes as an institutional use allowed in Downtown Service Center Zoning District
- 61. Third passage and adoption of ORDINANCE NO. 4254 establishing 3505 and 3515 Lincoln Way Urban Revitalization Area
- 62. Third passage and adoption of ORDINANCE NO. 4255 correcting an *Iowa Code* reference in Section 23.308 pertaining to review procedures for Plats of Survey

COUNCIL COMMENTS:

HUMAN RESOURCES:

63. Motion to hold Closed Session as provided by Section 20.17(3), *Code of Iowa*, to discuss collective bargaining:
- a. Resolution ratifying contract with IBEW, Local 55 (Electrical Workers), for 7/01/16 to 6/30/17
 - b. Resolution ratifying contract with PPME, Local 2003 (Police Unit), for 7/01/16 to 6/30/17

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 REGULAR MEETING OF THE AMES CITY COUNCIL

AMES, IOWA

APRIL 12, 2016

The Regular Meeting of the Ames City Council was called to order by Mayor Ann Campbell at 6:02 p.m. on the 12th day of April, 2016, in the City Council Chambers in City Hall, 515 Clark Avenue. Council Members Bronwyn Beatty-Hansen, Gloria Betcher, Amber Corrieri, Tim Gartin, Chris Nelson, and Peter Orazem were present. *Ex officio* Member Sam Schulte was also in attendance.

Mayor Campbell announced that the City Council would be working from an Amended Agenda. An item was added under the Consent Agenda pertaining to the 161kV Electric Line Relocation Project.

PROCLAMATION FOR “FAIR HOUSING MONTH:” Mayor Campbell proclaimed the month of April 2016 as “Fair Housing Month.” She noted that this is the 48th anniversary of the Fair Housing Act. Housing Coordinator Vanessa Baker-Latimer introduced Steve Eggelson, Field Officer for Housing and Urban Development. He thanked the City of Ames for its participation in the Fair Housing efforts. Accepting the Proclamation were Kris Brend, representing the Central Iowa Board of Realtors; Cindy Jorgensen, representing Professional Property Management and the Ames Rental Property Managers Association; John Klaus, representing the Human Relations Commission; and Paula Shriver, representing Shriver Rentals and Ames Property Owners Association. Ms. Baker-Latimer highlighted the Fair Housing Month public awareness campaign for 2016. There will be a *Lunch & Learn* on “Islamophobia” to be held on April 26 from 11:30 a.m. to 1:00 p.m. at the Ames Public Library Farwell T. Brown Auditorium, 515 Douglas Avenue.

PROCLAMATION FOR “WATER QUALITY WEEK:” The week of April 17 - 23, 2016, was proclaimed by Mayor Campbell as “Water Quality Week.” Accepting the Proclamation on behalf of the City of Ames were Christina Murphy, Assistant Director of Water and Pollution Control, and Jim McElvogue, WPC Superintendent.

PROCLAMATION FOR “ALL SPECIES, ONE EARTH DAY:” April 23, 2016, was proclaimed as “All Species, One Earth Day” by Mayor Campbell. Jerri Heid, representing the Ames Public Library, and representatives of the Iowa Wildlife Center Marlene Ehresman and Mark Widriechner accepted the Proclamation. Ms. Ehresman highlighted events that will be held on April 23.

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

1. Motion approving payment of claims
2. Motion approving Minutes of Regular Meeting of March 22, 2016, and Special Meeting of March 26, 2016
3. Motion approving certification of civil service applicants
4. Motion approving Report of Contract Change Orders for March 16-31, 2016
5. 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
- 6. Motion approving new Class C Liquor License & Catering Privilege for Los Altos Mexican Restaurant, 823 Wheeler Street, Ste. 5
- 7. Motion approving 5-day (April 30-May 4) Special Class C Liquor License for Olde Main at Reiman Gardens, 1407 University Boulevard
- 8. Motion approving 5-day (May 10-14) Special Class C Liquor License for Olde Main at Reiman Gardens, 1407 University Boulevard
- 9. Motion approving 5-day (April 23-27) Class C Liquor License for Christiani’s Events at the ISU Alumni Center, 420 Beach Avenue
- 10. 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
- 11. RESOLUTION NO. 16-152 updating named depositories for City of Ames
- 12. Corporate RESOLUTION NO. 16-153 designating authorization to conduct financial and banking business
- 13. RESOLUTION NO. 16-154 approving Quarterly Investment Report for period ending March 31, 2016
- 14. RESOLUTION NO. 16-155 approving request from Ames Bicycle Coalition for City Hall to serve as host site on May 16 to kick off Bike-to-Work Week
- 15. RESOLUTION NO. 16-156 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)
- 16. RESOLUTION NO. 16-157 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
- 17. RESOLUTION NO. 16-158 setting date of public hearing for April 26, 2016, on vacation of Public Utility Easement at 108 South 5th Street
- 18. RESOLUTION NO. 16-159 setting date of public hearing for April 26, 2016, on vacation of Public Utility Easement at 1126 Florida Avenue
- 19. RESOLUTION NO. 16-160 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
- 20. 161kV Electric Line Relocation Project for Iowa Department of Transportation (IDOT):
 - a. RESOLUTION NO. 16-183 approving reimbursement agreement with the IDOT
 - b. RESOLUTION NO. 16-186 waiving the City’s *Purchasing Policies* requirement for

competitive proposals and approving Engineering Services Agreement with Dewild Grant Reckert & Associates Company of Rock Rapids, Iowa, for 161kV line relocation to in an estimated total cost of \$58,000

21. RESOLUTION NO. 16-161 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
22. RESOLUTION NO. 16-162 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
23. RESOLUTION NO. 16-163 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
24. RESOLUTION NO. 16-164 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
25. RESOLUTION NO. 16-165 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
26. RESOLUTION NO. 16-166 awarding contract to Chamness Technologies, Inc., of Blairsburg, Iowa, in the amount of \$32,700/year for Yard Waste Services for 2016-2019
27. RESOLUTION NO. 16-167 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
28. RESOLUTION NO. 16-168 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
29. RESOLUTION NO. 16-169 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
30. Valve Maintenance and Related Services and Supplies Contract for Power Plant:
 - a. RESOLUTION NO. 16-170 approving renewal of contract with Dowco Valve Company, Inc., of Hastings, Minnesota, in an amount not to exceed \$90,000
 - b. RESOLUTION NO. 16-171 approving contract and bond
31. Power Plant Maintenance Services Contract:
 - a. RESOLUTION NO. 16-172 approving renewal of contract with ProEnergy Services, LLC, of Sedalia, Missouri, in an amount not to exceed \$635,000
 - b. RESOLUTION NO. 16-173 approving contract and bond
32. Electric Services Underground Trenching Contracts:
 - a. RESOLUTION NO. 16-174 approving renewal of Primary Contract with Ames Trenching & Excavating, Inc., of Ames, Iowa, in an amount not to exceed \$233,750
 - b. RESOLUTION NO. 16-175 approving contract and bond with Ames Trenching & Excavating, Inc.
 - c. RESOLUTION NO. 16-176 approving renewal of Secondary Contract with Communication Technologies of Des Moines, Iowa, in an amount not to exceed \$41,250

- d. RESOLUTION NO. 16-177 approving contract and bond with Communication Technologies
33. RESOLUTION NO. 16-178 approving contract and bond for City Hall Roof Improvements Project
34. RESOLUTION NO. 16-179 approving contract and bond for WPC Facility Sludge Pumping Building Heat Recovery Unit Replacement
35. RESOLUTION NO. 16-180 approving contract and bond for 2015/16 Arterial Street Pavement Improvements (13th Street - Furman Aquatic Center to Union Pacific Railroad)
36. RESOLUTION NO. 16-181 approving Change Order No. 6 with Knutson Construction of Minneapolis, Minnesota, in the amount of \$22,624 for Water Treatment Plant - Contract No. 2
37. RESOLUTION NO. 16-182 approving completion of Emergency Storm Repair for Traffic Signal (South Duff Avenue and Airport Road)
- 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: Mayor Campbell opened Public Forum and closed same after no one requested to speak.

POLICY FOR NAMING PARKS AND RECREATIONAL FACILITIES: Mayor Campbell noted that the City Council members had received a number of emails from concerned citizens. She pointed out that tonight's meeting will not deal with any specific request for naming a particular park or recreational facility; only the policy will be addressed.

Parks and Recreation Department Director Keith Abraham recalled that, on July 28, 2015, the City Council had referred to staff a request to name the Skate Park in honor of Georgie Tsushima (Georgie), who passed away July 19, 2015. Mr. Abraham reported that there is an existing policy for naming City streets; however, the City does not have a policy or formal guidelines related to naming parks or recreational facilities. He noted that the Skate Park would be considered a recreational facility, not a park.

According to Director Abraham, the draft policy for naming parks and recreational facilities was brought before the Parks and Recreation Commission at its August 20, 2015 meeting. At that time, Commissioners asked whether an adopted naming policy should encompass all City facilities and not just parks or recreational facilities. Staff then discussed that question with the City Manager, and it was determined to just focus on parks and recreational facilities as it was felt that those are the items that have the greatest potential for naming opportunities. The Commission felt strongly that 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.

The Council was told that staff had researched multiple naming policies from other departments and entities throughout the country. Mr. Abraham reviewed the draft policy that was ultimately approved by the Commission at its March meeting. At that meeting, the Commission recommended that the City

Council approve the policy with a modification stating that preference would be given to a request in which the individual has a tie to the park being requested to be named.

It was explained by Director Abraham that a 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. Staff tried to draft the policy with a broad scope in mind and to not tailor it to the specific request for the Skate Park.

Mr. Abraham gave an overview of the five sections contained within the policy: Introduction; Definitions; Policy Statement, which defined the broad categories considered for naming parks and/or recreational facilities (a. Historic Events, People, and Places; b. Outstanding Individuals; and c. Major Donations); Guiding Principles, and Procedures.

Council Member Betcher expressed her opinion that there should be more definitive criteria as to what constitutes an Historic Event, People, or Place. It appears that there is an internal inconsistency among the categories. She also noted the ambiguousness of figuring out when the “shock” of a tragic event is over; the policy, as currently written, requires a minimum of three years after that.

Council Member Orazem does not see a reason why parks or facilities should not be named after people who are still alive. He gave several examples of facilities that had been named for people still living at the time of dedication. Mr. Orazem said he also did not understand why there should be a three-year waiting period after a person has passed away. According to Mr. Orazem, the process should identify the credentials of the person. Director Abraham quoted the policy as saying the three-year period is “encouraged,” not required; it was a guiding principle that could be waived at the Council’s direction.

Council Member Corrieri asked Mr. Abraham if the City had ever thought about “gifting policies,” which would address the issue of the person not being of good character or the gift not meeting the City’s policies. She also felt that the policy was missing an element that would address multiple donors to be recognized at different levels. Ms. Corrieri asked how onerous the application might be or the types of information that would be required for documentation. Mr. Abraham said that staff had not started creating the application yet because the policy had to be established first.

Council Member Beatty-Hansen agreed with other Council members that the three-year waiting period was arbitrary and felt it did not add anything to the policy. She also was concerned with the right to waive certain provisions; to her, that could mean a request after a large donation could be fast-tracked. Ms. Beatty-Hansen expressed her opinion that non-monetary contributions to the community should be valued the same as a monetary contribution.

Council Member Nelson offered his opinion that naming a park should be treated differently than naming a facility or an amenity. More justification should be required for naming a park. He also is not in favor of the three-year waiting period after a tragic event had occurred.

Council Member Betcher asked if a request had been filed and the three-year waiting period had begun, could a request accompanied by a large monetary contribution supersede the first request. Director Abraham stated that the request filed first would get resolved first.

Makenzie Heddens, 3814 Quebec Street, Ames, stated that the three-year waiting period is of concern to her. She believes that the requirements should be the same for outstanding individuals as for those making large monetary contributions. Ms. Heddens shared that she believed the policy should not require a person to be deceased before a park or facility could be named after him or her. She would like the Council to approve Option 2 and not require the three-year waiting period or that a person be deceased before something could be named after him or her. Ms. Heddens also asked the Council to move ahead with the request that had been made many months ago to name the Skate Park after Georgie Tsushima. She referenced a petition containing over 2,000 signatures in favor of naming the Skate Board after Mr. Tsushima. The Council was also told that the City had actually requested Georgie's assistance initially in developing the City's Skate Park.

Dakota Canning, 3917 Tripp Street, Ames, pointed out that he served on the Parks and Recreation Commission when the first request came in to name the Skate Park after Georgia Tsushima. He noted that he felt very uncomfortable naming a park or facility after anyone without clear guidelines. Mr. Canning urged that the City Council remove the three-year waiting period; it provides an unnecessary roadblock. He believes that checks and balances would be adequately provided by the Parks and Recreation Commission and the City Council. Mr. Canning would also like the Council to act on the request filed in July 2015 to name the Skate Park in honor of Georgie Tsushima.

Teresa Downing-Matibag, 1005 Jarrett Circle, Ames, advised that Georgie Tsushima is her son. In regards to the policy, she would like to allow naming opportunities for people while they are still alive. Ms. Downing-Matibag stated that she felt the draft policy contained discriminatory clauses when it came to those making large monetary contributions; no three-year waiting period was being required for those persons.

Linda Jansen, 528 Division Street, Jewell, Iowa, clarified that the Skate Park does not have a name, so it does not need to be renamed. She reported that she was the one who initially made the request to name the Skate Park after Georgie. Ms. Jansen wanted it known that when she made the request, she had never met Teresa Downing-Matibag, Georgie's mother. She added that she felt she had made a very simple request, but now it appears to have gotten so complicated that it is requiring the preparation of a five-page document.

Suhaib Tawil, 4714 Mortensen Road, Apt. 301, Ames, said that he documents the lives of significant people in the community, and he had interviewed Georgie the day before he died. He indicated that he definitely does not agree with the three-year waiting period. Mr. Tawil believes that the contributions made by Georgie were well-documented, and the Skate Park should be named in his memory.

Ms. Downing-Matibag provided pages of tributes to Georgie posted after his passing as an example of how someone's contributions during their life time can have lasting influence so many others.

Council Member Orazem offered his opinion that the real emphasis should be on the nomination process. The Commission and the City Council would then judge whether the nomination had merit. Mr. Orazem wants there to be a requirement for certification letters or signatures on a petition. He also wants the policy to consider people who are still alive as well as those who are deceased. In addition, Mr. Orazem wants to strike the three-day waiting period.

Moved by Orazem, seconded by Beatty-Hansen, to refer the draft policy back to the Parks and Recreation Commission for assessment of the recommendations: specifically, that the policy consider naming parks and recreational facilities after people who are still alive as well as those who are deceased; that there not be a required waiting period; that the focus be on the procedures in Part V of the Policy and let the Parks and Recreation Commission judge the merits of the nomination; and to require supporting documents.

Moved by Beatty-Hansen, seconded by Betcher, to amend the motion to refer the draft policy to staff (instead of to the Parks and Recreation Commission).

Vote on Motion: 5-1. Motion to amend declared carried.

Vote on Motion, as amended: 5-1. Voting aye: Beatty-Hansen, Betcher, Corrieri, Gartin, Nelson. Voting nay: Orazem. Motion declared carried.

Council Member Gartin said that he is fine to allow naming to occur during a person's lifetime; however, he would still like to see a one-year waiting period after a person's death.

Council Member Betcher said she definitely does not want any discrepancy between a person making a large monetary contribution versus a person making a non-monetary contribution.

Council Member Corrieri indicated that she wants the policy to include the provisions for large capital campaigns with multiple donors. She also wants the issue of not allowing corporate names to be addressed. Mr. Abraham clarified how the draft policy addresses that issue.

Options available to the Council were explained by Mr. Abraham. He told the Council members that staff was looking for direction from them tonight.

Moved by Corrieri, seconded by Orazem, to request, in regards to 4C: "Naming/Renaming for Major Donations," that staff look at the contribution thresholds and incorporate capital campaigns as part of that process and provide additional information regarding corporation names, especially when the corporation name is also the name of an individual.

Council Member Betcher asked how the donor component has been handled in the past without a policy in effect. Director Abraham advised that when the naming request has come in, it has been

discussed with the City Manager and then it has been brought before the City Council. Mayor Campbell also added that discussions have occurred with the donor.

Motion withdrawn.

Moved by Corrieri, seconded by Orazem, to direct staff to look at creating more flexibility in the policy in relation to donors and keep it at more of a staff/Council review and also have the possibility of corporate naming.

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

The meeting recessed at 8:02 p.m. and reconvened at 8:10 p.m.

HEARING ON TRANSFER OF PROPERTY AND GRANTING EASEMENTS TO IOWA DEPARTMENT OF TRANSPORTATION FOR I-35 IMPROVEMENTS: Mayor Campbell opened the public hearing. No one came forward to speak, and the Mayor closed the hearing.

Christina Murphy, Assistant Director of Water and Pollution Control, stated that it had been discovered that Electric Services has an outstanding issue with the Iowa Department of Transportation (IDOT). The City has electric poles that exist on the property that is proposed to be sold to the IDOT. If the City were to proceed with the sale, it could create an issue for the City.

Donald Kom, Director of Electric Services, advised that the transmission poles currently exist on the City's own property. Because of that, no easements were necessary before the poles were installed. However, when the property is sold without those easements, the new owner can charge the City for easements rights for the poles. Mr. Kom noted that the IDOT has agreed to reimburse the City for moving the poles, no agreement is in place. In order to ensure that the cost for moving the poles is borne by the IDOT, Mr. Kom is recommending that this hearing be postponed until those details are worked out.

Moved by Orazem, seconded by Nelson, to continue the hearing to a date uncertain.

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

HEARING ON ZONING TEXT AMENDMENT PERTAINING TO THE ENVIRONMENTALLY SENSITIVE AREA OVERLAY DISTRICT (O-E) AND ITS APPLICABILITY TO ACTIVITIES WITHIN THE FLOODWAY: Planning and Housing Director Kelly Diekmann recalled that, on November 11, 2015, the City Council had initiated potential map and text amendments for adding a discretionary review process to activities within the FEMA-designated Floodway. On March 22, 2016, staff had 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.

Mr. Diekmann reported that 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.). The O-E does not contain specific regulatory requirements, such as use limitations, but it does require the applicant to prepare an Environmental Assessment Report on how the development will address, obviate, or mitigate the environmental issues that led to the designation.

According to Director Diekmann, the major regulatory tool within the O-E is the requirement for the City Council to approve 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 it 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 were not possible, to deny the proposed development. The City Council would review a project through the criteria of a Major Site Development Plan or Preliminary Plat. The most relevant criteria for a Major Site Development Plan would be the Post-Construction Storm Water Ordinance (Chapter 5B of the *Ames Municipal Code*), which was approved in April, 2014. 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. 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 into a project to meet the quantity and quality standards.

Mr. Diekmann advised that 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; it requires buffers of varying sizes depending upon the 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. Also, 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 would 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.

Director Diekmann noted that 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.

Additionally, according to Mr. Diekmann, 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.

The Council was advised that 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 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 public hearing was opened by Mayor Campbell.

Council Member Gartin asked if staff had received any input from the public on this issue. Director Diekmann advised that Scott Renaud, a Civil Engineer with FOX Engineering, had spoken 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. Also, according to Mr. Diekmann, members of the Planning and Zoning Commission believed the amendments were

unnecessary and excessive and created a layer of review that was not needed for environmental protection.

No one wished to speak, and the Mayor closed the hearing.

Council Member Nelson said he does not support the amendments; he feels that it just adds another layer of review. Council Member Orazem disagreed, stating that going through a public process was valuable.

Moved by Orazem, seconded by Beatty-Hansen, to pass on first reading an ordinance adopting the proposed changes to the language of the O-E district.

Roll Call Vote: 5-1. Voting aye: Beatty-Hansen, Betcher, Corrieri, Gartin, Orazem. Voting nay: Nelson. Motion declared carried.

HEARING ON ZONING MAP AMENDMENT TO ADD ENVIRONMENTALLY SENSITIVE AREA OVERLAY TO PROPERTIES WITH A FEMA-DESIGNATED FLOODWAY: Director Diekmann stated that the City wants 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.

Mr. Diekmann said that 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. It was noted by Director Diekmann that 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 the addition of the Overlay. The Rose Prairie development area will be governed by a Preliminary Plat 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 (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. According to Director Diekmann, 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 on 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. 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 Floodway 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.

Mr. Diekmann said staff had 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).

Mayor Campbell opened the public hearing. She closed same when no one came forward to speak.

Moved by Beatty-Hansen, seconded by Betcher, to pass a first reading an Ordinance to place the Environmentally Sensitive Area Overlay (O-E) on the Floodway as part of the City's Official Zoning Map.

Roll Call Vote: 5-1. Voting aye: Beatty-Hansen, Betcher, Corrieri, Gartin, Orazem. Voting nay: Nelson. Motion declared carried.

HEARING ON ZONING MAP AMENDMENT TO ADD ENVIRONMENTALLY SENSITIVE AREA OVERLAY TO PROPERTIES WITH A FEMA-DESIGNATED FLOODWAY: Director Diekmann stated that the City wants 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.

According to Director Diekmann, 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.

Mr. Diekmann said that 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.

Mr. Diekmann said staff had 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).

Mayor Campbell opened the public hearing. She closed same when no one came forward to speak.

Moved by Beatty-Hansen, seconded by Betcher, to pass a first reading 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 as noted by staff.

Roll Call Vote: 5-1. Voting aye: Beatty-Hansen, Betcher, Corrieri, Gartin, Orazem. Voting nay: Nelson. Motion declared carried.

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): Director Diekmann stated that, in anticipation of the mapping of the Environmentally Sensitive Area Overlay District over the Floodway and the changes to the language of the District, staff was recommending changes to Chapter 9. Most of the changes reflect the requirements of the O-E Overlay and the procedures for approval. Others are required by the Iowa Department of Natural Resources or are minor housekeeping changes. The proposed amendments were explained.

The public hearing was opened by the Mayor. She closed the hearing after no one asked to speak.

Council Member Gartin asked if staff had received any comments from the development community on this possible amendment. Director Diekmann again answered that Scott Renaud of FOX Engineering had spoken against the proposal as well, 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.

At the inquiry of Council Member Betcher, Mr. Diekmann stated 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.

Moved by Betcher, seconded by Orazem, to pass on first reading an ordinance including the complete proposed changes to Chapter 9, Flood Plain Zoning Regulations, that re-categorize uses as Permitted or Development uses and include the IDNR flood-proofing requirements.

Roll Call Vote: 5-1. Voting aye: Beatty-Hansen, Betcher, Corrieri, Gartin, Orazem. Voting nay: Nelson. Motion declared carried.

HEARING ON WPC FACILITY THREE-YEAR BIOSOLIDS DISPOSAL OPERATION:

The Mayor opened the public hearing. No one came forward to speak, and the Mayor closed the hearing.

Moved by Orazem, seconded by Corrieri, to adopt RESOLUTION NO. 16-184 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.

Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

HEARING ON SKATE PARK RENOVATION PROJECT: The public hearing was opened by the Mayor. It was closed as no one asked to speak.

Moved by Nelson, seconded by Betcher, to accept the report of bids.

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

HEARING ON 2015/16 AIRPORT IMPROVEMENTS TAXIWAY REHABILITATION

(RUNWAY 01/19): Mayor Campbell opened the public hearing and closed same after no one requested to speak.

Moved by Orazem, seconded by Gartin, to adopt RESOLUTION NO. 16-185 Resolution approving final plans and specifications and awarding contract to Absolute Concrete of Slater, Iowa, in the amount of \$196,221.25.

Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

HEARING ON REZONING, WITH MASTER PLAN, OF PROPERTY AT 896 SOUTH

500th AVENUE: Director Diekmann advised that the City is in the process of conducting an evaluation of its sanitary sewer model from the consultant. He explained the request of the property owners, GW Land Holdings, LLC, to rezone 52.36 acres addressed as 896 S. 500th Avenue from Agricultural to Suburban Residential Low Density and Suburban Residential Medium Density.

Mr. Diekmann advised that the property owners are seeking 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 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. The project site is within the Southwest 1 Incentivized Growth Area where the City Council may consider financial assistance for oversizing of public facilities.

According to Director Diekmann, development of the site will ultimately require approval of a Major Subdivision for creation of the lots and layout of streets and Major Site Development Plans for the proposed apartments. The developer desires to start construction this summer on the multi-year phased project and projects a three- to five-year build-out of the full site. 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.

At the request of Council Member Orazem, Municipal Engineer Tracy Warner stated that there is some uncertainty related to sanitary sewer capacity. Public Works staff wants to verify that appropriate sewer capacity exists. Director Diekmann recommended that the Council continue the hearing until April 26, 2016, to allow for the City to make a determination on the capacity of the existing sanitary sewer system prior to the first reading of a rezoning ordinance for the proposed project.

According to Mr. Diekmann, the developers are aware of the potential delay and has indicated a likelihood that they would request waiving the second and third readings and adopt the ordinance at the time of hearing to allow the project to stay on track with their time line once the sewer issue is resolved.

At the inquiry of Council Member Gartin, Mr. Diekmann explained the differences between Alternatives 1 and 2. Alternative 1 will defer passage of the first reading of the Ordinance until the sanitary sewer issue is resolved. Alternative 2 would approve the request for rezoning with the Master Plan that would contain several stipulations that would be incorporated into a Zoning Agreement that would accompany the Master Plan.

Council Member Gartin asked if there will be shared use paths required with this project. Mr. Diekmann answered that Mortensen will have the shared use path extended on the south side. The north side will have a normal sidewalk.

The hearing was opened by Mayor Campbell.

Keith Arneson, 4114 Cochrane Parkway, Ames, stated that there is a natural separation south of Mortensen Road between single-family and multi-family uses. He noted that the land uses are consistent down Highway 30. Mr. Arneson showed a drawing of what the proposed apartment complexes would look like. He believes that the proposed mix of development with a split of

multi-family and single-family housing fits the market demand. Mr. Arneson noted some of the amenities that will be included in the multi-family units.

In answer to a question posed by Council Member Gartin, Mr. Arneson advised that the lots will start at \$68,000 - \$75,000.

Mr. Arneson said that he has met with CyRide representatives, and a neighborhood meeting was held. The property in question is in the Ames School District.

According to Mr. Arneson, there is a certain sense of urgency due to the need to break ground by October.

Alex Galyon, 121 North Russell, said he was speaking on behalf of GW Land Holdings, owners of the subject property. Mr. Galyon pointed out that the property in question is in the Southwest Allowable Growth Area, which is the prime area for single-family residential development. He reiterated that the 50 to 60 lots would be in the Ames School District. According to Mr. Galyon, after discussions with the Council, the owners changed their request to medium-density from high-density and have incorporated many of the changes recommended by City staff. He asked that the Council move to pass the rezoning on first reading at this meeting as an indication of its support for the project, rather than continue the hearing and wait two weeks. It is understood that the project would not move forward if the sanitary sewer is not sufficient.

Doug MacCrea, 913 Tennyson Avenue, Ames, said his property abuts the property in question. He pointed out that the developer is requesting that the City Council move the project forward when there is not a firm understanding of whether the infrastructure can support it. Mr. MacCrea noted that there are many homes already in place, and the City needs to ensure that the infrastructure is adequate to support those and the proposed development. Mr. MacCrea sees this as the developer trying to circumvent the process to speed things along.

Mayor Campbell noted that it was understood that, even if the Ordinance was passed on first reading, the project would not move forward if it was determined that the sanitary sewer is not sufficient.

Council Member Betcher stated that she has concerns about the process. She would rather speed up the end of the process, rather than move ahead without adequate information about the sanitary sewer.

Moved by Betcher, seconded by Orazem, to continue the hearing to April 26, 2016.

Council Member Gartin said that he is very excited about the proposed development. He said that if he had any concerns about jeopardizing the City if it moved forward with first reading of the ordinance at this meeting, that option would be off the table. Ms. Betcher said that that would be going against the principle that the Council had gone with in its past votes. The Council has

committed to data-driven decisions, and it needs more information in this case before a decision is made.

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

SOUTH DUFF AVENUE LAND USE POLICY PLAN (LUPP) REQUEST [3115, 3413, AND 3409 SOUTH DUFF AVENUE]: Director Kelly Diekmann provided an update on the South Duff Avenue Land Use Policy Plan request of Dickson Jensen initially for 57 acres (now reduced to 44 acres). The amendment to the LUPP is to allow for high-density residential development while retaining a portion of the site for commercial use. In January 2015, the Council considered this request as a Major LUPP Amendment due to the type of change and the size of the request. Mr. Diekmann reported that the Major 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.

Director Diekmann updated the Council on the status of the review of the Major Amendment, described the direction with which staff was moving forward, and advised that there will be public hearings anticipated in May.

The Council was told that the developer's proposal involves approximately 57 acres, which includes 13 acres to the north of the current area having access to Kitty Hawk Drive. At a public meeting held in February, two main issues were raised: the impacts of the development on traffic on U. S. 69 and storm water runoff through the South Ames neighborhood.

According to Mr. Diekmann, staff believes the studies have been completed for the site demonstrate how the site could accommodate a high-density residential land use designation. Staff further believes that 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 the High-Density Residential. Mr. Diekmann advised that, unless the City Council had an alternative preference, staff would move forward to set May 4, 2016, as the date of public hearing for the Planning and Zoning Commission on May 24, 2016, as the date of public hearing for the City Council on the Major Land Use Policy Plan Amendment.

Dickson Jensen, 4611 Mortensen Road, Ames, told the Council that he purchased the subject property 18 months ago for approximately \$2.5 million. A sanitary sewer and traffic study have been done. He expressed his frustration with how long the process is taking. According to Mr. Jensen, there have been public meetings with the neighbors. Director Diekmann said that the public hearings tentatively scheduled for May and June are the formal hearings that are required, not neighborhood meetings. Mr. Jensen said that he would like to hear input from the Council tonight.

Council Member Gartin stated that he understands that Mr. Jensen is very frustrated with the process. He would hope that Mr. Jensen might be a willing participant to make the process better in the future.

ROSE PRAIRIE DEVELOPMENT AGREEMENT: Director Diekmann advised that the owners of the 170-acre site at Grant Avenue and 190th Street (Rose Prairie) request that the City consider initiating changes to its Development Agreement that was originally approved on July 22, 2010. The current owner of the property in question first requested amendments on August 11, 2015. The City Council had provided direction to include an east/west street connection in any future project. There were other pending issues at that time, but the developers left the meeting to reconsider their plans before staff explained those issues. The developers have now modified their request and are seeking direction from the City Council to draft a revised Development Agreement that would allow them to seek rezoning and propose a Preliminary Plat for development of the property.

Mr. Diekmann provided a brief history of the property, which was annexed to the City in 2010. The development of the site did not progress initially after its annexation. The property has gone through a series of ownership changes. The current owner of the property, Rose Prairie LLC, acquired the property in 2014 and is now represented by TerShe Development.

According to Director Diekmann, TerShe has identified five issues from the original agreement and two new issues that it would like to have addressed in an amendment to the current agreement. The five issues were briefly explained, as follows:

1. Exceeding the 292 single-family homes and townhome plan for development of the site with up to 739 total housing units mixed between detached and attached single-family and small medium-density apartments and adding convenience commercial at the corner of 190th and Grant Avenue
2. Moving the shared use path from the railroad side of the project to Grant Avenue
3. Changing the full repayment terms for the water and sanitary sewer connection districts from 2020 to a later year
4. Clarify the requirement to extend a sanitary sewer connection to the west and north
5. Eliminate the fire sprinkler requirement for single-family homes

Additional issues that the developers desire to have addressed in a revised Agreement include terms for the City's acquisition of a neighborhood park, as well as assignment of obligations to successor interests when selling off parts of the overall development to individual developers. The last request means that full pay-off requirements for the connection district would not be required until individual lot subdivisions occur.

In summary, Director Diekmann said that the current developer is pursuing a different concept with up to eight acres of commercial area and development of a single-family detached, single-family attached, and medium-density apartments that require different zoning districts than FS-RL. Mr. Diekmann noted that the developer's concept plan does include an east/west road connection as directed by the City Council last August.

Council Member Gartin noted that the main stumbling block for him is the density issue. He wants to understand the impact to the Ada Hayden Watershed, not just with Rose Prairie, but with all the properties that feed into Ada Hayden. Mr. Gartin is concerned about doing something in the short-term that will have unintended consequences. Director Diekmann showed a map of the North Growth Area, specifically noting all the property that feeds into the Ada Hayden Watershed. Municipal Engineer Warner explained that those concerns led to the Conservation Subdivision Ordinance. She explained some of the components of the Ordinance that address both water quality and water quantity. Ms. Warner reported that, at this point, City staff has not yet seen a Storm Water Management Plan from the developers.

Casey Schafbuch, McClure Engineering, Clive, Iowa, stated that he is the engineer for the project. Mr. Schafbuch stated that quality and quantity standards have been required by multiple municipalities, not just the City of Ames, where they have had projects. According to Mr. Schafbuch, the developers will do what they need to do to meet the standards. He is confident that they will come back with a proposal that will work for both the City and the developers.

Jim Pease, 3240 Stagecoach Road, Ames, said that he had been involved with Ada Hayden since its creation. The idea of putting in the wetlands was to try to protect the waters of the lake. The wetlands were sized expecting some development; however, the amount of impermeable surface was not anticipated. Any time the density is increased – over two and a half times the density of people – there have to be more streets. Mr. Pease said he would like to believe the developers that they will be putting in innovative methods, such as permeable pavement, retention ponds that allow for the water to slowly pass into the system, and buffers to reduce the runoff. The Friends of Ada Hayden are very concerned about the amount of density being proposed by the developer. They ask the Council to consider the development very carefully. Two other issues – the neighborhood park and selling parcels to other developers - also need to be addressed. The latter poses greater concerns for Mr. Pease. Other developers may not be aware of the requirements of a Conservation Subdivision.

Justin Dodge, 105 South 16th Street, Ames, noted that seven years ago, Rose Prairie was proposed as a rural subdivision. Now 292 lots on 170 acres are being requested, which is considerably fewer than initially proposed. Other developments have occurred. Mr. Dodge pointed out that it doesn't matter how many lots are being proposed, all development has to meet the storm water standards. He believes that with the current standards, this development will be better for Ada Hayden than it ever was before, and for that reason, Mr. Dodge indicated that he was in favor for increasing the density for the current owner. Mr. Dodge said that Hunziker & Company only asks that it be treated the same as the developers of Rose Prairie.

Council Member Gartin again raised the issue of density impacting the Ada Hayden Watershed. Municipal Engineer Warner noted that Ames has one of the most progressive storm water ordinances in the state, and in addition, there are other controls contained in the Conservation Subdivision.

Council Member Beatty-Hansen asked if other types of pollution, e.g., noise, light, would also be regulated. Municipal Engineer Warner noted the major components of the City's Storm Water Ordinance and the Conservation Subdivision Ordinance.

Director Diekmann pointed out that staff is not saying at this point that 739 units will be allowed in the Rose Prairie Subdivision; that is the request of the owner at this time.

Council Member Betcher asked if having multiple owners if the developers do sell off parcels causes additional issues for staff. Director Diekmann indicated that it should not; the standards would be the same.

City Manager Schainker told the Council that staff was not asking it to approve any of the amendments being suggested by the developers at this meeting. Staff was looking for an indication by Council as to whether it should proceed with specific amendments. If the direction given is to proceed, the developers will make applications for rezoning and a Preliminary Plat. The revised Pre-Annexation Agreement will be considered at the same time the rezoning request is brought back to the Council.

Council Member Betcher stated that she did not have enough information to tell if there will be negative impacts because she does not know the density that will actually be involved. She pointed out that density means other things besides storm water run-off; it means noise pollution, light pollution, and traffic.

Council Member Gartin asked if he should make a motion to direct staff to pursue with the next phases of negotiations. Director Diekmann stated that the seven issues had been presented. Council could direct staff to proceed through those issues. Not all the issues can be dealt with at the rezoning stage. City Manager Schainker pointed out that if the Council wants staff to deal with noise and light pollution and those types of concerns, it should provide direction to staff to deal with those.

Mayor Campbell noted that staff had made recommendations on most of the seven issues. Council Member Betcher said that she would like to split out the issues.

Moved by Gartin, seconded by Orazem, with respect to Issue 1: to direct staff to consider a Master Plan and zoning districts that are different than the one that was approved by the previous owner in the existing Pre-Annexation Agreement.

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

Moved by Nelson, seconded by Betcher, to approve staff recommendations on Issues 2 through 7.
Vote on Motion: 6-0. Motion declared carried.

LANDSCAPE ORDINANCE PROVISIONS: Due to the lateness of the hour, Mayor Campbell recommended that this item be postponed until the next meeting.

Moved by Gartin, seconded by Corrieri, to postpone this item until the April 26, 2016, City Council meeting.

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

GRANT AGREEMENT FOR LOW-HEAD DAM IMPROVEMENTS IN NORTH RIVER VALLEY PARK: Moved by Gartin, seconded by Nelson, to adopt RESOLUTION NO. 16-187 approving the 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.
Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

PURCHASE OF POLICE PATROL VEHICLES: Nick Johnson, 427 Aspen Ridge Road, Ames, asked the Council to approve a re-bid for this project. Mr. Johnson said that Ames Ford Lincoln had submitted its electronic bid via email on Tuesday, March 29, to the attention of Mike Adair in the Purchasing Division. He followed up with Mr. Adair and was informed that the bid never came through under Wednesday, March 30. Ames Ford Lincoln confirmed that the bids were sent, but discovered an issue with the Internet service. Mr. Johnson stated that Ames Ford Lincoln has never missed a bid deadline and felt that the bid was electronically submitted within the time frame required. According to Mr. Johnson, the bottom of the bid sheets showed that they were date-stamped as “3/29/16.”

Council Member Betcher noted that another issue raised by Ames Ford Lincoln was that the City had listed the incorrect code for the Power Train on the bid and asked City Attorney Judy Parks if that should also be addressed. Ms. Parks said that she had not been made aware of that issue.

Council Member Gartin noted that the bid was not received by the required bid due date. He did not feel there was anything that could be done at this point.

Moved by Beatty-Hansen, seconded by Betcher, to adopt RESOLUTION NO. 16-188 awarding a contract to Stiver’s Ford Lincoln of Waukee, Iowa, for purchase of two police utility patrol vehicles in the amount of \$53,576.

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

REVISIONS TO PURCHASING POLICIES AND PROCEDURES: Moved by Orazem, seconded by Betcher, to approve the revisions to the City’s *Purchasing Policies and Procedures* (includes Local Consideration Policy).

Council Member Gartin indicated his dislike for the local consideration policy.

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

ORDINANCE PERTAINING TO MINIMUM FLOOR AREA RATIO AND BUILDING HEIGHT FOR INSTITUTIONAL USES: Moved by Gartin, seconded by Orazem, to pass on second reading an 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.

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

ORDINANCE TO ADD FUNERAL HOMES AS AN INSTITUTIONAL USE ALLOWED IN DOWNTOWN SERVICE CENTER ZONING DISTRICT: Moved by Nelson, seconded by Gartin, to pass on second reading an ordinance to add funeral homes as an institutional use allowed in Downtown Service Center Zoning District.

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

ORDINANCE ESTABLISHING 3505 AND 3515 LINCOLN WAY URBAN REVITALIZATION AREA: Moved by Betcher, seconded by Corriern, to pass on second reading an establishing 3505 and 3515 Lincoln Way Urban Revitalization Area.

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

ORDINANCE CORRECTING AN *IOWA CODE* REFERENCE IN SECTION 23.308 PERTAINING TO REVIEW PROCEDURES FOR PLATS OF SURVEY: Moved by Gartin, seconded by Betcher, to pass on second 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 Gartin, seconded by Corrieri, to pass on third reading and adopt 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).

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

COUNCIL COMMENTS: Council Member Gartin said that he had invited the Story County Attorney's Office to speak to the City Council on criminal justice in Ames.

Moved by Gartin, seconded by Orazem, to direct City Attorney Parks to initiate a conversation with Story County Attorney's Office and the Ames Police Department to come to a City Council meeting to speak on criminal justice in Ames.

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

Moved by Gartin to refer to staff the Campustown Square proposal.

Council Member Corrieri noted a goal that was established by the Council at its recent goal update session. She believes that the City Council had established that task for itself and should follow through with that. Ms. Corrieri indicated that she would not be in favor of Mr. Gartin's motion.

Council Member Orazem noted that he had recommended that the group work with Campustown Action Association and with property owners, but that has not happened.

Motion withdrawn.

Moved by Gartin, seconded by Orazem, to refer to staff for further investigation the request of Trinitas for a LUPP map change for 530 and 900 SE 16th Street from Highway Oriented Commercial to High- and Medium-Density Residential.

City Manager Schainker noted that the request would mean a radical change to the LUPP. He asked if the Council saw a need to do that at this time. Council Member Gartin said that he has apprehensions about the proposal, but would like to hear Director Diekmann's perspective as to whether it is a viable request.

Vote on Motion: 3-3. Voting aye: Gartin, Nelson, Orazem. Voting nay: Beatty-Hansen, Betcher, Corrieri. Mayor Campbell voted nay to break the tie. Motion failed.

CLOSED SESSION: Council Member Gartin asked City Attorney Parks if there was a legal reason to go into Closed Session. Ms. Parks replied in the affirmative.

Moved by Gartin, seconded by Orazem, to hold a Closed Session, as provided by Section 21.5c, *Code of Iowa*, to discuss strategy with counsel for matters in litigation.

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

The meeting reconvened in Regular Session at 11:25 p.m.

Moved by Gartin, seconded by Orazem, to direct that staff move forward in accordance with what was discussed in Closed Session and approve the Consent Decree.

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

ADJOURNMENT: Moved by Gartin to adjourn the meeting at 11:26 p.m.

Ann H. Campbell, Mayor

Diane R. Voss, City Clerk



REPORT OF CONTRACT CHANGE ORDERS

Period:	<input checked="" type="checkbox"/>	1 st – 15 th
	<input type="checkbox"/>	16 th – End of Month
Month & Year:	April 2016	
For City Council Date:	April 26, 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)
Fleet Services	Ames City Hall Renovation - Phase II	1	\$90,840.00	Walker Coen Lorentzen Architects, Inc.	\$0.00	\$2,000.00	B. Kindred	MA
			\$		\$	\$		
			\$		\$	\$		
			\$		\$	\$		
			\$		\$	\$		
			\$		\$	\$		

*Caring People
Quality Programs
Exceptional Service*

ITEM #10

TO: Mayor Ann Campbell and Ames City Council Members

FROM: Lieutenant Dan Walter – Ames Police Department

DATE: April 5th, 2016

SUBJECT: Beer Permits & Liquor License Renewal Reference City Council Agenda
April 26th, 2016

The Council agenda for April 26th, 2016, includes beer permits and liquor license renewals for:

- Class C Liquor- & Outdoor Service-Perfect Games, 1320 Dickinson
- Class C Beer-Swift Stop #2, 3406 Lincoln Way
- Special Class C Liquor-Great Plains Sauce and Dough, 129 Main St.
- Special Class C Liquor-Szechuan House, 3605 Lincoln Way

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>Matthew Enterprises LLC</u>		
Name of Business (DBA):	<u>Battlecry Iowa Smokehouse and Bar</u>		
Address of Premises:	<u>823 Wheeler St. Suite 1</u>		
City	<u>Ames</u>	County:	<u>Story</u> Zip: <u>50010</u>
Business	<u>(515) 292-1670</u>		
Mailing	<u>1421 Douglas Ave.</u>		
City	<u>Ames</u>	State	<u>IA</u> Zip: <u>50010</u>

Contact Person

Name	<u>Chad Watkins</u>		
Phone:	<u>(309) 370-1187</u>	Email	<u>battlecry.iowa@gmail.com</u>

Classification Class C Liquor License (LC) (Commercial)

Term:12 months

Effective Date: 04/12/2016

Expiration Date: 01/01/1900

Privileges:

Class C Liquor License (LC) (Commercial)

Outdoor Service

Sunday Sales

Status of Business

BusinessType:	<u>Limited Liability Company</u>		
Corporate ID Number:	<u>489DLC-386345</u>	Federal Employer ID	<u>27-0919525</u>

Ownership

Chad Watkins

First Name: Chad

Last Name: Watkins

City: Ames

State: Iowa

Zip: 50010

Position: Owner

% of Ownership: 51.00%

U.S. Citizen: Yes

Alexander Millen

First Name: Alexander

Last Name: Millen

City: Ames

State: Iowa

Zip: 50014

Position: Owner

% of Ownership: 49.00%

U.S. Citizen: Yes

Insurance Company Information

Insurance Company:	<u>Illinois Casualty Co</u>
---------------------------	-----------------------------

Insurance Company: ILLINOIS CASUALTY CO

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>Ames Jaycees</u>		
Name of Business (DBA): <u>Ames Jaycees</u>		
Address of Premises: <u>Bandshell Park</u>		
City <u>Ames</u>	County: <u>Story</u>	Zip: <u>50010</u>
Business	<u>(515) 835-1255</u>	
Mailing	<u>PO Box 624</u>	
City <u>Ames</u>	State <u>IA</u>	Zip: <u>50010</u>

Contact Person

Name <u>Melissa Angstrom</u>	
Phone: <u>(515) 835-1255</u>	Email <u>amesonthehalfshell@gmail.com</u>

Classification Class B Beer (BB) (Includes Wine Coolers)

Term: 6 months

Effective Date: 05/15/2016

Expiration Date: 01/01/1900

Privileges:

Class B Beer (BB) (Includes Wine Coolers)

Outdoor Service

Status of Business

BusinessType: <u>Limited Liability Company</u>	
Corporate ID Number: <u>109337</u>	Federal Employer ID <u>42-6075796</u>

Ownership

Melissa Angstrom

First Name: Melissa **Last Name:** Angstrom
City: Ames **State:** Iowa **Zip:** 50010
Position: Manager-Half Shell
% of Ownership: 0.00% **U.S. Citizen:** Yes

Insurance Company Information

Insurance Company: <u>West Bend Mutual 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:

COUNCIL ACTION FORM

SUBJECT: **BULLETPROOF VEST PARTNERSHIP PROGRAM**

BACKGROUND:

The Ames Police Department is again requesting permission to apply for funding from the Department of Justice, Office of Justice Programs, Bulletproof Vest Partnership (BVP) program, and to participate in the program should funds be awarded. This program provides funds to local law enforcement agencies to support the purchase of new and replacement bulletproof vests for individual officers. This protective device is critical to the safety of our police officers.

Bulletproof vests have an approximate five-year life cycle. The Police Department has a rotating schedule for replacement of vests for current officers. In addition, as new officers are added to the force, new vests must be purchased that are tailored to the individual officer. During FY 2016/17, the schedule calls for the acquisition or replacement of 14 vests.

The estimated cost for these vests is \$9,786.00. The grant requires that local agencies must provide 50% of the cost. To the extent that federal funds are available, the BVP program will provide the other 50%. The FY 2016/17 Police budget was constructed with the expectation that we would apply for and receive a Bulletproof Vest Partnership grant so the Police Department's 50% share has already been budgeted as a commodities expense. The 2016 Bulletproof Vest Partnership grant application is due May 16, 2016.

ALTERNATIVES:

1. Approve the Police Department's application to and participation in the Department of Justice, Office of Justice Programs Bulletproof Vest Partnership program.
2. Do not approve the Police Department's application for or participation in this grant program.

MANAGER'S RECOMMENDED ACTION:

Bulletproof vests are an indispensable piece of safety equipment for police officers. Historically the Police Department has successfully participated in this program with the U.S. Department of Justice to provide protection to our local officers. Participation in this program allows the City to provide the best product to our officers with half the cost paid by the Department of Justice. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 and approve the Police Department's application for the Department of Justice's Bulletproof Vest Partnership grant funding.

RESOLUTION NO. _____

**RESOLUTION APPROVING AND ADOPTING
SUPPLEMENT NO. 2016-2 TO THE AMES MUNICIPAL CODE**

BE IT RESOLVED, by the City Council for the City of Ames, Iowa, that in accordance with the provisions of Section 380.8 Code of Iowa, a compilation of ordinances and amendments enacted subsequent to the adoption of the Ames Municipal Code shall be and the same is hereby approved and adopted, under date of April 1, 2016, as Supplement No. 2016-2 to the Ames Municipal Code.

Adopted this _____ day of _____, 201_.

Ann H. Campbell, Mayor

Attest:

Diane R. Voss, City Clerk

COUNCIL ACTION FORM

SUBJECT: 2016 URBAN REVITALIZATION TAX ABATEMENT REQUESTS

BACKGROUND:

The City Council approved two property tax exemptions for completed projects at the February 9, 2016 meeting (517 Lincoln Way and 307 Ash Avenue). Two other projects should have been included with the February annual review as they were filed prior to February 1st. The two requests are at Roosevelt Condominiums, Units 102 and 203.

These units were granted partial exemptions in 2015, along with 6 others. However, in order to be granted the full exemption, the owner needed to have completed a new application prior to February 1, 2016 reflecting the increased valuation now that the project is finished. These applications were submitted in April and July of 2015 (prior to the statutory deadline of February 1, 2016). Both are requesting the 3-year exemption. Failure to include them in the February 9, 2016 Council action was inadvertent.

ALTERNATIVES:

1. The City Council can approve the requests for tax exemption for Units 102 and 203 of Roosevelt Condominiums at 921 9th Street as conforming to the Urban Revitalization Plan.
2. The City Council can deny these requests for approval of the tax exemptions if Council finds the improvements are not in conformance with the respective Urban Revitalization Plans.

MANAGER'S RECOMMENDED ACTION:

Staff has examined these projects as of January 2016, and finds that the work conforms to the respective Urban Revitalization Plans approved by the City Council.

Therefore, it is the recommendation of the City Manager that the City Council accept Alternative #1, thereby approving the two requests for tax exemption as conforming to the respective Urban Revitalization Plans. This action will allow the qualifying requests for tax exemption to be processed by the City Assessor, who will determine the value of the respective tax exemptions.

921 9th Street, Unit 102 Application

RECEIVED

APR 23 2015

Application Form Last Updated: December 24, 2014

CITY OF AMES, IOWA
DEPT. OF PLANNING & HOUSING

Tax Abatement
Roosevelt School Urban Revitalization Program
Application Form

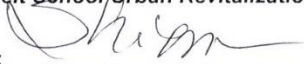
(This form must be filled out completely before your application will be accepted.)

- 1. **Property Address:** 921 9th St. Unit No. 102
- 2. **Property Identification Number (Geocode):** 09-03-235-505
- 3. **Legal Description:** Roosevelt Condominiums Lot: Unit 102

Improvement costs: \$ <u>159,000</u>
Beginning construction date: <u>October 2013</u>
Completion date: <u>3.2015</u>
Assessment year for which exemption is being claimed: <u>2015 2016</u>
Exemption schedule (3, 5, or 10 years): <u>3</u>

- 4. **Property Owner:** Sheri Meyer
- Mailing Address: 921 9th St #102 Ames IA 50010
(Street) (City) (State) (Zip)
- 515.290.8015 — Sheri.meyer1@icloud.com
(Phone) (Fax) (e-mail)

I (We) certify that I (we) have submitted all the required information to apply for approval of the Roosevelt School Urban Revitalization Program and that the information is factual.

Signed by:  Date: 4.21.15
 Property Owner(s)
Sheri Meyer
 Print Name

(Note: No other signature may be substituted for the Property Owner's Signature.)

921 9th Street, Unit 203 Application

RECEIVED

JUL 08 2015

Application Form Last Updated: December 24, 2014

CITY OF AMES, IOWA
DEPT. OF PLANNING & HOUSING

Tax Abatement
Roosevelt School Urban Revitalization Program
Application Form

(This form must be filled out completely before your application will be accepted.)

- 1. **Property Address:** 921 9th St. Unit No. 203
- 2. **Property Identification Number (Geocode):** 09-03-235-525
- 3. **Legal Description:** Roosevelt Condominiums Lot: Unit

Improvement costs: \$ 226,500

Beginning construction date: October 2013

Completion date: March, 2014

Assessment year for which exemption is being claimed: 2015

Exemption schedule (3, 5, or 10 years): 3 years

- 4. **Property Owner:** Rohan Luigi Fernando
- Mailing Address: 921 9th Street # 203 Ames IA 50016
(Street) (City) (State) (Zip)
- (515) 441-2257 rohanluigi@gmail.com
(Phone) (Fax) (e-mail)

I (We) certify that I (we) have submitted all the required information to apply for approval of the Roosevelt School Urban Revitalization Program and that the information is factual.

Signed by: R. Fernando Date: 7/7/15
 Property Owner(s)
Rohan L. Fernando
 Print Name

(Note: No other signature may be substituted for the Property Owner's Signature.)

Public Art Commission Recommendation for
NEIGHBORHOOD ART ACQUISITIONS

April 26, 2016

Included in the 2015/16 public art budget allocation is \$13,500 for the acquisition of sculptures under the Neighborhood Art program. This program provides for sculptures from the previous year's Ames Annual Outdoor Sculpture Exhibition (AAOSE) program to be purchased and placed in neighborhoods around the City.

This year the Public Art Commission's Neighborhood Sculpture Committee received six applications. Decisions on where to place the sculpture were influenced by whether artwork had been placed in the requested neighborhood or a nearby one, and if the art would be located in an area accessible for viewing by all the residents of Ames. Safety was the most important consideration. Price was also an important consideration, as was the quality of the workmanship.

The Public Art Commission has recommended that the City Council authorize the purchase of the following two sculptures for the Neighborhood Art Program.

During the 2015/16 exhibition year, **Spring Awakening** by Dale Rogers was displayed at the northeast corner of Tom Evans Park. It is proposed that this sculpture be purchased for \$3,000 and be placed at 30th and Hoover on City property. Spring Awakening was voted **Best in Show** by attendees at the Octagon Art Fair. This application was submitted by Linda Zeller.

Hilde de Bruyne's sculpture **Infinity** has been on display at the southwest corner of Main Street and Douglas Avenue at the access to Cynthia Duff Plaza. It is proposed that this sculpture be placed on Park Avenue between Ridgewood and Brookside. The cost for this sculpture is \$6,000, and the applicant was Lori Beiderman.

Previously approved for purchase with the use of carryover funds from 2014/15 was **Dog & Cat**. That sculpture was delivered last week, and will be placed at the Ames Animal Shelter. The artist for **Dog & Cat** is Dale Rogers, who also created **Spring Awakening**. **Industrial Revolution**, which was purchased last year, will be installed at Roosevelt Park this summer after the park improvements are completed.

Photographs of the sculptures are shown on the following page.



Spring Awakening



Infinity

COUNCIL ACTION FORM

SUBJECT: MODIFICATION OF 2015/16 ASSET CONTRACT WITH CHILDSERVE

BACKGROUND:

Childserve is an area non-profit organization that is funded through the ASSET process. The City has received a request from Childserve to move its Infant Day Care allocation to Children Day Care for the current fiscal year (2015/16).

Childserve was allocated \$4,500 for Infant Day Care and \$15,290 for Children Day Care. None of the Infant allocation has been used this year, due to a lower than anticipated utilization for infants 0-24 months in age. At the same time, utilization for children 2-5 years in age has increased. All of the funds allocated to Children Day Care have been drawn down. The City's approved service allocations and the revised requests are detailed below:

Service	FY 2015/16	
	Approved Amount	Revised Request
Day Care - Infant	4,500	0
Day Care - Children	15,290	19,790
TOTAL	\$ 19,790	\$ 19,790

If the request to transfer Infant program funds to the Children program is approved, the approved unit cost of Day Care - Children will remain unchanged. The number of units purchased will increase as the total amount for the services increases. Additionally, Childserve would be eligible to draw down for Children Day Care units already provided during this fiscal year, but which have not been paid because City funds have been exhausted.

Childserve made a similar request to transfer City funds during the 2012/13 and 2014/15 fiscal years. However, this type of request is not unusual for an organization such as Childserve, as the number of clients with children requiring assistance fluctuates. Usually, Childserve anticipates at least one infant needing care. Childserve staff indicates that because it develops its ASSET budget requests so far in advance of when the funds are available, modifications such as the one requested are sometimes necessary.

ALTERNATIVES:

1. Approve the request to modify Childserve's FY 2015/16 ASSET allocation by transferring \$4,500 in unspent funds from Day Care – Infant to Day Care – Children.
2. Direct staff to gather further information and report back to the City Council.
3. Do not approve the request

MANAGER'S RECOMMENDED ACTION:

Childserve develops its ASSET budget based on estimates of the number of children and infants that will be served and who needs assistance. The organization has seen a shift in the demand for its services, and this request is a response to that demand. Childserve uses its best available information to develop its ASSET budget, but changes to the budget become necessary as the needs of the clients become clearer.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the request to modify Childserve's FY 2015/16 ASSET allocation by transferring \$4,500 in unspent funds from Day Care – Infant to Day Care – Children.



Believing in the spirit of a child.

childserve

March 22, 2016

City Managers Office
515 Clark Avenue
Ames, Iowa 50010

To whom this may concern:

I am writing to request a change in the allocation for ASSET funds approved for day care services. City funds have been used as follows from July 2015 through February 2016.

Service	\$ APPROVED	\$ SPENT	\$ Balance
Day Care-Infant	\$4,500.00	-0-	\$4,500.00
Day Care-Children	\$15,290.00	\$13,809.51	1,480.49

We have experienced higher than anticipated utilization for children 2-5 years of age and lower than anticipated utilization for infants 0-24 months of age. As a result I am requesting that \$4,500.00 be reallocated from Day Care-Infant to Day Care-Children to assure that funds are available through the end of the fiscal year for the children using the city ASSET funds. This does not change the total amount of funds requested and approved. We will have expended the funds approved for Day Care-Children from the other ASSET funding agencies by the end of the year.

We currently continue to serve 4 Day Care-Children who will need funding from March through June 2016. All of these children reside in Story County.

Thank you for your consideration of this request.

Sincerely,

Rachelle Flory
Ames Program Manager

COUNCIL ACTION FORM

SUBJECT: REQUEST FOR SUPPORT FOR MAIN STREET CULTURAL DISTRICT PARTICIPATION IN MAIN STREET IOWA PROGRAM

BACKGROUND:

In 2009, Main Street Iowa, a program of the Iowa Economic Development Authority, approved an application from the Main Street Cultural District (MSCD) to become a Main Street Iowa Community. Main Street Iowa provides training, technical support, and financial resources to participating Main Street Iowa communities. A program agreement between MSCD, the Iowa Economic Development Authority, and the City outlines the responsibilities of each party for MSCD to continue receiving this support.

The current program agreement is set to expire on June 30, 2016. A new agreement has been submitted for the City Council to consider. It contains largely the same terms as the current agreement, with minor changes and clarifications that primarily affect MSCD's relationship with the Iowa Economic Development Authority. The proposed agreement would be in effect for two years, expiring at the end of June 2018.

The City's responsibilities in this agreement include adopting a resolution of support for the MSCD, which stipulates the source of financial support, a commitment to appoint a City official to the MSCD board, and a commitment that the local program will follow the approach outlined by Main Street Iowa.

The City Council has provided support for the Main Street Cultural District on an annual basis. Although this agreement requires a commitment of financial support for the Main Street Cultural District, the City Council ultimately determines its financial support of the program on the basis of the activities proposed by MSCD during each budget process.

ALTERNATIVES:

1. Approve the Program Agreement and adopt a resolution of support for the Main Street Cultural District.
2. Do not approve the Program Agreement or resolution of support.

MANAGER'S RECOMMENDED ACTION:

The Main Street Cultural District receives critical support from the Main Street Iowa program. This support facilitates the events, activities, promotions, beautification projects, and grant opportunities in which the Main Street Cultural District participates. Although the resolution and program agreement require a financial commitment to the Main Street Cultural District on behalf of the City, the City Council is free to determine the level of support on the basis of the services Main Street Cultural District proposes to provide.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the Program Agreement and adopting a resolution of support for the Main Street Cultural District.

RESOLUTION NO. ____

**RESOLUTION APPROVING PROGRAM AGREEMENT
FOR MAIN STREET IOWA
FOR THE CITY OF AMES, IOWA**

WHEREAS, since 2008, an Agreement has existed between the Main Street Cultural District (MSCD), the City of Ames, and the Iowa Economic Development Authority for the purpose of continuing the Main Street Iowa program in the City of Ames; and,

WHEREAS, this Agreement is pursuant to contractual agreements between the National Main Street Center, Inc. and the Iowa Economic Development Authority to assist in the revitalization of the designated project area of Ames, Iowa; and,

WHEREAS, the Main Street Cultural District will continue to receive on-site training and technical assistance by outside experts, as well as from local volunteers; and,

WHEREAS, other benefits include the availability of loan monies, conferences, and inclusion in state marketing materials; and,

WHEREAS, the City Council of Ames, Iowa endorses the goal of economic revitalization of the Downtown within the context of preservation and rehabilitation of its historic buildings and supports the continuation of the Main Street Four Point Approach® as developed by the National Trust for Historic Preservation and espoused by Main Street Iowa.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Ames, Iowa, meeting in regular session on _____, that the City of Ames hereby agrees to support both financially and philosophically the work of the Main Street Cultural District and concurs that the Main Street Board shall supervise the Executive Director. The source of funds to support the Main Street Cultural District will be as designated by the City Council, and has historically been the Local Option Sales Tax Fund.

ADOPTED THIS ____ day of _____, 2016.

Main Street Iowa Program Agreement
Agreement # PS2016 -G300-03

Agreement between the Iowa Economic Development Authority, the City of Ames and Ames Chamber of Commerce / DBA Main Street Cultural District for the purpose of continuing the Main Street Program in Ames.

THIS AGREEMENT is entered into and executed by the Iowa Economic Development Authority herein referred to as the "IEDA", the City of Ames and Ames Chamber of Commerce / DBA Main Street Cultural District hereinafter referred to as the "Community or Local Main Street Program".

WHEREAS, Ames Chamber of Commerce / DBA Main Street Cultural District established a partnership with the Iowa Economic Development Authority in 2009 and desires that the program continue; and

WHEREAS, the Iowa Economic Development Authority desires to continue the relationship which has been established with Ames Chamber of Commerce / DBA Main Street Cultural District;

NOW THEREFORE, in consideration of the foregoing and mutual covenants and agreements contained herein, the parties have agreed to do as follows:

SECTION I. The Local Main Street Program agrees to:

1. Maintain the local program's focus on the revitalization of the historic commercial district utilizing the Main Street Approach®. This should be reflected in the programs annual action plans, goals and objectives, vision, and mission statement.
2. Employ a paid full-time Executive Director for the Local Main Street Program who will be responsible for the day-to-day administration of the Main Street program in the Community. Full-time employment is defined as 40 hours per week dedicated to the Local Main Street Program work. Part time employment is 25 hours per week dedicated to the Local Main Street Program work. In the event this position is vacated during the time of this agreement, the Local Main Street Program agrees to fill this position in a reasonable time and provide a written timeline to fill this position to the Main Street Iowa State Coordinator.
3. Develop an accurate position description, which includes the rate of compensation, describing the administrative activities for which the program director is responsible. A copy of which is to be provided to Main Street Iowa annually.
4. Maintain worker's compensation insurance for the Executive Director and staff.
5. Maintain an office within the designated boundaries of the local Main Street district.
6. Submit monthly performance reports to the IEDA by established deadlines. The reports will document the progress of the Local Main Street Program's activities. Should a Local Main Street Program become three months tardy on submission of monthly reports, program services available through Main Street Iowa will be suspended until the Local Main Street Program has submitted all late reports to become current.
7. Provide Main Street Iowa examples of local best practices and information demonstrating local success stories (e.g. action plans, marketing materials, quality images, programmatic documents, etc.)
8. Achieve National Main Street Center accreditation at a minimum once every three years. Not achieving National Main Street Center accreditation at a minimum once every three years will result in termination of this agreement and loss of recognition as a Main Street Program Community.
9. Participate, as required by the State Main Street Coordinator, in training sessions as scheduled throughout the year. To remain in compliance and to be eligible for National Main Street accreditation, the Local Main Street Program must have representation at both days, in their entirety, of the three (3) training sessions held annually, indicated as mandatory on the program calendar. In addition, any newly hired program director will be required to participate in Main Street Orientation, as soon after the hire date as feasible. Registration and all related travel expenses for training will be paid by the Community.
10. Have a Resolution of Support passed by the City Council. This resolution must stipulate sources of funding for the program, a commitment to appoint a city official to represent the City on the local Main Street governing

board of directors, and that the Local Main Street Program will continue to follow the Main Street Approach® as developed by the National Main Street Center, Inc. and espoused by Main Street Iowa.

11. Have a Resolution of Support passed by the Local Main Street Program Board of Directors. This resolution must stipulate a commitment to continue to follow the Main Street Approach® as developed by the National Main Street Center, Inc.
12. Maintain a "Designated Main Street Network" membership with the National Main Street Center.
13. Use the words "Main Street" when referring to and marketing the local program, either as an official part of the organization's name or as a tagline such as... "A Main Street Iowa Program". As a designated Main Street Iowa community, the Local Main Street Program is required to include the National Main Street Center/Main Street America and the Main Street Iowa logos on local program websites.
14. Not assign this agreement to another organization without obtaining prior written approval of the IEDA.
15. Remain in compliance with the requirements of this program as outlined in this agreement. If the IEDA finds that the Local Main Street Program is not in compliance with the requirements of this program agreement, the Local Main Street Program will be notified of non-compliance and given a 90-day probationary period in which to return to compliance. Continued non-compliance will result in termination of this agreement and loss of recognition as a Main Street Program Community.
16. Submit with this signed Program Agreement, one (1) copy the City's Resolution of Support, one (1) copy of the Local Main Street Program Board of Director's Resolution of Support, and one (1) completed W-9 of the Local Main Street Program.

SECTION II. The IEDA agrees to:

1. Designate a Main Street State Coordinator to handle communication between the Community, the Main Street Iowa Program, and state government agencies.
2. Coordinate up to three (3) statewide training sessions annually for program directors and local Main Street volunteers based on the combined needs of all Iowa Main Street Communities.
3. Conduct three one-day (1) Main Street orientations for all new program directors, board members and volunteers. The Orientation will introduce the Executive Director to the Main Street Program and to their immediate responsibilities. Orientation meetings will be held in a central Iowa location.
4. Conduct an on-site program visit annually.
5. Provide continuing advice and information to the Local Main Street Program.
6. Include the Community in the Main Street Iowa network.
7. Provide, as requested and can be scheduled, on-site technical assistance visits to the Local Main Street Program with Main Street Iowa personnel in the areas of design, economic vitality, promotion, organization, committee training, board planning retreat facilitation, action planning.
8. Offer additional optional, regionally hosted trainings throughout the year.

SECTION III. The PARTIES hereto otherwise agree as follows:

1. The term of this agreement shall be for a period of two years, beginning July 1, 2016, and ending June 30, 2018. It may be extended or revised by a written amendment signed by both parties.
2. This agreement shall be binding upon and shall insure to the benefit of the parties and their successors.
3. Not to discriminate against any employee or applicant for employment because of race, color, sex, age, disability, creed, religion, sexual orientation, marital status, or national origin. The parties further agree to take affirmative action to assure that employees are treated without regard to their race, color, region, sex, age, disability, creed, religion, sexual orientation, marital status, or national origin during employment.
4. Either party may terminate this agreement without cause after 30 days written notice to the other party.
5. This document memorializes all elements of this agreement, and both incorporates and supersedes any previous agreements or negotiations, whether oral or written.
6. The IEDA is limited to furnishing its technical services to the Community and thus nothing contained herein shall create any employer-employee relationship.

IN WITNESS WHEREOF, the parties have executed this agreement.

BY: _____ (Date)
(Mayor *Signature*)

(Mayor *Printed Name*)
Ames, Iowa

(City)

BY: _____ (Date)
(Board President *Signature*)

(Board President *Printed Name*)
Ames Chamber of Commerce /
DBA Main Street Cultural District
(Local Main Street Program)

BY: _____ (Date)
Deborah V. Durham, Director
Iowa Economic Development Authority

COUNCIL ACTION FORM

SUBJECT: HOUSEHOLD HAZARDOUS MATERIALS COLLECTION

BACKGROUND:

Since 1998, the City of Ames through its Resource Recovery System has contracted with Metro Waste Authority (MWA) for operation of a satellite Household Hazardous Materials (HHM) collection operation. The MWA owns the small building where the collected materials are received and stored for pickup. The collected materials are then transported to MWA's facility in Bondurant, Iowa, and are safely processed in accordance with State and Federal regulations. Resource Recovery staff members receive HHM handling training and work with the customers when they make appointments to drop off HHM.

Several agencies across Iowa are participating in this program to keep costs at a reasonable level. The 2013 to 2015 contract cost was \$0.87 per capita or a total of \$76,431.24 annually. Metro Waste Authority is proposing a one-year extension of that contract, after which they will reevaluate the program and costs and determine a new per capita fee.

Over the past three years, our usage has been as follows:

<u>YEAR</u>	<u>CUSTOMERS</u>	<u>TOTAL WEIGHT (LBS)</u>	<u>LBS/CUSTOMER</u>	<u>\$/CUSTOMER</u>
2013	382	21,167	55.41	\$200.08
2014	412	20,209	49.05	\$185.51
2015	407	22,832	56.10	\$187.79

National averages indicate that average drop-off is 20 pounds per customer, and the Resource Recovery System's rate is over 2.5 times that level. Over one half of the material is oil-based paints or paint-related products. Contracting this service provides the knowledge that the materials are being properly disposed in an environmentally safe manner. Also, **providing the HHM service is a requirement of the City's National Pollutant Discharge Elimination System (NPDES) stormwater permit.**

The general provisions of the proposed one-year extension remain the same. The City Attorney and Risk Manager have reviewed the agreement language and approve it as to form.

ALTERNATIVES:

1. Approve the proposed 2016 intergovernmental agreement with Metro Waste Authority for a satellite Household Hazardous Materials collection and disposal operation at an annual cost of \$76,431.24.
2. Do not approve the proposed agreement.

MANAGER'S RECOMMENDED ACTION:

It is important for the City to continue this service in order to provide an easy, proactive means for the public to dispose of hazardous materials. **In addition to providing a means for keeping these pollutants out of the environment, this service is a requirement of the City's Iowa Department of Natural Resources storm water permit.**

Therefore, it is the recommendation of the City Manger that the City Council adopt Alternative No. 1, thereby approving the proposed 2016 intergovernmental agreement with Metro Waste Authority for a satellite Household Hazardous Materials collection and disposal operation at an annual cost of \$76,431.24.

COUNCIL ACTION FORM

SUBJECT: SAFETY TRAINING AND RELATED SERVICES

BACKGROUND:

The City annually contracts with an outside firm for basic safety training, OSHA compliance and consultation services for City departments. These services have been provided by the Iowa Association of Municipal Utilities (IAMU) for the past twelve years.

The proposed renewal contract with IAMU calls for a continuation of the agreement during FY 2016/17 at a cost not to exceed \$134,000. This amount is slightly higher than the \$127,600 included in the expiring agreement. The new amount reflects additional departmental safety training classes requested for the upcoming year and sustaining new classes and OSHA compliance programs started in FY 2015/16. An amount of \$133,980 was included for these activities in the Council's approved FY2016/17 Budget.

The new contract will include additional safety training requested by the Fire Department, Library, and other departments, as well as for maintaining current activity levels such as OSHA compliance inspections, hearing program evaluations, and ongoing support for the City's AED program.

<u>2016/17 NOT TO EXCEED CONTRACT</u>		<u>COMMENTS</u>
Safety Training	\$ 67,000	Regular monthly OSHA compliance, safety training and department-specific classes. Same activity levels as expiring agreement.
OSHA Compliance Support	\$ 61,800	Same program as in prior years.
<hr/>		
Subtotal	\$ 128,800	Basic safety training and consultation.
Additional:	\$ 5,200	Additional training classes for Fire Department, Library and others. Targeted classes include ergonomics, slips and falls, electrical safety, lockout/tagout, bloodborne pathogens, CPR/AED and First Aid.
<hr/>		
TOTAL	\$ 134,000	FY2016/17 Not To Exceed Contract

The Iowa Association of Municipal Utilities has demonstrated its expertise and has leveraged its firsthand knowledge of City Operations over the past twelve years by providing services that enhance the safety and well-being of City employees. Their trainers and consultants help ensure that the City stays current with employee training, public works and municipal utility best practices, as well as OSHA regulations.

The planned FY2016/17 services are an integral part of the City's risk management program aimed at reducing the number of injuries and controlling the cost of workers compensation claims. Since the City is self-insured for workers compensation, safety and loss control services that would otherwise be included in the premium charged by an insurance company are obtained through this agreement.

ALTERNATIVES:

1. Approve the contract with IAMU to continue the City's program of safety and training professional services during FY2016/17 at a cost not to exceed \$134,000.
2. Reject the IAMU proposed contract and direct staff to seek proposals from other providers of these services.

MANAGER'S RECOMMENDED ACTION:

IAMU's knowledge and expertise in supporting municipal utilities and public works departments is recognized throughout the state of Iowa. The City of Ames is one of many communities benefiting from their programs. Individual departments consult directly throughout the year with IAMU staff and take advantage of their expertise and familiarity with the City's departmental safety programs.

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

COUNCIL ACTION FORM

SUBJECT: RENEWAL OF DENTAL INSURANCE ADMINISTRATOR CONTRACT

BACKGROUND:

For many years the City has contracted with Delta Dental of Iowa to administer the Dental Insurance benefits approved by City Council for City employees and their families.

Over the past several years Delta has provided good customer service and has had a commendable record of accurate and timely claim payment. Delta Dental also has advantageous contractual relationships with dental providers in Ames and throughout central Iowa, which allows the City to realize significant discounts on services received. Delta has a proven record of being able to administer the existing plans, and also been a willing and capable partner in our efforts to improve the health status of employees and their families through quality programs.

Effective July 1, 2016, Delta Dental will charge \$4.09 per covered employee per month, which is \$26,258 annually. This renewal represents an increase of approximately \$632 or 2.5% over their 2015/16 rates, and is covered in the amounts budgeted for health insurance included in the FY 2016/17 budget.

ALTERNATIVES:

1. Accept the renewal documents from Delta Dental of Iowa to provide administrative services for dental benefits effective July 1, 2016.
2. Reject the renewal from Delta Dental of Iowa.

MANAGER'S RECOMMENDED ACTION:

Over the past two decades Delta Dental of Iowa has been an effective administrator of the City's dental administrative services. Renewal of this contract will provide the best value to the City in administering its dental insurance program.

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

COUNCIL ACTION FORM

SUBJECT: REQUESTS FOR SUMMERFEST IN CAMPUSTOWN

BACKGROUND:

The Campustown Action Association (CAA) plans to hold its 6th annual Summerfest on June 4, 2016. Previous iterations of Summerfest have been successful from the City's perspective. The event involves activities for young people, live music, and a beer garden. However, no 5k run will take place this year, due to low participation in the year prior.

Organizers plan to close the 200 block of Welch Avenue (from Chamberlain to Hunt Street) and Chamberlain Street from Welch Avenue to the Chamberlain Lot Y exit from approximately 7:00 a.m. to 10:30 p.m. Parking meters will be covered and parking enforcement suspended on that portion of Welch Avenue from 12:01 a.m. on June 4th through the conclusion of the event. Metered spaces in Welch Lot T (south of Pizza Pit) and Chamberlain Lot Y will also close from 12:01 a.m. to 10:30 p.m. to facilitate event activities. Reserved spaces in Welch Lot T will not be affected and those users will be able to enter and exit their spaces through the alley west of Welch Avenue. Fire Station #2 will not be affected by the arrangement of these closures.

The Public Works Department will provide barricades for the event, and organizers will obtain a noise permit through the Police Department. CAA will contact affected businesses by going door-to-door, distributing flyers, and through email contacts.

Organizers are requesting the following actions by City Council:

- Closure of the 200 block of Welch Avenue and Chamberlain Street from Welch Avenue to the exit of Chamberlain Lot Y between 7:00 a.m. and 10:30 p.m.
- Closure of parking spaces in the 200 block of Welch Avenue, on Chamberlain Street between Welch Avenue and the Chamberlain Lot Y exit, Welch Lot T, and Chamberlain Lot Y between 12:01 a.m. and 10:30 p.m.
- Waiver of parking meter fees (\$227.50 loss of revenue)
- Access to City-owned electric outlets and waiver of fees for electricity use (approximately \$5 loss of revenue)
- Blanket Temporary Obstruction Permit
- Blanket Vending License
- Waiver of fee for Blanket Vending Permit (\$50 loss to City Clerk's Office)
- Approval of 5-Day Class B Beer Permit with Outdoor Service

CAA has requested a waiver of the fees for parking, electricity use, and the blanket Vending License. The Ames Chamber of Commerce is providing liability insurance coverage for this event, since the CAA is an affiliate organization of the Chamber.

ALTERNATIVES:

1. Approve the requests as outlined above for Summerfest on June 4, 2016, including the waivers of fees for parking, licenses, and permits.
2. Approve the requests for street and parking lot closures, the Temporary Obstruction Permit and the beer permit, but require reimbursement to the City for lost revenue to the Parking Fund, Electric Fund, and City Clerk's Office.
3. Do not approve the requests.

MANAGER'S RECOMMENDED ACTION:

Campustown Action Association's Summerfest has been a successful event, and staff feels comfortable that the event will continue to be successful this year. In addition, it is important that CAA is successful in promoting the Campustown area through events and activities like Summerfest. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the requests as stated by Campustown Action Association for Summerfest 2016.



campustown
action
association

April 4, 2016

Honorable Mayor Campbell and City Council
Ames City Hall
515 Clark Avenue
Ames, IA 50010

RE: Summerfest in Campustown 2016

Dear Honorable Mayor Campbell and City Council,

The Campustown Action Association (CAA) is planning to hold the sixth annual Summerfest in Campustown on Saturday, June 4th from 3pm to 9:30pm. Information about the event can be found on the Special Event Application we submitted, but we have three waivers that we are requesting at this time as well as the resolutions and motions outlined in the application. We ask for resolutions approving the waiver of electricity costs for the 200 block of Welch Avenue, the waiver of parking meter fees for the entire day (200 block of Welch, portion of Chamberlain, Lot Y and Lot T), and a waiver of fee for the Blanket Vendor Permit.

Thank you for your consideration of these requests and continued support of Campustown. We look forward to seeing you on June 4th.

Sincerely,

Anne M. Taylor
CAA Promotions Chair



SUMMARY OF EVENT

DESCRIPTION

Event Name Summerfest in Campustown

Description The 6th Annual Summerfest in Campustown is a free, family event meant to serve as an "open house" to our neighborhood / commercial district. From 3 to 7 PM the 200 block of Welch Ave and just east of the clock tower of Chamberlain, Lot Y and Lot T are closed to host inflatables, games, face painting, a petting zoo, the balloon lady, a portrait studio, bingo, a root beer garden, crafts, live local misc and a beer garden. The live music and beer garden will run 3 pm to 930 pm.

The 200 block of Welch will host family friendly activities in large "big top tents", stage, beer garden, root beer garden, Ames PD, Ames Library, business hosted family activities, ACVB,

Stage will be set in drive way of Battles facing west. Beer garden fenced off in a portion of Welch between Battles and Dogtown (218 and 217 Welch)

Lot T will host the petting zoo and other family activities

A portion of Chamberlain just east of the Welch intersection will host our event partners Healthiest Ames and Ames Bicycle Coalition with inflatables, physical fitness activities, bike safety workshop, and bike decorating contest.

Saturday June 4th, 2016

- Event Category**
- Athletic/Recreation
 - Exhibits/Misc.
 - Festival/Celebration
 - Parade/Procession/March
 - Concert/Performance
 - Farmer/Outdoor Market
 - Other (please explain)

Anticipated Attendance Total 750 Per Day _____

DATE/TIME

Setup	Date <u>6/4/16</u>	Time <u>7:00 am</u>	Day of Week <u>Saturday</u>
Event Starts	Date _____	Time <u>3:00 pm</u>	Day of Week _____
Event Ends	Date _____	Time <u>9:30 pm</u>	Day of Week _____
Teardown Complete	Date _____	Time <u>10:30 pm</u>	Day of Week _____

Rain Date, if applicable _____

Rain Location, if applicable _____

LOCATION

Region

(Select one or more)

- Main Street Cultural District (Downtown)
- Campustown District
- Iowa State University Property
- City Parks
- Other (please explain)

Please note that events occurring in the Downtown, Campustown, in City parks, or on ISU property require prior approvals. A letter of support will be required from CAA if the event occurs in Campustown or from MSCD if the event occurs in Downtown. Please contact the appropriate office well in advance:

Downtown - Main Street Cultural District: (515) 233-3472

Campustown - Campustown Action Association: (515) 450-8771

Iowa State University - Events Authorization Committee: (515) 294-1437

events@amesdowntown.org

director@amescampustown.com

eventauthorization@iastate.edu

CONTACTS

Host Organization

Campustown Action Association

Local Contact (Required)

Must be present during event

Name: Anne Taylor

Address: 515 Poe Circle

Telephone: (515) 290-6487

Cell phone: ()

Must be available by cell phone during event

Email: anne@dogtownu.com

At least ten business days prior to the event, Organizer must submit Emergency Contact List, including names and numbers of all coordinators, volunteers, and location assigned to each.

Yes No

Is this an annual event? How many years have you been holding this event? 6

Is this event open to the public?

Is your event being held in conjunction with another event (e.g. *Farmers' Market, 4th of July*, etc.)?

If yes, please list

Applicant License Application ()

Name of Applicant: <u>The Fighting Burrito LLC</u>		
Name of Business (DBA): <u>Summerfest 2016</u>		
Address of Premises: <u>200 Block of Welch Ave.</u>		
City <u>Ames</u>	County: <u>Story</u>	Zip: <u>50014</u>
Business	<u>(515) 441-0460</u>	
Mailing	<u>PO Box 1336</u>	
City <u>Ames</u>	State <u>IA</u>	Zip: <u>50014</u>

Contact Person

Name <u>Matthew Goodman</u>	
Phone: <u>(515) 441-0460</u>	Email <u>mg@fightingburrito.com</u>

Classification Class B Beer (BB) (Includes Wine Coolers)

Term:5 days

Effective Date: 06/04/2016

Expiration Date: 01/01/1900

Privileges:

Class B Beer (BB) (Includes Wine Coolers)

Outdoor Service

Status of Business

BusinessType: <u>Limited Liability Company</u>	
Corporate ID Number: <u>294974</u>	Federal Employer ID <u>20-1213211</u>

Ownership

Matthew Goodman

First Name: Matthew

Last Name: Goodman

City: Ames

State: Iowa

Zip: 50014

Position: President

% of Ownership: 100.00%

U.S. Citizen: Yes

Insurance Company Information

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:

COUNCIL ACTION FORM

SUBJECT: MAINTENANCE FACILITY ROOF REPLACEMENT PHASES 2 AND 3

BACKGROUND:

The City's 34,600 square foot Maintenance Facility is located at 2207 Edison Street. A significant portion of the City's Public Works and Fleet Services Departments operate from this location. The roof of the facility has reached the end of its useful life and is in need of replacement.

The Maintenance Facility has been expanded three times over the past 45 years. The east and center sections, approximately 20,000 sq. ft. in total, were completed in 1968. In 1977, the addition on the west side of the existing building added another 11,000 sq. ft. The most recent expansion northward onto the west section occurred in 1993, bringing the total roofed area to 34,600 square feet.

The east section was replaced in FY 2014/15 as Phase 1 in this project. Phase 2 is scheduled to be completed in FY 2015/16, and Phase 3 is scheduled to be completed in FY 2016/17. Completion of these final two phases will complete the replacement of the entire facility roof.

To take advantage of economies of scale, City staff proposes combining Phase 2 with Phase 3. Phase 2 has funding in the amount of \$140,521 (\$111,000 budgeted in the Capital Improvement Plan for FY 2015/16 and \$29,521 carried over from Phase 1). Phase 3 is budgeted in the amount of \$135,000 in FY 2016/17, bringing funding available for both remaining phases to \$275,521. The funding for the project is split equally between the Water Utility, Sewer Utility, Road Use Tax, and the Fleet Services Fund. The architect for this project has estimated total construction costs for Phases 2 and 3 at \$251,000.

ALTERNATIVES:

1. Approve the City Maintenance Facility Roof Replacement project which include combining Phases 2 and 3 by establishing May 25, 2016, as the date of letting and June 14, 2016, as the date for report of bids.
2. Direct staff to revise the project.

MANAGER'S RECOMMENDED ACTION:

The roof on the City Maintenance Facility has exceeded its useful life and needs to be replaced. The existing roof is frequently being patched for leaks, and the deteriorating condition increases the potential for costly structural damage or damage to the contents of the building.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the City Maintenance Facility Roof Replacement project which includes combining Phases 2 and 3 by establishing May 25, 2016, as the date of letting and June 14, 2016, as the date for report of bids.

COUNCIL ACTION FORM

**SUBJECT: 2014/15 SANITARY SEWER REHABILITATION
(MANHOLE REHABILITATION – FLOOD PRONE MANHOLES)**

BACKGROUND:

The ability of the sanitary sewer system to convey wastewater well into the future is dependent on the removal of the current large amount of infiltration and inflow (I&I, or I/I) in the system that occurs during wet weather. In order to minimize the need for costly expansions to the City's Water Pollution Control (WPC) facility, as well as to convey flows from new development as the City grows, the City must work to reduce the overall I/I in the system.

In March 2012 the City entered into a Sanitary Sewer System Evaluation agreement with Veenstra & Kimm, Inc. (V&K) from West Des Moines, Iowa. This included a comprehensive and systematic evaluation for identifying the defects that could contribute I/I across the entire, City-wide sanitary sewer system. This evaluation has been underway for several years. With the data collection phase complete, it is evident that there are over \$25 million worth of immediate structural improvements needed in the sanitary sewer system.

Current and future CIP projects for the sanitary sewer system are based on the results of this evaluation. Work includes rehabilitation such as the lining of existing mains or spray lining of existing structures, as well as complete removal and replacement of structures and sanitary sewer mains.

These projects were shown in the CIP beginning in 2014/15. Funding comes from the State Revolving Fund (SRF) in the amount of \$3,470,000 for each year with an annual increase of 5% for inflation. Repayment of the SRF loans will be from revenues generated in the Sanitary Sewer Fund.

A SRF Planning and Design Loan for \$375,000 was approved by City Council in March 2014. This loan was secured in order to hire a consultant to help determine the best action plan for implementation of system repairs, as well as for design services for the first two years of projects. At the September 23, 2014 meeting, City Council approved the engineering services agreement with V&K along with WHKS & Company of Mason City, Iowa to assist in the evaluation of the data.

This is the second project to come out of the study, and was selected to have an immediate impact by removing Inflow & Infiltration (I&I) in manholes that are in areas prone to flooding. By eliminating I&I in these manholes, the existing sewer mains will regain some capacity. Items of work in the contract include replacement of existing manhole castings, installation of

new external seals, and chemical grouting and cementitious lining of existing manholes. These rehabilitation methods will reduce the amount of clean water that enters the system, thus reducing the amount of water needing treatment at the plant.

Revenue and expenses associated with this program are estimated as follows:

	Available Revenue	Estimated Expenses
State Revolving Funds	\$ 3,270,000	
2014/15 Sanitary Sewer Rehab (Manhole Rehab – Previous project in Basins 1 & 5)		\$ 1,622,502.06
2014/15 Sanitary Sewer Rehab (Manhole Rehab – Flood Prone Manholes) This project		\$ 980,000.00
Engineering/Administration (Est. for Both Projects)		\$ 390,000.00
	\$ 3,270,000	\$ 2,992,502.06

ALTERNATIVES:

1. Approve the 2014/15 Sanitary Sewer Rehabilitation (Manhole Rehabilitation – Flood Prone Manholes) by establishing May 18, 2016, as the date of letting and May 24, 2016, as the date for report of bids.
2. Direct staff to revise the project.

MANAGER'S RECOMMENDED ACTION:

This project represents City Council’s commitment to improve the sanitary sewer system. This is the second of several large projects that will have an immediate impact by removing Inflow & Infiltration to regain valuable capacity in the City’s existing sanitary sewer mains.

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

COUNCIL ACTION FORM**SUBJECT: LIGHTING REPLACEMENT PROJECT AT THE AMES/ISU ICE ARENA****BACKGROUND:**

This project is to replace the lighting over the ice at the Ames/ISU Ice Arena. In 2012, an energy assessment was conducted for the Ames/ISU Ice Arena to determine where potential savings could be achieved. One item identified was replacing the existing metal halide lamps over the ice. Not only are the lamps energy inefficient, they do not provide enough light to meet the NCAA standards for collegiate hockey games.

KCL Engineering from West Des Moines was hired to assess the lighting and provide recommendations to maximize energy savings and meet the lighting standards of the Ice Arena user groups. Their recommendation is to replace the metal halide lamps with LED lighting. Therefore, the base bid includes replacing the existing lighting with LED lighting and keeping the current function of on/off controls. The lights are currently configured in two zones so 50% of lights could be on and 50% could be off. The Alternate bid adds dimming controls and dimmable LED lamps so the lighting could be dimmed 100% to 10%. This option keeps all lights on at the same time, provides greater energy savings, and consistent lighting across the ice.

ENERGY COMPARISON:

Below is a breakdown of the energy savings comparison between the base bid and the Alternate. This comparison assumes the lights will be dimmed for different activities. One concern for the dimming option is it may be difficult to justify to users why some groups get 100% lighting while others get less than 100%. Nonetheless, the dimming option is being listed as an alternate because retrofitting the dimming controls at a later time may not be cost efficient based on the engineers recommendation.

	<u>Base Bid</u>	<u>Alternate</u>
Current Energy Costs	\$23,048	\$23,048
Estimated Energy Costs	\$6,146	\$4,610
% Energy Savings	73%	80%
Annual Savings	\$17,982	\$19,518
Payback (in years)	2.0	2.6

COST ETIMATE AND FUNDING:

The cost estimate for this project is \$52,560 for the Base Bid which includes materials, equipment, and installation. The Alternate (adding dimming controls and dimmable LED lights) is estimated at \$14,040. In addition, design fees are \$10,000. The Engineer also indicates this project is eligible for \$15,840 worth of rebates. This brings the total project cost of the base bid and alternate as follows:

	<u>Base Bid</u>	<u>Alternate</u>
Project Cost	\$52,560	\$66,600
Design Fees	\$10,000	\$10,000
Rebates	<u>(\$15,840)</u>	<u>(\$15,840)</u>
Total Cost	\$46,720	\$60,760

The funding for this project (Base Bid) of \$20,000 was included in the FY 15-16 Capital Improvement Plan. The additional \$26,720 will come from \$30,000 of savings from the Rubber Flooring Replacement Project at the Ice Arena. If additional funding is needed, an option is to utilize funds from the Operational Fund Balance. Since the estimated annual energy cost savings is greater than \$17,000, the Operational Fund Balance could be replenished in less than one to two years depending on the amount used.

ALTERNATIVES:

1. Approve plans and specifications for the Lighting Replacement project at the Ames/ISU Ice Arena and set May 25, 2016, as the bid due date and June 14, 2016, as the date of hearing and award of the construction contract.
2. Do not approve the plans and specifications at this time, delaying the Lighting Replacement project at the Ames/ISU Ice Arena.
3. Refer back to staff.

MANAGER’S RECOMMENDED ACTION:

The proposed project will replace the lighting over the ice at the Ice Arena which will result in significant energy savings. The lighting will also meet the NCAA standards for collegiate hockey games. In addition, the Ice Arena user groups are supportive of improving the lighting.

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

COUNCIL ACTION FORM

SUBJECT: FY2016-19 ELECTRIC DISTRIBUTION LINE CLEARANCE PROGRAM

BACKGROUND:

This contract will include nearly all of the requirements for tree trimming services for Electric Services during the next three fiscal years. The periods from July 1, 2017, through June 30, 2018, and from July 1, 2018, through June 30, 2019, are renewal options subject to City Council approval of funding. Prices for equipment rates and miscellaneous charges are firm throughout the first two years of the contract period, and are to be adjusted for FY2018/19 based on a percentage of increase included in the original bid. Labor rates are to be adjusted for FY2017/18 and FY2018/19 based on a percentage of increase included in the original bid.

Bid notices were sent to thirteen potential bidders, as well as to one plan room. Prequalification of bidders was required for this contract to ensure that each one had sufficient experience and resources to perform at the level required. Two companies provided prequalification documents detailing their employee safety and training programs and company resources. It was determined that both of those companies were prequalified to bid.

On April 6, 2016, two bids were received and evaluated staff. Staff concluded that the low bid from Wright Tree Services, Des Moines, IA, is acceptable. The bid results are shown on Attachment A. Attachment B shows the cost evaluation, which is based on a crew of four people and required equipment for 48 weeks per year, including annual usage on material and supplies. A forty-eight week time period has traditionally been used in the evaluation, since it provides for a full year of services but allows for inclement weather, crew absences, etc., when no work would be performed.

The approved operating budget for FY 2016/17 includes adequate funding for this program. Services provided under this contract are monitored by Electric Services staff to ensure that expenditures are performed properly and are in accordance with the approved funding level.

ALTERNATIVES:

- 1) Award the contract for the FY2016/17 Electric Distribution Line Clearance Program to Wright Tree Services, Des Moines, IA, for hourly rates and unit prices

bid, in an amount not to exceed \$302,587. Renewal options for FY2017-18 and FY2018-19 may be exercised later at the Council's discretion.


- 2) Award the contract for the FY2016/17 Electric Distribution Line Clearance Program to Asplundh Tree Expert Company, Fairfax, Iowa, for hourly rates and unit prices bid, in an amount not to exceed \$302,587. Renewal options for FY2017-18 and FY2018-19 may be exercised later at the Council's discretion. This company has been doing this work for the City during the past several years.
- 3) Reject all bids and attempt to obtain the required services on an as-needed basis.

MANAGER'S RECOMMENDED ACTION:

An on-going tree trimming program helps mitigate the number of customer interruptions resulting from extreme weather events. Alternative No. 1 establishes a fixed price contract for performance of the required tree trimming services at the best price, obtained via the competitive sealed bid process. It has proven to be very cost-effective to have a company under contract to provide these services.

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

CITY OF AMES, IOWA
LINE CLEARANCE PROGRAM
FY 2016-2017

	WRIGHT TREE SERVICE, DES MOINES, IOWA		ASPLUNDH TREE EXPERT COMPANY, FAIRFAX, IOWA	
	HOURLY RATE		HOURLY RATE	
LABOR DESCRIPTION	STRAIGHT TIME	TIME & ONE- HALF	STRAIGHT TIME	TIME & ONE- HALF
Working Foreman	\$35.98	\$48.13	\$38.29	\$55.14
Trimmer A	\$32.94	\$43.93	\$35.11	\$50.56
Trimmer B	\$29.89	\$39.73	\$32.14	\$46.26
Trimmer C	\$28.37	\$37.63	\$30.63	\$44.11
Trimmer D	\$26.85	\$35.53	\$29.10	\$41.90
Ground Person	\$22.29	\$29.23	\$24.46	\$35.22
Line Permitter	\$32.94	\$43.96	\$35.11	\$50.56
EQUIPMENT DESCRIPTION	RATE PER CREW HOUR		RATE PER CREW HOUR	
Hydraulic aerial device	\$16.00		\$15.25	
Manual aerial device	\$16.00		\$15.25	
Chip truck	\$9.95		\$8.90	
Brush Tractor	\$65.98		\$32.00	
Truck&Trailer for Brush trac.	\$16.25		\$15.20	
Hydro Axe	\$62.79		\$62.50	
Truck&Trailer for Hydro Axe.	\$17.25		\$15.20	
Pick-up Truck	\$10.17		\$7.90	
Power saw	\$0.50		No Charge	
Brush Chipper	\$4.98		\$5.30	
Hand pruning equip.			No Charge	
Ropes and body belts			No Charge	
MATERIALS & SUPPLIES	BID PRICE		BID PRICE	
Weedone CB	N/A		N/A	
Banvel CST per gal	N/A		N/A	
Garlon 4 per gal	\$32.58		\$31.20	
Tree Paint: Maintain A per case of 12 13 Oz.cans	\$108.00		\$82.50	
Other supplies Cost plus %	10%		10%	
PERCENTAGE OF INCREASE, OPTIONAL RENEWAL PERIODS				
Labor FY 2017-2018	2%		3%	
Labor FY 2018-2019	2%		3%	
Equipment FY 2018-2019	2%		3%	

ATTACHMENT B

CITY OF AMES, IOWA
 EVALUATED TOTAL COST
 LINE CLEARANCE PROGRAM FY2016-FY2019

DESCRIPTION	WRIGHT TREE SERVICE, INC	ASPLUNDH TREE EXPERT CO.
FY 2016-2017:		
Estimated Total Labor Costs	\$238,368.00	\$255,302.40
Estimated Total Equipment Costs	\$60,768.00	\$54,624.00
Subtotal:	\$299,136.00	\$309,926.40
Estimated Total Materials & Supplies	\$895.95	\$858.00
Estimated Total Costs	\$300,031.95	\$310,784.40
FY 2017-2018:		
Estimated Total Labor Costs	\$243,135.36	\$262,961.47
Estimated Total Equipment Costs	\$60,768.00	\$54,624.00
Subtotal:	\$303,903.36	\$317,585.47
Estimated Total Materials & Supplies	\$895.95	\$858.00
Estimated Total Costs	\$304,799.31	\$318,443.47
FY 2018-2019:		
Estimated Total Labor Costs	\$247,998.07	\$270,850.32
Estimated Total Equipment Costs	\$61,983.36	\$56,262.72
Subtotal:	\$309,981.43	\$327,113.04
Estimated Total Materials & Supplies	\$895.95	\$858.00
Estimated Total Costs	\$310,877.38	\$327,971.04
FY 2018-2019		
SUMMARY		
Overall Estimated Labor Costs	\$729,501.43	\$789,114.19
Overall Estimated Equipment Costs	\$183,519.36	\$165,510.72
Overall Estimated Materials & Supplies	\$2,687.85	\$2,574.00

COUNCIL ACTION FORM

SUBJECT: 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

The bid received on March 30 was higher than expected. Since then, Staff received feedback from six of the nine skate park firms specializing in skate park repairs and construction on why they didn't bid the project. Feedback received is indicated below.

- Project scope was too small compared to other projects that are out for bid.
- One company indicated they don't specialize in installing pre-cast elements in the skate parks they construct.
- Two companies indicated their construction schedule for 2016 is already full and were unable to take on more work.

- Two companies indicated they prefer to work only on Design Build projects, which the State of Iowa prohibits municipalities from awarding public improvement projects to firms for both the Design and Build components of the same project.
- One company said that even if the scope of the project was decreased to lower the overall project cost, skate park construction companies would be even less likely to bid the project.

When adding the design fees of \$10,000 to the total bid for repairs and new elements, the total project cost is nearly \$160,000. In order to complete the base bid and Alternates 1 & 2, an additional \$54,750.37 would be needed. Staff has identified savings from a project that was completed in FY 2015/16 that could be used to complete the skate park project. The Ada Hayden Heritage Park Water Line Installation Project was completed at a cost of \$45,500. The budgeted amount was \$104,000 which resulted in a savings of \$58,500 which is enough to cover the skate park project.

ALTERNATIVES:

1. a. Award the contract to Spohn Ranch Skate Parks of Los Angeles, California for the Skate Park Renovation Project for the base bid and Alternates 1 & 2 in the amount of \$149,750.37.
 - b. Authorize the use of \$54,750.37 of savings from the Ada Hayden Water Line Installation for this project.
2. a. Award the contract to Spohn Ranch Skate Parks of Los Angeles, California for the Skate Park Renovation Project for the base bid only in the amount of \$141,475.46.
 - b. Authorize the use of \$46,475.46 of savings from the Ada Hayden Water Line Installation for this project.
3. Reject the bid and modify the specifications to decrease the scope of the project and rebid in the fall of 2016 for project construction in the summer of 2017.
4. Reject the bid and delay the project.

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. Decreasing or even delaying the project does not guarantee that more companies will bid the project, or ensure that project costs will decrease. Therefore, 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.

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

COUNCIL ACTION FORM

SUBJECT: CHEMICAL TREATMENT PROGRAM FOR POWER PLANT CONTRACT RENEWAL

BACKGROUND:

This contract is for the chemicals and services for chemical treatment of the boilers, cooling tower, coal yard, and ash ponds at the Power Plant. The scope of work includes supplying a range of chemicals, technical expertise in boiler chemistry and analysis, the ability to train Power Plant staff in maintaining the system, and detailed monitoring and analysis of the boilers to insure they are safeguarded against damage. All of this is essential for the operation of the Power Plant.

On May 26, 2015, City Council awarded a contract to ChemTreat, Inc., Glen Allen, VA, for Chemical Treatment Program for Power Plant for FY 2015/16. The services in this program were to be furnished as requested from July 1, 2015, through June 30, 2016, in an amount not-to-exceed \$125,000.

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. Council should note that the FY 2016/17 contract renewal with ChemTreat, Inc. includes unit price increases on all the increases. It is expected that the overall impact of these increases will be approximately 2% or \$5,984.52. **This is the first renewal out of four maximum.**

ChemTreat blends the vast majority of the chemicals used in our Plant, allowing for very specialized adjustments to be made to the chemicals to meet our specific needs. Some of the raw material prices are escalating. Electric Services staff reviewed the proposed increases and found them to be acceptable based on comparable market prices.

The FY 2016/17 operating budget for Electric Production includes \$266,000 for this contract. **Payments will be calculated on unit prices proposed for chemicals and services actually delivered and accepted by the Power Plant.**

ALTERNATIVES:

1. Approve the contract renewal with ChemTreat, Inc., Glen Allen, VA, for the Chemical Treatment Program for Power Plant in an amount not-to-exceed \$266,000.

This contract includes a provision that would allow the City to renew the contract for up to four additional one-year terms at stated rates.

2. Do not renew the agreement and instruct staff to seek new competitive proposals.

MANAGER'S RECOMMENDED ACTION:

It is essential that the Power Plant receive chemicals and related treatment services at the lowest possible cost consistent with the quality required to maintain Power Plant operations. It is also important to lock in prices and accountability with key contractors. By choosing Alternative No. 1, the Plant will be able to continue achieving these goals. ChemTreat has provided the City with excellent service this past year. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as stated above.

COUNCIL ACTION FORM

SUBJECT: POWER PLANT FIRE RISK MITIGATION CONTRACT

BACKGROUND:

This contract allows the Power Plant to engage an engineering firm with fire protection expertise, or alternately a fire protection firm, to act as the Owner's Engineer/Designer/Representative for various fire risk mitigation studies, for the preparation of specific fire system and installation design and specifications, and for fire system installation management, inspection and testing.

The scope of work requires the engineering firm to (1) be the engineer for the areas listed above, (2) develop plans and specifications, (3) provide detailed cost estimates, (4) provide lists of potential bidders, (5) evaluate contractors, (6) carry out contract management, and (7) perform field installation administration as needed, required, and requested for each project. **The selected engineering firm is not allowed to bid on any part of the actual fire protection system installation.**

On December 18, 2012, City Council awarded a contract to Burns & McDonnell, Chesterfield, MO, for the Professional Services for Fire Risk Mitigation contract in a not-to-exceed amount of \$50,000. Included in the original contract were terms for up to four additional one-year terms. **This is the fourth renewal out of four maximum.**

Funding is available from the FY 2016/17 Capital Improvements Plan in the Power Plant Fire Protection System Project. There is currently \$584,258 remaining in the Final Budget Amendments from the FY 2015/16 budget cycle. This funding will be carried over to the FY 2016/17 budget to cover this contract.

ALTERNATIVES:

1. Approve the contract renewal with Burns & McDonnell, Chesterfield, MO, for the Professional Services for Fire Risk Mitigation contract for the one-year period from July 1, 2016 through June 30, 2017 in an amount not-to-exceed \$50,000.
2. Do not renew the agreement and instruct staff to seek new competitive proposals.

MANAGER'S RECOMMENDED ACTION:

This work is needed for fire risk mitigation (fire detection, alarm, & suppression) to protect critical plant equipment. If not done, a loss event resulting from a fire could be catastrophic because electricity production could stop. It is cost-effective for the Power Plant to have a company under contract to provide these services because of their

specialized knowledge of current National Fire Protection Association (NFPA) code requirements and of mitigation equipment currently utilized in this industry.

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



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MEMO

To: Mayor and City Council

From: City Clerk's Office

Date: April 22, 2016

Subject: Item No. 30: Contract and Bond Approval for Ames/ISU Ice Arena
Flooring

There is no Council Action form for this item. Council approval of the Contract and Bond for this project is simply fulfilling an *Iowa Code* requirement.

/drv

COUNCIL ACTION FORM

**SUBJECT: GRANT AVENUE (HYDE AVENUE) PAVEMENT IMPROVEMENTS –
CONSTRUCTION OBSERVATION CHANGE ORDER #1**

BACKGROUND:

At the July 14, 2015 meeting, Council approved a professional services agreement with WHKS of Ames, Iowa in the amount of \$60,390 for construction observation and final project close out of the Grant Avenue paving project.

With the unpredictable weather slowing construction progress during mid-summer and late fall, the project was not completed as scheduled during the 2015 construction season. In order to complete the project the consultant has requested a not to exceed increase to the original amount by \$19,717.60 to complete the construction observation on the project. Completing the project with consultant observation staff will maintain consistency with the project, ensure compliance with the plans and specifications, and allow city staff to focus on ongoing and new construction projects that have already started or will start in the near future.

Costs for street construction, engineering, and administration will be shared and recovered through a special assessment district. The annexation agreements previously signed between the City and the three developers (Rose Prairie, Quarry Estates, and Hunziker) confirmed these financing arrangements.

City Council awarded the Grant Avenue paving project, including the bid alternate to construct the parking lot on the west side of Ada Hayden Park, to Manatt's Inc. of Brooklyn, Iowa, in the amount of \$2,867,082.90. To date, there have been change order items totaling \$46,647 (1.6%). Construction activities have resumed to complete the remaining items such as driveway paving and site restoration.

ALTERNATIVES:

1. Approve the change order for the construction observation service agreement for the Grant Avenue (Hyde Avenue) Paving project with WHKS & Company of Ames, Iowa, in an amount not to exceed \$19,717.60.
2. Reject the change order and direct staff to perform construction observation with City staff.

MANAGER'S RECOMMENDED ACTION:

By approving the change order, the project will maintain consistency of observational personnel and ensure that the plans and specifications are met and project final acceptance is timely.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the change order for the construction observation service agreement for the Grant Avenue (Hyde Avenue) Paving project with WHKS & Company of Ames, Iowa, in an amount not to exceed \$19,717.60.

COUNCIL ACTION FORM

SUBJECT: POWER PLANT FUEL CONVERSION – UPS (UNINTERRUPTIBLE POWER SUPPLY) SYSTEM - CONTRACT COMPLETION

BACKGROUND

In November 2013 the City Council voted to convert the City's Power Plant from coal to natural gas. Implementing this decision requires a significant amount of engineering, installation of equipment, and modification and construction in the Power Plant.

On September 8, 2015, City Council awarded a contract to Graybar Electric, Des Moines, IA for the Power Plant Fuel Conversion – UPS System in the amount of \$98,560 (inclusive of Iowa sales tax). **This specific phase of the conversion project is to purchase a new Uninterruptible Power Supply (UPS) system.**

There were two change orders to this contract. Change Order No. 1 was a reduction of \$1,010 for removal of two 225 amp 54 amp panelboards. Change Order No. 2 was for \$1,789 for the purchase of spare parts.

The contract amount including these change orders is \$99,339. The Engineer's estimate of the cost for this phase of the project was \$116,000.

All of the requirements of the contract have been met by Graybar Electric and the Engineer has provided a certificate of completion.

ALTERNATIVES:

- 1) Accept completion of the contract with Graybar Electric, Des Moines, IA, for the Power Plant Fuel Conversion – UPS System at a total cost of \$99,339 and pay them the retainage.
- 2) Delay acceptance of this contract and continue to hold the retainage.

MANAGER'S RECOMMENDED ACTION:

The contractor for the UPS System has supplied all of the equipment specified under the contract, and the Engineer has issued a certificate of completion on the work.

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

COUNCIL ACTION FORM

SUBJECT: 2013/14 COLLECTOR STREET PAVEMENT IMPROVEMENTS – SHELDON AVENUE (LINCOLN WAY TO HYLAND)

BACKGROUND:

This annual program is for reconstruction or rehabilitation of arterial streets to restore structural integrity, serviceability, and rideability. Locations are chosen in accordance with the City’s most current street condition inventory and input from maintenance and engineering staff. The 2013/14 program location was Sheldon Avenue (Lincoln Way to Hyland Avenue).

This project included the removal of the existing pavement and replacement with new concrete pavement, storm sewer improvements, sanitary sewer repairs, installation of ADA compliant pedestrian facilities, and the re-alignment of the intersection of Sheldon Avenue and Design I Road (Iowa State University).

On January 28, 2014, City Council awarded this project to Con-Struct, Inc. of Ames, Iowa in the amount of \$896,526.49. Change Order No. 1 was the balancing change order resulting in a deduction in the amount of \$13,162.72. Change Order No. 2 in the amount of \$9,835.89 was for a pavement thickness incentive required to be paid by Iowa DOT standard specifications due to utilizing federal funding. Construction was completed in the amount of \$893,199.66.

The 2013/14 Collector Street Pavement Improvements program includes funding and expenses shown in the following table:

<i>Program Funding Summary</i>		Total Funding
2013/14 Collector Street Pavement Improvements Program		
	STP/MPO Funds	\$ 1,060,000.00
	G.O. Bonds	\$ 420,000.00
2013/14 Sidewalk Safety Program		
	LOST Funds	\$ 38,500.00
2013/14 Sanitary Sewer Improvements Program		
	Sanitary Sewer Fund	\$ 48,000.00
	Totals	\$ 1,566,500.00
<i>Program Expense Summary</i>		Total Expenses
	Engineering & Contract Administration (actual)	\$ 191,136.79
	Construction Costs (actual)	\$ 893,199.66
	Totals	\$ 1,084,336.45

ALTERNATIVES:

1. Accept the 2013/14 Collector Street Pavement Improvements – Sheldon Avenue (Lincoln Way to Hyland) as completed by Con-Struct, Inc. of Ames, Iowa, in the amount of \$893,199.66.
2. Direct staff to pursue modifications to the project.

MANAGER'S RECOMMENDED ACTION:

This project was completed in accordance with the approved plans and specifications and is within the approved budget. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as described above.

COUNCIL ACTION FORM

**SUBJECT: 2013/14 CONCRETE PAVEMENT IMPROVEMENTS PROGRAM # 2
 (NORTH 2ND STREET)**

BACKGROUND:

This annual program is to remove and replace concrete street sections that have deteriorated to provide enhanced rideability. The 2013/14 program locations are:

- Program #1: Knapp Street (Welch Avenue to Lynn Avenue) and Lynn Avenue (Storm Street to Knapp Street)
- Program #2: North 2nd Street (North Elm Street east to end of street).

This specific project is for the street reconstruction on North 2nd Street from North Elm Street east to the end of the street. Work consisted of the removal and replacement of the existing pavement, storm sewer intake replacement, sanitary sewer manhole replacement, and sanitary sewer main repairs.

On April 28, 2015, City Council awarded this project to Manatt's, Inc. of Ames, Iowa in the amount of \$148,062.63. Change Order No. 1, in the amount of \$5,458.67, was the balancing change order and reflected field quantities. Construction was completed in the amount of \$153,521.30.

The 2013/14 Concrete Pavement Improvements program includes funding and expenses shown in the following table:

		Program #1 (Knapp St & Lynn Ave)	Program #2 (N 2nd St)
<i>Program Funding Summary</i>			
2013/14 Concrete Pavement Improvements Program			
G.O. Bonds	\$ 1,185,000.00	\$ 1,055,000.00	\$ 130,000.00
Road Use Tax	\$ 50,000.00		\$ 50,000.00
Electric Utility Fund	\$ 50,000.00	\$ 2,200.00	
2014/15 Sanitary Sewer Rehabilitation Program			
Sanitary Sewer Fund	\$ 5,500.00		\$ 5,500.00
Total Funding	\$ 1,290,500.00	\$ 1,057,200.00	\$ 185,500.00
<i>Program Expense Summary</i>			
Engineering & Contract Administration (estimated)	\$ 194,405.60	\$ 171,377.40	\$ 23,028.20
Construction Costs (actual)	\$ 1,010,408.30	\$ 856,887.00	\$ 153,521.30
Right of Way Restoration (actual)	\$ 28,355.00	\$ 24,055.00	\$ 4,300.00
Total Expenses	\$ 1,233,168.90	\$ 1,052,319.40	\$ 180,849.50

ALTERNATIVES:

1. Accept the 2013/14 Concrete Pavement Improvements Program # 2 (North 2nd Street) as completed by Manatt's, Inc. of Ames, Iowa, in the amount of \$153,521.30.
2. Direct staff to pursue modifications to the project.

MANAGER'S RECOMMENDED ACTION:

This project was completed in accordance with the approved plans and specifications and is within the approved budget. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as described above.

COUNCIL ACTION FORM

SUBJECT: AMES PLANT SUBSTATION IMPROVEMENTS – CONTRACT COMPLETION

BACKGROUND

This project was for the construction and installation portion of all equipment for two separately-budgeted capital improvement projects (CIP) occurring at the Ames Plant substation. One was for the **Ames Plant Switchyard**, which included replacement of 69kV switchyard relay and controls, breakers and associated equipment. The other was at the adjoining **Ames Plant Distribution Substation**, which included Switchgear replacement and a feeder.

On September 24, 2014, City Council awarded one contract to Harold K. Scholz Company, Ralston, NE, for both the Ames Plant Switchyard and Distribution Substation Improvements in the amount of \$632,472.96 (inclusive of applicable sales taxes).

Four change orders were made to this contract.

Change Order No. 1 for \$7,809 was for: 1) over-excavation in the substation, around the breakers for the addition of more rock; 2) labor to trench and install ground wire, and supply and installation of connectors for the additional grounding; and 3) labor and material to extend the height of the Ames Plant substation manhole.

Change Order No. 2 for \$16,800 was for labor and materials to upgrade controls for two breakers.

Change Order No. 3 for \$0 was for labor to upgrade controls for on a transformer, replace a breaker, install a relay, and install additional control cable. The costs of these changes were covered in the construction allowance.

Change Order No. 4 for \$21,308 was for labor to replace two other breakers.

The total contract amount including these four change orders is \$678,389.96. Council should note that the actual project cost total is \$675,491.61 due to minor unit-pricing adjustments.

The Engineer's estimate of this phase was \$875,000, which is the amount budgeted for the construction portion of this project. Of this, \$570,000 is for the Ames Plant Switchyard Project and \$305,000 is for the Ames Plant Distribution Substation Project.

All of the requirements of the contract have been met by Harold K. Scholz, and the Engineer has provided a certificate of completion.

ALTERNATIVES:

- 1) Accept completion of the contract with Harold K. Scholz Company, Ralston, NE, for the Ames Plant Switchyard and Distribution Substation Improvements at a total cost of \$675,491.61.
- 2) Delay acceptance of this contract.

MANAGER'S RECOMMENDED ACTION:

The contractor for the Ames Plant Switchyard and Distribution Substation Improvements has completed all of the work specified under the contract.

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

COUNCIL ACTION FORM

SUBJECT: PLAT OF SURVEY FOR 2622, 2630, 2636 LINCOLN WAY, 112, 130 S. SHELDON AVENUE, AND 113, 117, and 119 HAYWARD AVENUE

BACKGROUND:

The City's subdivision regulations are found in Chapter 23 of the Ames Municipal Code. These regulations include the process for creating or modifying property boundaries and for determining if any improvements are required in conjunction with the platting of property. The regulations also describe the process for combining existing platted lots or conveyance parcels in order to create a parcel for development purposes. A plat of survey is allowed by Section 23.309 as a boundary line adjustment for purpose of consolidating parcels.

This plat of survey is for a proposed consolidation of 9 existing parcels for Collegiate United Methodist Church and the Wesley Foundation for the purpose of cleaning up existing property lines and for the future construction of an accessory garage to the rear of the church that would have otherwise crossed existing property lines. (Attachment A Location Map). The church ownership area contains multiple properties and buildings including the main church property at 2622 Lincoln Way, the Church Annex and Lighthouse buildings along Sheldon Avenue, a small house/daycare building located west of the main church along Lincoln Way, and multiple small parcels which are either vacant areas or used for accessory parking. The church campus encompasses a combined total lot area of 4.99 acres. All of the church properties are zoned Campustown Service Center (CSC). A Special Use Permit was issued for the garage by the Zoning Board of Adjustment on October 28, 2015 pending approval of a Plat of Survey for the consolidation of lots. Additionally, a variance had been granted to the church for not meeting the minimum 1.0 floor area ratio (FAR).

Boundary line adjustments do not trigger additional infrastructure improvements, unless partial infrastructure improvements exist and are required to be extend across a property. **The proposed parcel meets the requirements of having complete infrastructure along Lincoln Way, Sheldon, and Hayward as outlined in the Subdivision Code and does not trigger further extension of infrastructure.**

A new easement for electric service lines and sanitary sewer services has been included on the Plat to address staff's request for easement over existing infrastructure.

Approval of this plat of survey will allow the applicant to prepare the official plat of survey and submit it to the Planning and Housing Director for review. The Director will sign the plat of survey confirming that it fully conforms to all conditions of approval. The prepared plat of survey may then be signed by the surveyor, who will submit it for recording in the

office of the County Recorder.

ALTERNATIVES:

1. The City Council can adopt the resolution approving the proposed plat of survey.
2. The City Council can deny the proposed plat of survey if the City Council finds that the requirements for plats of survey as described in Section 23.308 have not been satisfied.
3. The City Council can refer this back to staff and/or the owner for additional information.

MANAGER'S RECOMMENDED ACTION:

Staff has determined that the proposed plat of survey satisfies all code requirements for the consolidation of the Collegiate Methodist Church properties for the boundary line adjustment and has made a preliminary decision of approval.

Therefore, it is the recommendation of the City Manager that the City Council accept Alternative #1, thereby adopting the resolution approving the proposed plat of survey.

**ADDENDUM
PLAT OF SURVEY FOR 101, 105, 107, AND 205 S. WILMOTH AVENUE**

Application for a proposed plat of survey has been submitted for:

- Conveyance parcel (per Section 23.307)
- Boundary line adjustment (per Section 23.309)
- Re-plat to correct error (per Section 23.310)
- Auditor's plat (per Code of Iowa Section 354.15)

The site is located at:

Owners: Collegiate United Methodist Church and Wesley Foundation

Existing Street Addresses: 2622, 2630, and 2636 Lincoln Way,
112 and 130 S. Sheldon Avenue, and
113, 117, and 119 Hayward Avenue

Assessor's Parcel #: 0909125020, 0909125030, 0909125040, 0909125070,
0909125080, 0909125093, 0909125235, 0909125220,
0909125216

New Legal Description: PARCEL "K" LOCATED IN A PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 83 NORTH, RANGE 24 WEST OF THE 5TH P.M.; AND IN HOOVER'S ADDITION TO AMES, IOWA; AND IN THE AUDITOR'S PLAT OF BLOCKS 3, 4, AND 5 OF BEARDSHEAR'S ADDITION AND WALTER'S SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 83 NORTH, RANGE 24 WEST OF THE 5TH P.M.; ALL IN THE CITY OF AMES, STORY COUNTY, IOWA. MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 4 IN THE AUDITOR'S PLAT OF BLOCKS 3, 4, AND 5 OF BEARDSHEAR'S ADDITION AND WALTER'S SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 9; THENCE, S89°49'25"E 300.73' ALONG THE NORTH LINE OF LOTS 1, 3, 4, AND 8 IN SAID AUDITOR'S PLAT, TO THE NORTHEAST CORNER OF LOT 8 IN SAID AUDITOR'S PLAT; THENCE, S0°10'31"E 150.00 ALONG THE EAST LINE OF SAID LOT 8 TO THE SOUTHEAST CORNER THEREOF; THENCE, S89°53'55"E 89.96' ALONG THE NORTH LINE OF LOT 7 IN SAID AUDITOR'S PLAT TO THE NORTHEAST CORNER THEREOF; THENCE, S0°23'00"E 97.25' ALONG THE EAST LINE OF LOTS 7, 9, AND 10 IN SAID AUDITOR'S PLAT TO THE SOUTHEAST CORNER OF SAID LOT 10, ALSO BEING THE NORTHEAST CORNER OF PARCEL "F", AS SHOWN ON THE PLAT OF SURVEY FILED IN THE OFFICE OF THE RECORDER, STORY COUNTY, IOWA, AS INSTRUMENT NO. 06-09493, SLIDE 286, PAGE 3; THENCE, S64°03'45"W 152.87' ALONG THE SOUTH LINE OF SAID PARCEL "F" TO THE SOUTHWEST CORNER THEREOF, ALSO BEING THE SOUTHEAST CORNER OF LOT 1 IN SAID AUDITOR'S PLAT; THENCE S30°01'34"W 31.02' ALONG THE SOUTH LINE OF SAID LOT 1; THENCE, S67°42'57"W 254.60' ALONG THE SOUTH LINE OF LOTS 1, 3, AND 4 IN SAID AUDITOR'S PLAT TO THE SOUTHWEST CORNER OF SAID LOT 4, ALSO BEING THE SOUTHEAST CORNER OF PARCEL "E", AS SHOWN ON THE PLAT OF SURVEY FILED IN THE OFFICE OF THE RECORDER, STORY COUNTY, IOWA, AS INSTRUMENT NO. 06-09492, SLIDE 286, PAGE 1; THENCE, S76°27'41"W 122.12' ALONG THE SOUTH LINE OF SAID PARCEL "E" TO THE SOUTHWEST CORNER THEREOF; THENCE, S89°57'30"W 119.84' ALONG THE SOUTH

LINE OF THE NORTH 500.00 FEET OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 9, TO THE EAST RIGHT OF WAY LINE OF SHELDON AVENUE, AS PRESENTLY ESTABLISHED; THENCE, N0°21'58"W 149.88' ALONG SAID EAST RIGHT OF WAY LINE TO THE SOUTHWEST CORNER OF LOT 6, HOOVER'S ADDITION TO AMES, IOWA; THENCE, N0°20'36"W 206.22' ALONG THE WEST LINE OF LOTS 2, 3, 4, 5, AND 6 OF SAID HOOVER'S ADDITION, TO THE NORTH LINE OF THE SOUTH 6.00' OF LOTS 1 AND 2 OF SAID HOOVER'S ADDITION; THENCE N89°47'52"E 134.26' ALONG SAID NORTH LINE EXTENDED EASTERLY TO A POINT 43.00' EAST OF THE EAST LINE OF SAID LOT 1, HOOVER'S ADDITION TO AMES; THENCE, N0°20'36"W 111.02' TO THE SOUTH RIGHT OF WAY LINE OF LINCOLN WAY, AS PRESENTLY ESTABLISHED; THENCE, S 89°49'23"E 103.95' ALONG SAID SOUTH RIGHT OF WAY LINE TO THE POINT OF BEGINNING. PARCEL "K" CONTAINS 4.99 ACRES. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

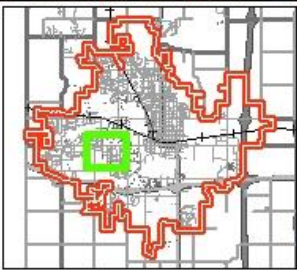
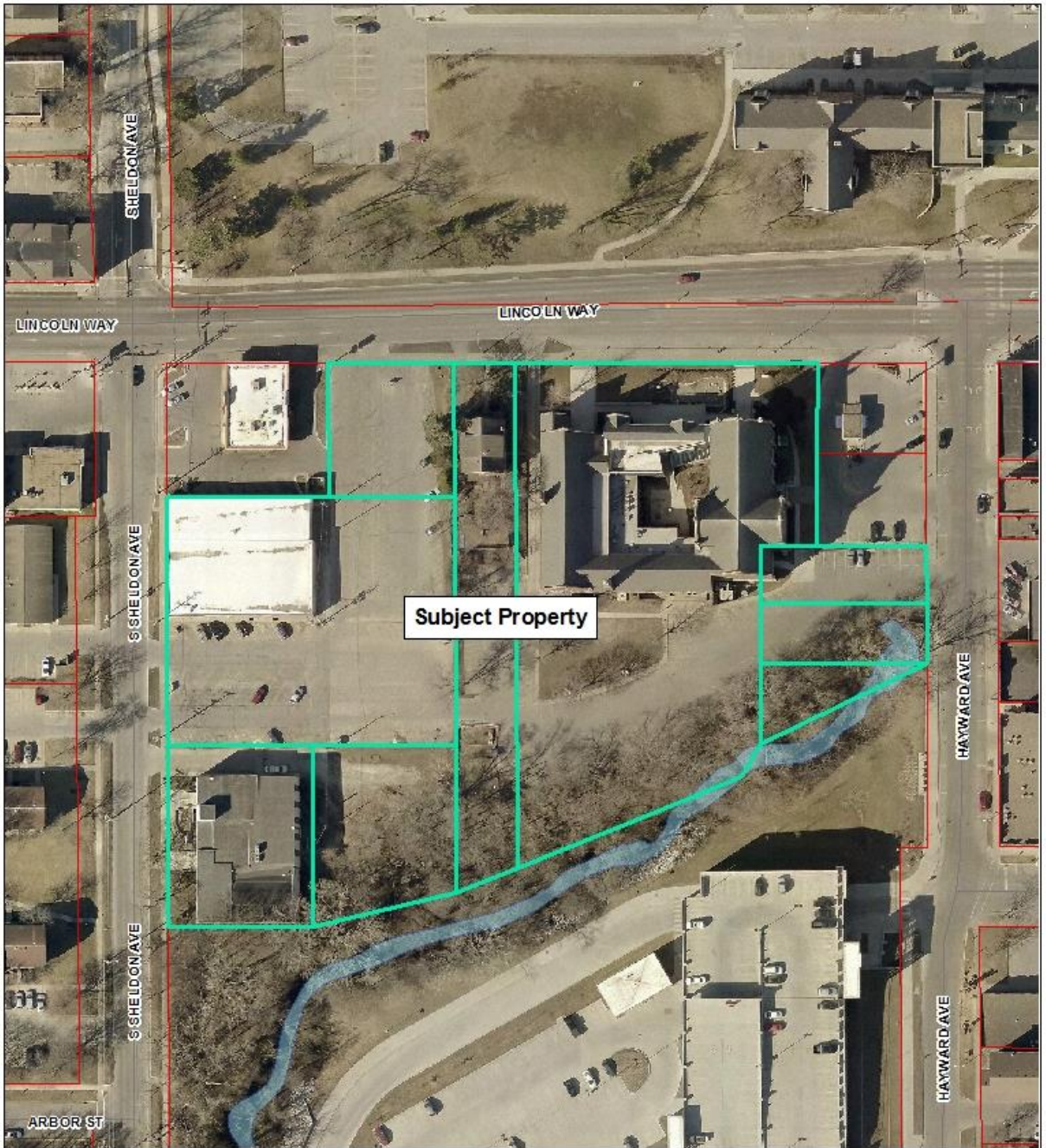
Public Improvements:

The preliminary decision of the Planning Director finds that approval requires all public improvements associated with and required for the proposed plat of survey be:

- Installed prior to creation and recordation of the official plat of survey and prior to issuance of zoning or building permits.
- Delayed, subject to an improvement guarantee as described in Section 23.409.
- Not Applicable.

Note: The official plat of survey is not recognized as a binding plat of survey for permitting purposes until a copy of the signed and recorded plat of survey is filed with the Ames City Clerk's office and a digital image in Adobe PDF format has been submitted to the Planning & Housing Department.

ATTACHMENT A: LOCATION MAP



Location Map

**2622, 2630, and 2636 Lincoln Way,
112 and 130 S. Sheldon Avenue, and
113, 117, and 119 Hayward Avenue**

ATTACHMENT B: PROPOSED PLAT OF SURVEY

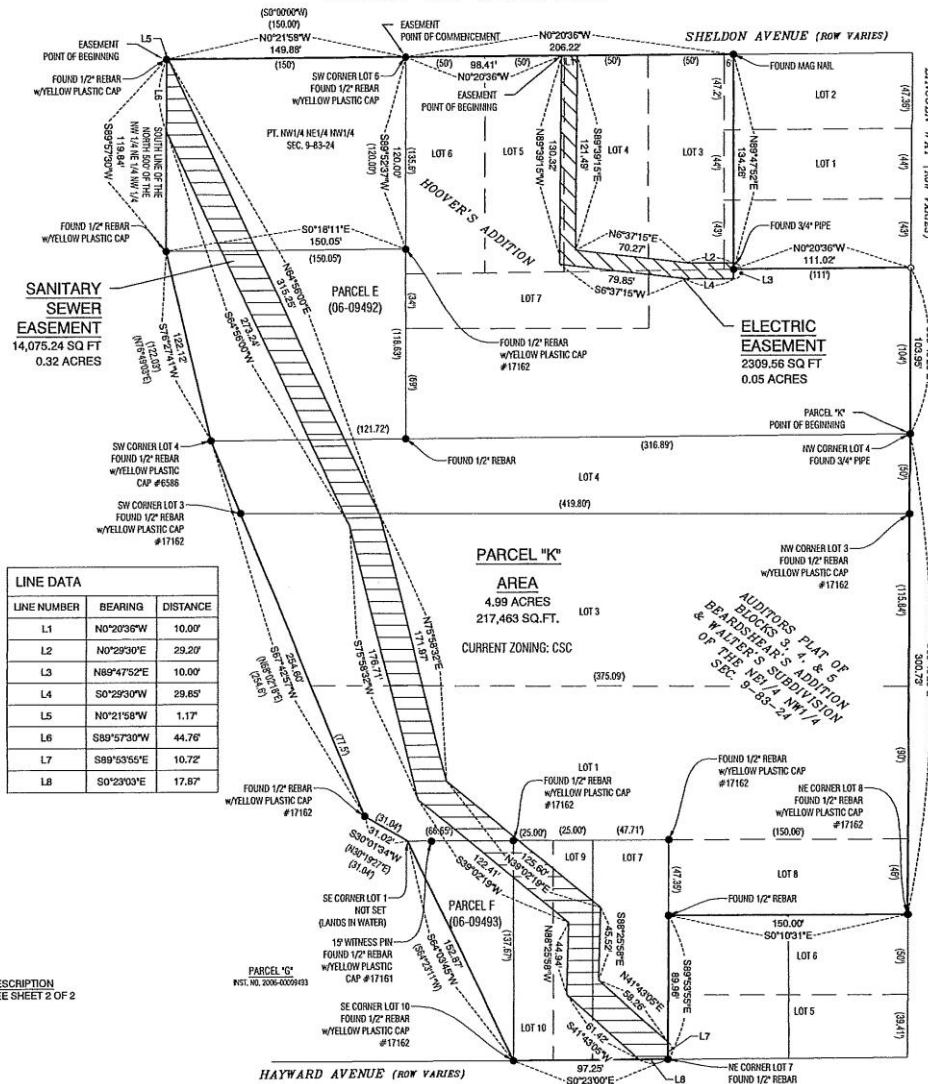
RECEIVED

MAR 23 2016

CITY OF AMES, IOWA
DEPT. OF PLANNING & HOUSING

PREPARED BY - CLAPSADDLE-GARBER ASSOCIATES, INC. 16 EAST MAIN STREET, P.O. BOX 754, MARSHALLTOWN, IOWA 50158 - PHONE 641-752-6701

PLAT OF SURVEY



LINE DATA

LINE NUMBER	BEARING	DISTANCE
L1	N0°29'36"W	10.00'
L2	N0°29'30"E	29.20'
L3	N89°47'52"E	10.00'
L4	S0°29'30"W	29.65'
L5	N0°21'58"W	1.17'
L6	S89°57'30"W	44.78'
L7	S89°53'55"E	10.72'
L8	S0°23'03"E	17.87'

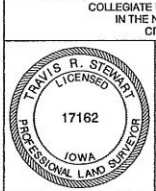
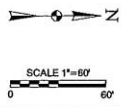
DESCRIPTION
SEE SHEET 2 OF 2

OWNER OF RECORD: COLLEGIATE UNITED METHODIST CHURCH & WESLEY FOUNDATION
SURVEY REQUESTED BY: COLLEGIATE UNITED METHODIST CHURCH
FIELD WORK COMPLETED: 11-11-2015

NOTE:
ALL BEARINGS ARE THE RESULT OF G.P.S. OBSERVATIONS.

LEGEND:

- ▲ GOVERNMENT CORNER MONUMENT FOUND
- △ GOVERNMENT CORNER MONUMENT SET 1/2" x 30" REBAR w/ORANGE PLASTIC ID CAP #17162
- PARCEL OR LOT CORNER MONUMENT FOUND
- SET 1/2" x 30" REBAR w/ORANGE PLASTIC ID CAP #17162
- () RECORDED AS



COLLEGIATE UNITED METHODIST CHURCH PLAT OF SURVEY
IN THE NE 1/4 OF THE NW 1/4 OF SECTION 9-83-24
CITY OF AMES, STORY COUNTY, IOWA

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly Licensed Professional Land Surveyor under the laws of the State of Iowa.

Travis R. Stewart, PLS _____ date _____
Iowa License Number 17162
My License Renewal Date is December 31, 2015
Pages or sheets covered by this seal: _____
SHEETS 1 OF 2 AND 2 OF 2

CGA
Clapsaddle-Garber Associates, Inc.
16 East Main Street
Marshalltown, Iowa 50158
Ph: 641-752-6701
www.clapsaddle-garber.com

DRAWN: RWA
DATE: 2-3-2016

SHEET NO.: 1 OF 2
PROJECT NO.: 5529.05

COUNCIL ACTION FORM

SUBJECT: SANITARY SEWER SYSTEM CAPACITY UPDATE

BACKGROUND:

During recent months the City Council has considered Land Use Policy Plan amendments, zoning changes, and subdivision/site plan approvals for several areas in the west part of Ames. These projects include a Major Site Development Plan for Aspen Heights, a Preliminary Plat for Dotson Drive, a Minor Site Development Plan for 122 Hayward, a rezoning of the Crane Farm, as well as a proposed development on TOMCO property between Sheldon Avenue and Hyland Avenue, and a future subdivision of the “middle parcel” along State Street owned by the City. As part of these considerations, staff indicated that evaluation of sanitary sewer capacity should be taken into account before granting final approval for these projects. Staff has now received capacity results that take into account the proposed developments in west Ames.

Attachment 1 includes a Sanitary Sewer System Basin map which outlines areas of the system. The various basins are interconnected through pipe networks which ultimately lead to a trunk sewer main leading to the Water Pollution Control Plant. Attachment 2 shows the areas of development that have been considered in the sewer model update as well as an estimated timing of those building occupancies. All of the proposed developments in the previous paragraph would be built in sewer basins 5 or 6.

The updated sanitary sewer model, including the above developments, indicates that there is a capacity issue in an existing 10-inch main between Hayward Avenue and Sheldon Avenue (see Attachment 3). This pipe was built in 1968 at a very flat slope. Initial indications are that this pipe needs to be upsized and at a steeper slope. Based upon a conceptual design, the cost to replace this main will be \$400,000.

The sanitary sewer model indicates that this segment of the sewer is at capacity under existing conditions and continued development consistent with the LUPP projects a deficiency that needs to be corrected as part of the system improvements. Therefore, it is not attributed to any of the specific developments now being considered. Should Council approve, this improvement could be made as an existing system deficiency using State Revolving Funds already approved as part of the 2016/17 Sanitary Sewer Rehabilitation Program in the Capital Improvements Plan.

Through direction by City Council for staff to proceed with design of this improvement, it would be possible for construction to commence this fall with completion by the end of December 2016 (Alternative #1). **Construction during this timeframe would be**

during fall semester and could have traffic impacts during home football games. Alternative #2 would be to hold a winter bid letting with construction to occur during summer of 2017. Under this option, construction would commence during the spring semester and continue through the summer. **Potential weather impacts during this timeframe could adversely impact completion by August 1, 2017, which is the date by which several of the developments are hoping to open.**

ALTERNATIVES:

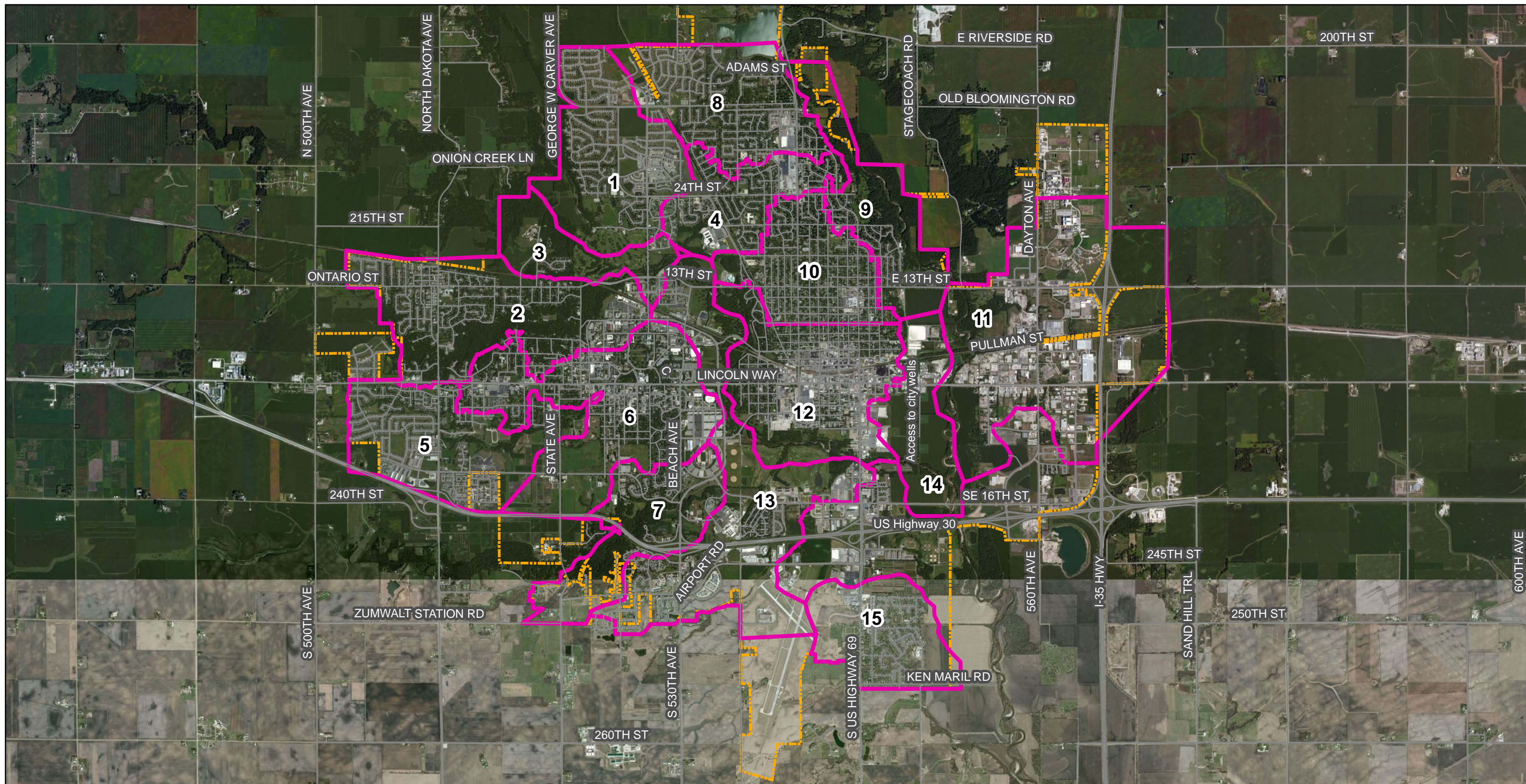
1. Direct staff to proceed with the sanitary sewer system improvement between Hayward Avenue and Sheldon Avenue using 2016/17 Sanitary Sewer Rehabilitation funding, with construction to be completed in the 2016 construction season.
2. Direct staff to proceed with the sanitary sewer system improvement between Hayward Avenue and Sheldon Avenue using 2016/17 Sanitary Sewer Rehabilitation funding, with construction to be completed during the 2017 construction season.
3. Direct staff to proceed with the sanitary sewer system improvements and assign project costs to the developments.
4. Do not proceed with the project at this time and do not approve any of the proposed developments.

MANAGER'S RECOMMENDED ACTION:

The sanitary sewer model indicates that this is a deficiency in the existing system, and is not attributable to any of the specific developments now being considered. The project can be accomplished within existing funding from the 2016/17 Sanitary Sewer Rehabilitation Program. The City's consultant has indicated that construction can be accomplished during fall 2016.

In order to allow more time to complete this project, staff is recommending that the work commence as soon as possible during this 2016 construction season. However, it must be emphasized that action under this alternative will impact traffic along Lincoln Way during the fall semester and busy football season.

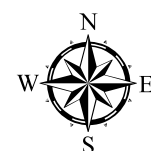
Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as described above.



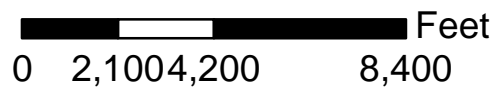
 City Limits

 Roads

 Sanitary Study Basins



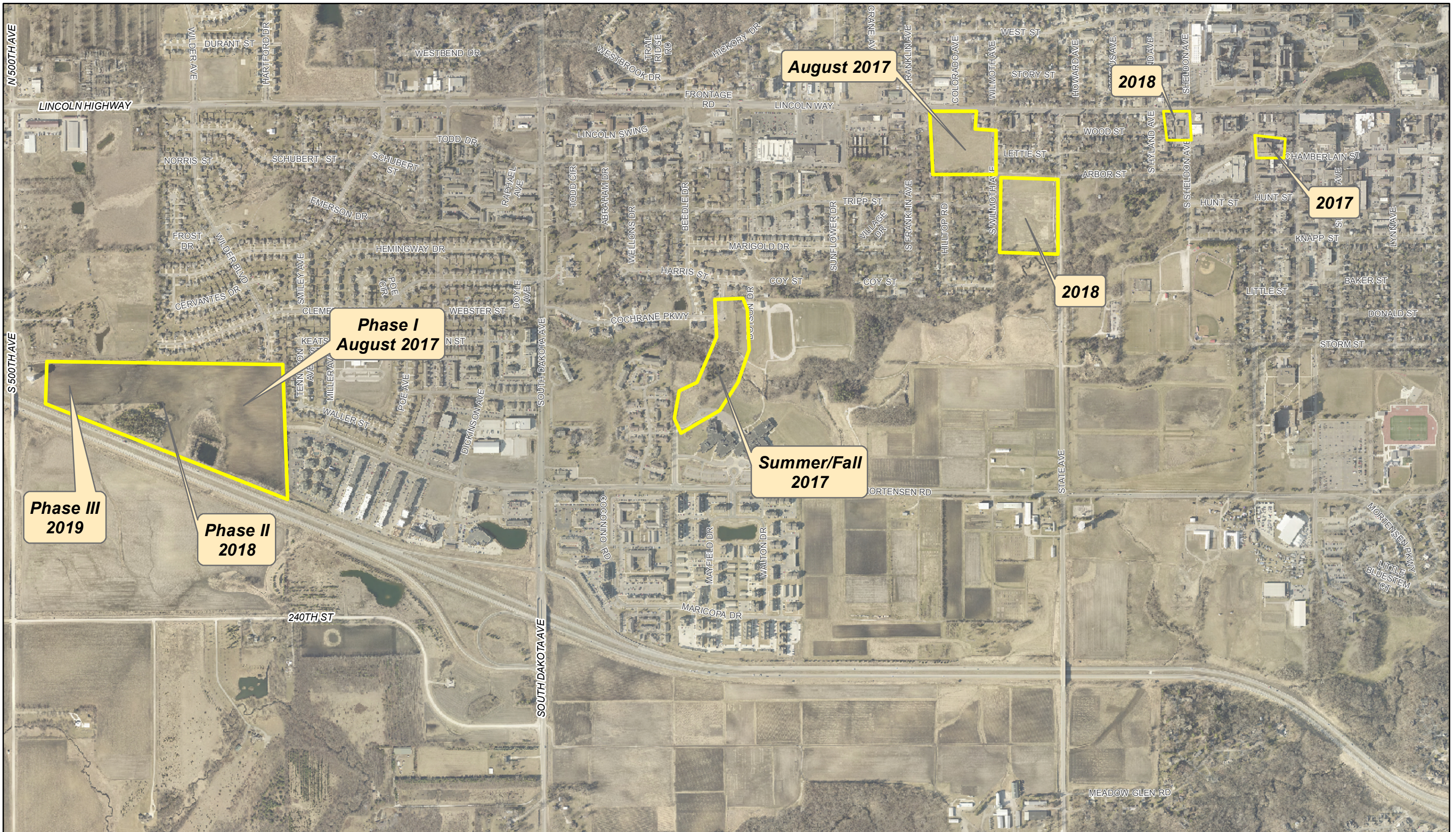
1 inch = 4,200 feet



**City of Ames
Sanitary Sewer System Evaluation**

Attachment 1: Study Basins

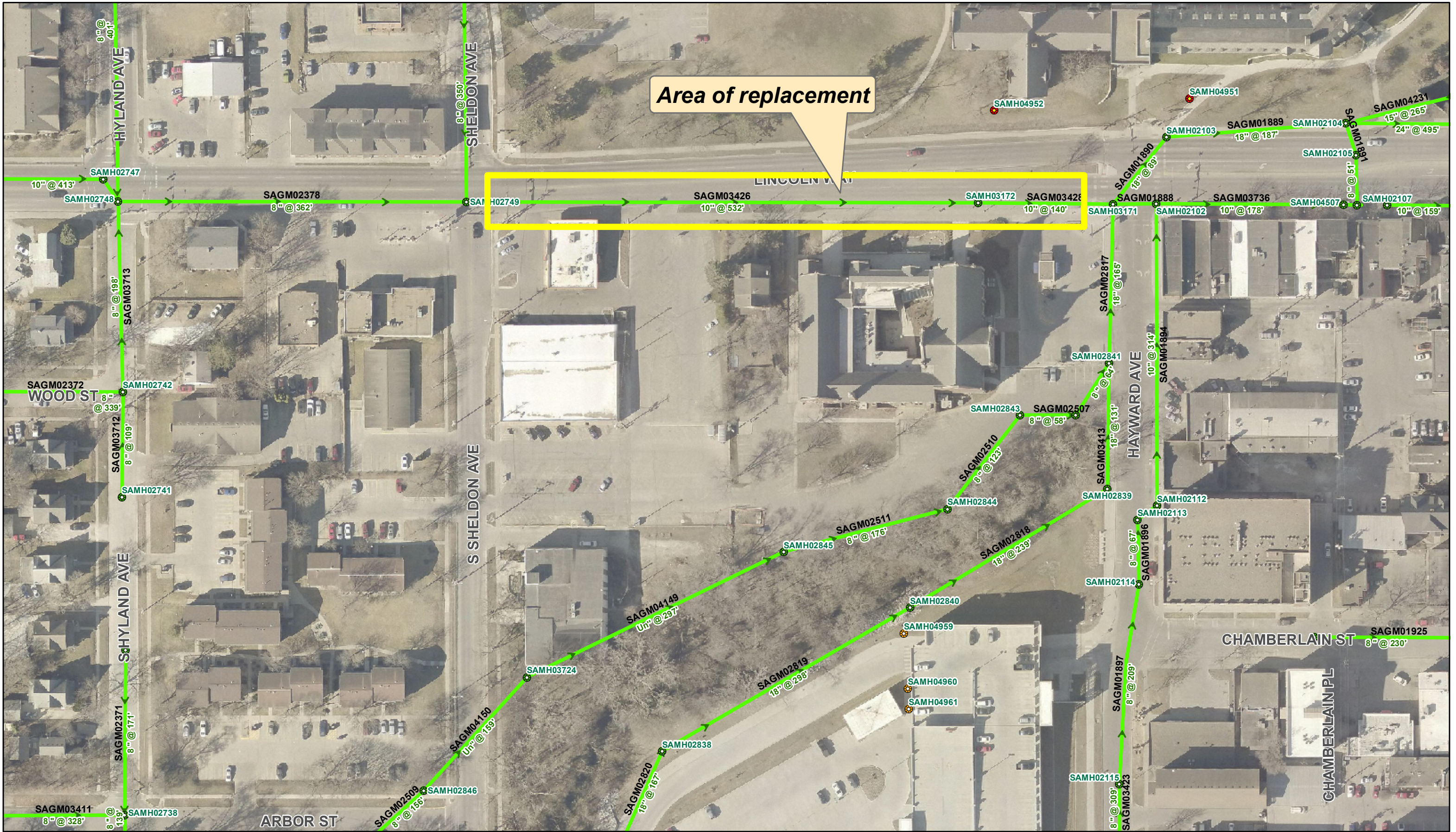




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Anticipated Areas of Development Attachment 2





Area of replacement

Lincoln Way Sewer Replacement Sheldon Ave to Hayward Ave Attachment 3

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COUNCIL ACTION FORM

SUBJECT: NOTICE OF INTENT TO PROCEED WITH THE NORTH RIVER VALLEY WELL FIELD & PIPELINE PROJECT AND OBTAIN EASEMENTS AND PROPERTY BY EMINENT DOMAIN, IF NECESSARY.

BACKGROUND:

The Ames Water Treatment Plant relies on a network of 22 potable supply wells as the source of drinking water for our community. As old wells fail and need to be replaced and as demand for treated water increases, additional wells must be drilled.

The location for a new well field has been chosen using a detailed ground water hydraulic model. The new wells are proposed to be constructed on land north of East 13th Street and east of the Skunk River. Development of the proposed well field will consist of an interconnecting pipeline and three new wells, each with a capacity of 1,000 gallons per minute. The planned new well field will add an estimated 2.6 million gallons per day (mgd) of raw water that will be delivered to the City's Water Treatment Plant. The 2016-17 Capital Improvements Plan budget includes \$518,000 for design/engineering and purchase of easements for the project, and the total budget for the project is \$5,561,000.

In May 2015, HDR Engineering was retained as the engineering consultant to assist with the route study associated with the pipeline from the new well field to the new water treatment plant. The study involved evaluating three alternative alignments for construction of a pipeline to transmit raw water to the water treatment plant. A map showing the proposed new well field and alternative pipeline routes is attached. The main disadvantage of the yellow alignment is the limited space on the north side of 13th Street and the main disadvantage of the blue alignment is the limited space along Stagecoach Road.

Based on their evaluation, HDR has recommended that the City pursue the red alignment for construction of the pipeline to connect the new wells to the water treatment plant. This alignment best utilizes City property for constructing the water main. Overall, the red alignment will limit impacts to the public during construction and will offer accessibility for operation and maintenance after construction. There is space available on the south side of 13th Street that can be utilized to make the connection to the new raw water main.

The entire pipeline can be constructed on City property. As for the wells, two of the proposed locations are located on City property and one well will require land to be acquired. In addition to the land acquisition for one well, construction

easements may be needed for construction of the pipeline and the electrical power that will be brought to the site.

Staff invited all potentially affected property owners to an open house on March 1, 2016. The primary purpose of the open house was to assist property owners in understanding the need for the project. It also allowed those potentially affected to ask questions and give feedback to the staff. In addition, staff has met individually with each of the property owners where permanent easements are needed. Staff has also contacted residents in areas where permanent easements will not be required, but where there will be construction related disruptions.

Although staff is hopeful the purchase of property/properties and easements required can be negotiated without condemnation, it is conceivable that an agreement for a voluntary sale or easement may not be reached, and condemnation might become necessary sometime in the future. Provisions from Section 6B.2A of the Iowa Administrative Code required written notification to each potentially affected property owner at least 30 days prior to the time the City Council adopts a measure to declare its “intent to proceed with a public improvement and acquisition, by condemnation if necessary, of the property.” **Property owners affected by this project have been formally notified and the project is ready to move forward with the next phase of acquiring property and easements.**

ALTERNATIVES:

1. Approve a resolution declaring the City Council’s intent to fund the final site specific design and to acquire, by condemnation if necessary, property and easements for the construction of the North River Valley Well Field and Pipeline Project.
2. Direct staff to modify the selected route and approve a resolution to proceed with the project with modifications and authorize staff to acquire the necessary easements for the project, using eminent domain if necessary.
3. Do not initiate any activity on this project at this time.

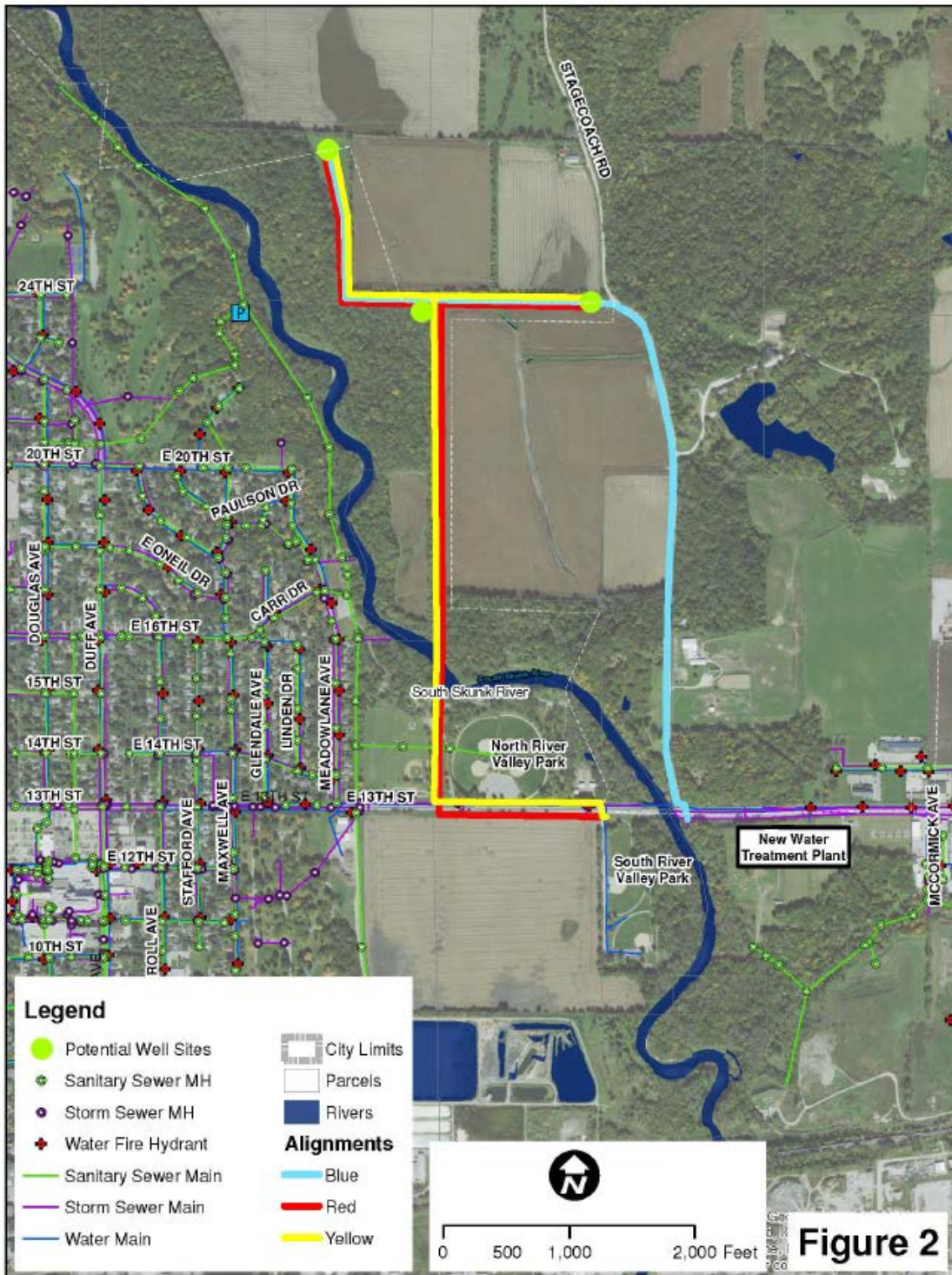
MANAGER’S RECOMMENDED ACTION:

In order to increase source water capacity as existing wells continue to age and become less effective, new wells need to be constructed. The route study for the pipeline to transmit the water to the new water plant has been completed. All property owners that may be impacted by the work were invited to attend an open house meeting for the project.

All obligations required by the Code of Iowa for notifying potentially impacted property owners have been fulfilled, preserving the use of eminent domain as an alternative for the City should it become necessary at some point in the future. Therefore, it is the

recommendation of the City Manager that the City Council adopt Alternative No. 1 as described above.

ROUTE STUDY ALIGNMENT MAP



COUNCIL ACTION FORM

SUBJECT: MAJOR SITE DEVELOPMENT PLAN FOR 205 S. WILMOTH AVENUE

BACKGROUND INFORMATION:

Breckenridge Group Ames Iowa, LLC is requesting approval of a Major Site Development Plan for property located at 205 S. Wilmoth Avenue (Attachment A). The lot proposed for development contain 8.91 acres and is currently zoned Residential High Density (See *Attachment A, Location and Current Zoning Map.*) The developer of the site proposes a residential and mixed-use residential and commercial development. (See *Attachment B, Major Site Development Plan*)

Development of the property is required to be with consistent the contract rezoning agreement for the property that allows for residential use of up to 422 beds and requires the development of between 15,000 and 40,000 square feet of commercial development with a mixed-use format. The property owner has also agreed to a three-story height limit for development of the site. Typically, development within an RH zoning district would not trigger a Major Site Development Plan review, but in this case the inclusion of a mixed use development in excess of 5,000 square feet requires a Major Site Development Plan approval. The property has also been designated an Urban Revitalization Area with a plan for revitalization that includes standards that are above and beyond minimum zoning standards, which the project must accomplish to be eligible for future partial property tax abatement (Attachment E).

The site abuts low-density zoned development to the south, a majority of the land to the west is low-density residential with one commercial site along Lincoln Way, to the north across Lincoln Way is split zoning of low-density residential (R-L) and highway oriented commercial (HOC), and properties to the east are mostly low-density residential with RH West University Impact zoning along Lincoln Way. There is one lone R-H parcel surrounded by the site along Lincoln Way. (See Attachment B)

The proposed plan includes four buildings with parking located around each building. The total number of apartment units is 122 units totaling 422 bedrooms with approximately 2/3 of the units configured as 4 bedroom units, 1/4 as 3 bedroom units, and the remaining number as 2 bedroom units. (Attachment C Excerpt of Plan Documents) The mixed-use building along Lincoln Way is labeled as Building A, includes approximately 15,000 square feet of commercial square footage on the ground floor and 20 apartment units above for a total of 64 bedrooms. The three apartment buildings are located in the middle of the property. Building B is located along Wilmoth Avenue and includes 36 units with 126 bedrooms. Building C is centrally located apartment building and has 30 units and 106 bedrooms. Building D is the western apartment building and has 36 units and 126 bedrooms. Additionally there is a one-story 7,000 square foot clubhouse building with leasing offices and recreation space located at the corner of Wilmoth and Lincoln Way.

There is access into the development from Lincoln Way for the commercial mixed-use

building with a driveway situated across from Colorado Avenue. This location was dictated by spacing requirements by the City's Traffic Engineer. Access from Wilmoth Avenue occurs near the clubhouse and also south of the apartment buildings across from Lettie Street. No access is provided from the dead-end street of Hilltop. Pedestrian access is provided to Wilmoth on the south side of the apartments, through to the clubhouse, and via the walkway along the commercial building. The apartment buildings are interconnected with an internal walkway system. The developer has proposed a 20-foot easement along the south boundary of the site to accommodate a future bicycle facility in anticipation of the requirement as part of the City's missing infrastructure ordinance requirements of Chapter 5 and Chapter 22 of the Ames Municipal Code, construction of facility would not occur with this development.

The buildings are all designed as three-story buildings with the appearance of a hipped roof that includes mechanical equipment wells in the center of the roof. The mixed-use building uses a commercial storefront glazing system along the ground level of the building and incorporates case stone base, brick, and horizontal cementitious board siding for the residential level above. The building includes two breaks in the roof line and elements of visual relief along Lincoln Way with two recessed facades and a pattern of recessed windows on the upper floors. The ground level includes metal awnings as well to help identify the building as commercial.

The apartment buildings are similar to the commercial buildings in use of materials and design techniques. The buildings also include brick and horizontal cementitious board siding. Each apartment building is configured in a U-shape with an internal courtyard that is approximately 30 feet in width. However, the U-shaped pattern is only visible for the central apartment building as viewed from Lincoln Way. Each of the apartment buildings is separated from the adjacent building by 20 feet with a walkway between buildings.

The mixed-use building is oriented with its main commercial frontage along Lincoln Way, but has access into the commercial tenant spaces and upper floor apartments from the rear parking lot located south of the building. The commercial tenant spaces may or may not have direct access to Lincoln Way and will be based on future tenant's desires. The individual apartment buildings will have access from both the north and south sides of the buildings with the eastern most building along Wilmoth also having an entrance to the street (east). The project includes a 6-foot wood fence around the west and south perimeter of the site as part of a 10-foot wide L3 landscape buffer. The developer has proposed a decorative 6-foot metal fence along the north and eastern perimeter. Access to the apartment area is secured with gates at all driveways and pedestrian walkways.

The project has a requirement for 465 parking spaces by zoning standards; however the Urban Revitalization Area Plan criteria require extra commercial parking that brings the minimum expectation up to 489 parking spaces. The project has a total of 492 parking spaces per the civil plan dated revisions 4.20.16. The parking is designed to segregate the commercial parking from the majority of apartment parking. There are 72 spaces adjacent to the commercial area and an additional 63 spaces to the east for apartment occupants. The clubhouse has 8 parking spaces and a drop-off area adjacent to it. The remaining 349 parking spaces are located around the apartments and behind the security fencing.

The landscape design includes the standard parking lot screening requirements for 5-foot L2 shrubs and trees, placement of street trees, and inclusion of apartment foundation and front yard landscape units (mix of trees and shrubs by linear footage). In addition, the proposed plan includes L3 plantings along the perimeter of the site in accordance with the URA criteria. The main features of the west buffer are the 6-foot wood fence with an alternating pattern of shrubs and 10 to 15-foot tall evergreen juniper trees approximately every 35 feet. The intent of the design is to provide a screening that exceeds the fence height, but there were limitations due to existing overhead power lines. The south L3 buffer utilizes larger deciduous trees along with the fence due to the greater separation of the apartments from the homes.

The developer requests a deviation from the parking lot landscaped median requirement. The Major Site Development Plan process allows for alternative landscape schemes to be approved for parking lot design when the intent of the ordinance has been met. In this instance, the very southeast corner of the site triggers a requirement for a 15-foot landscape median due to the presence of a third double loaded aisle of parking. Including the median would eliminate a minimum of 7 parking spaces and run the total length of 63 feet. The developer believes the smaller area does not warrant such a median and that the overall landscape plan appropriately landscapes the parking lot along Wilmoth where the deviation is requested.

PLANNING AND ZONING COMMISSION RECOMMENDATION:

At its meeting of April 6, 2015, the Planning and Zoning Commission reviewed the proposed site development plan and discussed site layout, access, and design of the project. The Commission noted concern over the proposed fences/gated residential development as that is not a typical occurrence in Ames. The Commission also discussed a safety concern about resident access to the site from the westbound CyRide stops along the north side of Lincoln Way. The Commission noted the western most stop at the controlled intersection of Franklin Avenue is the safest option of the residents and asked the developer if a sidewalk connection was feasible along the west property boundary of the project to encourage residents to cross at Franklin and access the residential portion of the property for the NW corner of the site rather than crossing at Wilmoth where crossing control is not in place.

Five residents and surrounding property owners spoke at the meeting raising similar concerns for the fencing and safety of the pedestrian access to the site. Comments also included concerns for increased traffic along Wilmoth Avenue and neighborhood cut through traffic on streets parallel to Lincoln Way. Issues of bike parking, safety of onsite recreation facilities, access to commercial tenant from Lincoln Way, and staffing of the facilities were also raised by the residents. One resident noted his acceptance of the plan by the developers but noted a safety concern for vehicles on westbound Lincoln Way trying to access the site or turning south onto Wilmoth Avenue due to the grades of Lincoln Way as you approach the site from the east.

The Commission ultimately recommended approval of the project with a vote of 7-0, recommending that the City Council approve the Major Site Development Plan to explore adding an additional pedestrian connection to Lincoln Way and with the following conditions and stipulations as were recommended by staff:

- a) The developer shall enter into an agreement for the costs associated with the design and construction of the extension of a turn lane from Franklin Avenue to the east through the project driveway at Colorado Avenue. The developer would contribute funds to the City for the project construction and be completed by the City in the summer of 2017.
- b) Provide an easement as shown on the site plan for the reconstruction of the shared use path along Lincoln Way.
- c) Allow for the deviation of the 15-foot landscaped median with the southeast corner of the parking lot.
- d) Adjust the height of the front yard fence along Wilmoth to a height of four feet or move Building B to 25-foot setback line to keep the six-foot fence out of the front yard.
- e) Allowance for construction of carports primarily south of the apartments, subject to staff approval of a complimentary design to the apartment buildings in terms of colors and finishes and to include a sloped roof.
- f) Allow the landscaped corner within the parking lot of the mixed-use building to be hardscaped to function as outdoor space for seating, if desired by the developer.
- g) Provide additional parking lot screening for the northwest corner of the residential parking lot along Lincoln Way and include trees along the driveway landscape strip.
- h) Modify the location of the transformer along Wilmoth to meet Electric Department access requirements and zoning standards for location and screening.
- i) Allow for the shrub plantings between the mixed use building and Lincoln Way to be substituted with decorative grasses or flowering annuals in recognition of the ground floor as commercial space rather than apartments.
- j) Continue to work with staff on includes enhancing the visual interest of the Building B along the Wilmoth facade to include a more substantial covered entry element and elements of roof variation or relief. The commercial storefront glazing shall not be covered by tenants as uncovered storage areas or with internal demising walls. Tenants may use window coverings to treat window areas for the purpose of providing for privacy and screening of internal operations.
- k) Approval of signage program as a separate Major Site Development Plan application prior to the installation of signs.
- l) Determination of adequate sanitary sewer capacity by the Public Works Department prior to the issuance of a building permit.
- m) Proceed with revised elevations for the commercial building, Building A, as presented and discussed during the April 6, 2016 Planning and Zoning Commission meeting, and
- n) Explore the viability of one or more additional north/south pedestrian connections to Lincoln Way to improve access and travel throughout the site.

Since the time of the Planning and Zoning Commission meeting the applicant has made revisions to the plan to address some of the site and building concerns noted at the meeting as well as in the staff recommended conditions for the project. The revised plans currently reflect the noted conditions of letters: d, f, g, portions of j, m, and n as requested by the Planning and Zoning Commission. Staff believes the changes that have been incorporated by the applicant meet the intent of the conditions recommended by the Commission and staff.

The proposed project is unique in its attempt to integrate a commercial mixed-use building along with normal apartment buildings on the same site. Staff focused discussions during

the Development Review Committee (DRC) process on Lincoln Way access, orientation of the project, open space and landscaping, and the architecture of the buildings. The applicant addressed comments regarding access, parking configurations, landscape materials, stormwater design, and façade design to make the proposal as presented in this report.

Staff finds that the project meets the standards of the RH zoning district and can be found to be consistent with the criteria for a Major Site Development Plan with recommended conditions. The conditions and allowances for developer options are enumerated in detail under Alternative 1. A complete analysis of the development with the Major Site Development Plan criteria and other zoning standards is included in the addendum.

ALTERNATIVES:

1. The City Council can approve the Major Site Development Plan for 205 S. Wilmoth Avenue, subject to the following conditions and allowances:
 - a) The developer shall enter into an agreement for the costs associated with the design and construction of the extension of a turn lane from Franklin Avenue to the east through the project driveway at Colorado Avenue. The developer would contribute funds to the City for the project construction and be completed by the City in the summer of 2017.
 - b) Provide an easement as shown on the site plan for the reconstruction of the shared use path along Lincoln Way prior to the occupancy of any building..
 - c) Allow for the deviation of the 15-foot landscaped median with the southeast corner of the parking lot.
 - d) Allowance for construction of carports primarily south of the apartments, subject to staff approval of a complimentary design to the apartment buildings in terms of colors and finishes and to include a sloped roof.
 - e) Modify the location of the transformer along Wilmoth to meet Electric Department access requirements and zoning standards for location and screening.
 - f) Allow for the shrub plantings between the mixed use building and Lincoln Way to be substituted with decorative grasses or flowering annuals in recognition of the ground floor as commercial space rather than apartments.
 - g) The commercial storefront glazing shall not be covered by tenants as uncovered storage areas or with internal demising walls. Tenants may use window coverings to treat window areas for the purpose of providing for privacy and screening of internal operations.
 - h) Approval of signage program as a separate Major Site Development Plan application prior to the installation of signs.
 - i) Finalize planting and lighting plans along the northwest corner of the site to meet CPTED principles with staff.
 - j) Allow for minor adjustments to the building facades to ensure conformity to the URA clay brick percentage requirements, subject to staff approval of changes.
 - k) Determination of adequate sanitary sewer capacity by the Public Works Department prior to the issuance of a building permit.

2. The City Council can approve the Major Site Development Plan for 205 S. Wilmoth Avenue, with modified conditions.

3. The City Council can deny the Major Site Development Plan for 205 S. Wilmoth Avenue, if the Council finds that the City's regulations and policies are not met.
4. The City Council can defer action on this request and refer it back to City staff and/or the applicant for additional information.

CITY MANAGER'S RECOMMENDED ACTION:

The applicant completed a traffic study to the specifications of the City's traffic engineer and the conclusions were that the study intersections will operate satisfactorily with completion of the development. The noted turn lane improvements along Lincoln Way are needed to ensure there is safe and convenient access for people turning into the commercial driveway of the site. As the need for this improvement is a result of the project, the developer is required to pay the expense. The City will be implementing a Franklin Avenue intersection improvement in 2017 and will complete the work concurrently for the developer at their cost. The improvements are planned to be completed prior to the opening of the proposed project.

Overall staff finds the project to have a satisfactory design. The layout has placed commercial development in the logical location with the constraints that are present. The apartment buildings are situated in a manner that has them located as far from most other properties as feasible. The closest neighboring structure to the west is approximately 140 feet from an apartment unit. The distance to the south is even greater.

The developer appears to have included features required as part of the URA Plan to be eligible for property tax abatement. A final determination of conformance would occur upon completion of the project. There is a separate agenda item to deal with pre-approval of certain details that are included with the Major Site Development Plan application

The issues of greatest debate remaining are the use of the decorative security fence, details on configurations of landscape plantings, potential for a direct walkway from the apartments to Lincoln Way, configuration of storefront access to Lincoln Way, appearance of closed off windows along Lincoln Way. Although some of the issues have proposed conditions to address them, the issues of commercial orientation and security fencing do not have conditions as there are differing opinions or lack of clarity on if there are better options. The developer believes their plans are appropriate and meet the needs of their future residents and customers within the requirements of the City.

The City does not have specific requirements for carports and the applicant has indicated an interest in potentially adding carports. Due to their minor nature, staff believes their final design can be accomplished from a staff review as would be done with a minor site development plan.

It should be noted that this project exists in a portion of the west Ames Sanitary Sewer service area described the Sanitary Sewer System Capacity Update (Agenda Item #37) that will require a capital improvement project to correct a capacity issue in the sanitary sewer system. Subject to the City Council deciding to initiate a capital

improvement project for the 2016 construction season to deal with the capacity deficiency, the proposed Major Site Development Plan can be approved.

Dealing with this sanitary sewer capacity issue is a critical to the developers as they have the intent of proceeding with construction within the next month and the inability to get building permits would take the project off schedule for completion in August 2017.

If the Council is confident that the sewer project will be completed prior August 2017, then a condition to withhold building permits is not necessary. However, if the Council is not confident that the sanitary sewer project will be completed by August 2017, a condition to withhold building permits is advisable.

Therefore, it is the City Manager's recommendation that the City Council adopt Alternative #1, which is to recommend that the City Council approve the Major Site Development Plan for 205 S. Wilmoth Avenue with conditions including withholding the building permits until timing for the needed capital improvement is verified. However, if Council commits on April 26th to a sewer improvement project for the 2016 construction season, the condition to withhold building permits can be deleted.

ADDENDUM

PROJECT DESCRIPTION:

Infrastructure. Existing easements along the south and west property lines are shown on the Site Plan and any additional easements needed to accommodate the proposed development of the future building(s) and utilities will be recorded with the property prior to final occupancy of the buildings. The plans show the addition of a shared use path easement along Lincoln Way to accommodate the widening of Lincoln Way and relocation of the existing path. The project also identifies granting of an easement along the south façade for a bicycle facility to conform to the off-street bicycle facilities needs identified in the Ames Long Range Transportation Plan. A traffic study (see separate attachment) was completed to assess impacts on nearby intersections. The study found that the adjacent intersections would perform adequately upon build out of the project.

Public Works has received general information from the developer regarding sewer loading information for the development. The assessment of capacity in west Ames found there are projected deficiencies in the main trunk line along Lincoln Way when accounting for planned and proposed development. Public works has also identified an improvement project that can increase capacity within this main line. **A full update of the findings of the sanitary sewer modeling is part of a separate agenda item under Administration. Presuming City Council commitment to have the project completed by August 1, 2017, the Major Site Development Plan can be approved. Staff has included a condition that building permits not be issued for the site without verification of the timing of the improvements.**

All other utilities for water, electric, and storm water are adequate.

Access. Vehicular access is provided to the site from both Lincoln Way for the mixed use building and from Wilmoth Avenue for the clubhouse and apartment buildings. Parking is provided for each unit within surface parking lots. The traffic study determined that due to traffic volumes on Lincoln Way and the need for left turn access to the site that a turn lane was appropriate. No signalization of the driveway is required. The developer will bear the costs associated with the widening of Lincoln Way and the extension of the turn lane. The widening will occur along the south edge of the right-of-way. The project will be incorporated into the City's planned Franklin intersections improvements.

The Wilmoth access points allow for visitors to reach the clubhouse/leasing office without passing through the security gate system. The second driveway to the south will be resident only access as is the case for the north gate through the commercial area to Lincoln Way. Most of the parking is situated within the gated area, with approximately 71 residential parking spaces located outside of the gated areas. The south driveway on Wilmoth is located across from Lettie, but does not directly lineup with the centerline of Lettie Street. Staff has reviewed the alignment and finds that there is no appreciable change in the expected operational level of the intersection of safety of the intersection by the 10-foot offset. Realignment of the driveway to the centerline of Lettie was difficult to accommodate with the pattern of apartment development and parking lot layout without substantially altering the approach to the layout of the site and location of the apartments.

Closing the driveway at Lettie and moving it south was also undesirable to the applicant and to staff.

Walkway access exists to the site from both Lincoln Way and Wilmoth. The commercial building includes a walkway extending to Lincoln Way and includes a walkway along the store fronts. The walkway then circulates along the south façade of the building and connects to a gated entrance to the apartments. This connection meets the basic requirements of the Zoning Code, despite the indirect connection for many of the apartment residents. A second walkway exists internally to allow for individual parking in the front residential lot to walk through security gate to conveniently access the apartment buildings. Along Wilmoth the walkway choices are to circulate northeast through the clubhouse approach or to take the walkway along the south side of the apartment directly out to Wilmoth. Building B includes a direct entrance onto Wilmoth as well.

Buildings. The proposed apartment buildings are approximately 42 feet to the top of the roof and a height of 37 feet to the midpoint of the slope of the roof. The mixed-use building is slightly higher at a top of roof height of approximately 44 feet. The commercial building is taller due to the requirement in the URA for a commercial floor to ceiling height of 12 feet. The roof design is essentially a hipped roof with mechanical wells located internally in the roof. This provides for screening of HVAC equipment and frees up ground level areas for other uses, while maintaining a residential appearance. Staff believes this a good approach to addressing all the considerations of space and design for the project. The commercial building includes breaks in the roof line and recessed façade and windows elements to address its building scale. The apartment buildings also include recessed windows and changes in the façade plan, but have less dramatic changes to the roof lines.

The exterior materials facing the street are expected to be 80% clay brick to meet the URA Plan criteria with the remaining sides a minimum of 50% brick. From staff's most recent calculations it appears that the facades need some adjustments in materials to meet the URA expectations. The developers have proposed cementitious board lap siding and trim as the primary finish in addition to brick. The façade design also includes elements of cast stone. The roofs would be asphalt shingle.

The two major concerns for the project are the elevations of the commercial building facing Lincoln Way and apartment Building B along Wilmoth. The commercial façade is a challenge in how it functions as a transparent commercial space in relation to Lincoln Way. The developer believes most commercial tenants will choose to have the doors situated along the south facade by the parking than to the north out to Lincoln Way. The design does allow the storefront glazing to be switched to an entry at the desire of future tenant. Staff supports the substantial use of windows and metal awnings for the commercial space, but has some reservations about its appearance if future tenants relegate the area to storage and choose to wall off the areas rather than maintain them as windows. We have added a condition to ensure that only window coverings are used to block the windows and not more permit interior walls in an effort to promote maintaining window transparency along Lincoln Way.

Overall the apartment building appearance meets the general interest of proportionate use of materials to accent architectural features and use of recessed windows and façade to provide visual relief and interest. Additionally the U-shaped design creates a significant

variation in the building appearance; however, this is principally only an internal design feature of the buildings as it is not visible from most vantage points from the street. The primary apartment elevation concern is the front façade of Building B towards Wilmoth.

Setbacks. The mixed use building has a side yard setback of 20 feet and a front setback varying between 31 and 25 feet along Lincoln Way. However, due to the relocation of the shared use path into the 8-foot easement, the final built condition will have the appearance of a 23 to 17-foot wide setback, where a 25-foot front setback is required. Staff finds this acceptable as commercial setbacks would be 20 feet in this area for HOC and that due to the size and nature of Lincoln Way as an arterial street, placement of building nearer to the street will be compatible. Staff would even support the location of plaza space within this setback area to support pedestrian orientation and interest along the corridor.

The apartment buildings are situated approximately 77 feet from the west property line. Staff estimates the closest house is approximately 155 feet away from the apartments to the west. The apartments are approximately 200 feet from the south property line. The apartments are located along the front setback of 25 feet along Wilmoth. The apartments are approximately 170 feet away from the house located along Lincoln Way. The parking areas are separated from the adjacent properties by a minimum a 10 foot buffer strip. Three trash enclosures are each situated approximately 10 feet from the west and north property lines. The clubhouse building meets the 25-foot setback requirements for both Lincoln Way and Wilmoth.

Parking. The developer proposes 492 parking spaces where the minimum expected is 489 when applying the URA Criteria. The project has 67 spaces accounted for as commercial use and 425 for residential uses. The project layout includes 72 spaces adjacent to the commercial area, with 26.3% (19 spaces) as small car spaces. The 63 residential spaces along Lincoln Way include 11 small car spaces for 18% of the spaces. The applicant has proposed only these 30 small car spaces resulting in a percentage of 6% of the overall spaces, well below the 20% allowance of the Zoning Ordinance. The accessible parking spaces are distributed within the commercial parking area and the secured residential parking areas nearest to the entrances to the apartment buildings.

The developer has noted an interest in potentially adding a carport in the central area south of the apartments. This area covers approximately 92 parking spaces. The developer does not have a specific design at this time. The City has no specifications for the carport other than all parking spaces must meet dimensional requirements regardless of whether they are covered or uncovered. Staff has included in the recommend conditions an allowed that if the developer seeks to add a carport that staff could approve the design administratively rather than trigger a Major Site Development Plan amendment and public hearing process. Staff believes the carports can be acceptable with the use of sloped roof and materials and coloring the compatible with the apartment buildings. The URA criteria also require that accessory structures include a gabled or hipped roof.

Fencing. The applicant has proposed a 6-foot wood privacy fence proposed along the west and south property lines. This is a criteria of the URA plan. The applicant also proposed to include a black 6-foot tall metal fence around the apartment portion of the site. The fence is an issue of discussion for the project as the developer strongly desires to include the feature and believes it is an attractive element to customers. The City does not have extensive

experience with fences at apartment locations and to put such a barrier up along the front property lines is uncommon. The developer has included provisions for Knox boxes and key fobs at gates and doors to ensure appropriate emergency access is available.

Landscaping. The developer has included required landscaping for street trees, buffer landscaping, and front yard landscaping with a wide variety of deciduous trees, flowering trees, and shrub varieties. The majority of ground cover is proposed as turf. Additionally, parking lots include landscape island requirements to allow for planting of trees to provide shading in parking areas.

The applicant addressed concerns about screening along the west property line by including small evergreen screening trees that grow to between 10-15 feet. These trees will fit below the existing overhead powerline and still provide enhanced screening beyond the 6-foot wood fence that will be on the property line. Staff had noted that the Lincoln Way parking areas and yard landscaping could include minor alternations to ensure visibility to the commercial spaces. Staff suggests use of decorative grasses or flowers to add interest to the front yard landscaping between the building the street. Staff also suggested that the developer should have the option of changing the landscaped area at the interior corner of the commercial to hardscape if it is beneficial to create an outdoor seating area as this area is not a required landscape area.

Notably the developer has requested a deviation from the parking lot median requirement for the southeast corner of the site. A 15-foot landscaped median is required when there are three rows of double loaded parking. This occurs for a 63 linear foot distance in the southeast corner of the site. Adding the median would result in the loss of approximately 7 parking spaces within the 63-foot long area. As part of the major site plan review process, the City Council can approve an alternative landscape design when the purposes of the ordinance as described in 29.403 (4)a are met. The developer believes the overall design is attractive and harmonious with the surroundings, the parking area is adequately screened and includes a variety of plant types, and that stormwater and drainage impacts of the parking lot have been addressed within the stormwater management plan.

The stormwater management plan relies principally on the detention basin at the south end of the project and also includes a below ground system in the north residential parking area. These facilities will control the release of the water from the site as well as provide for water quality treatment.

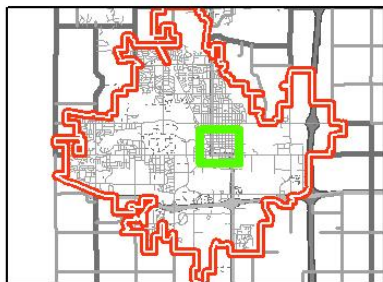
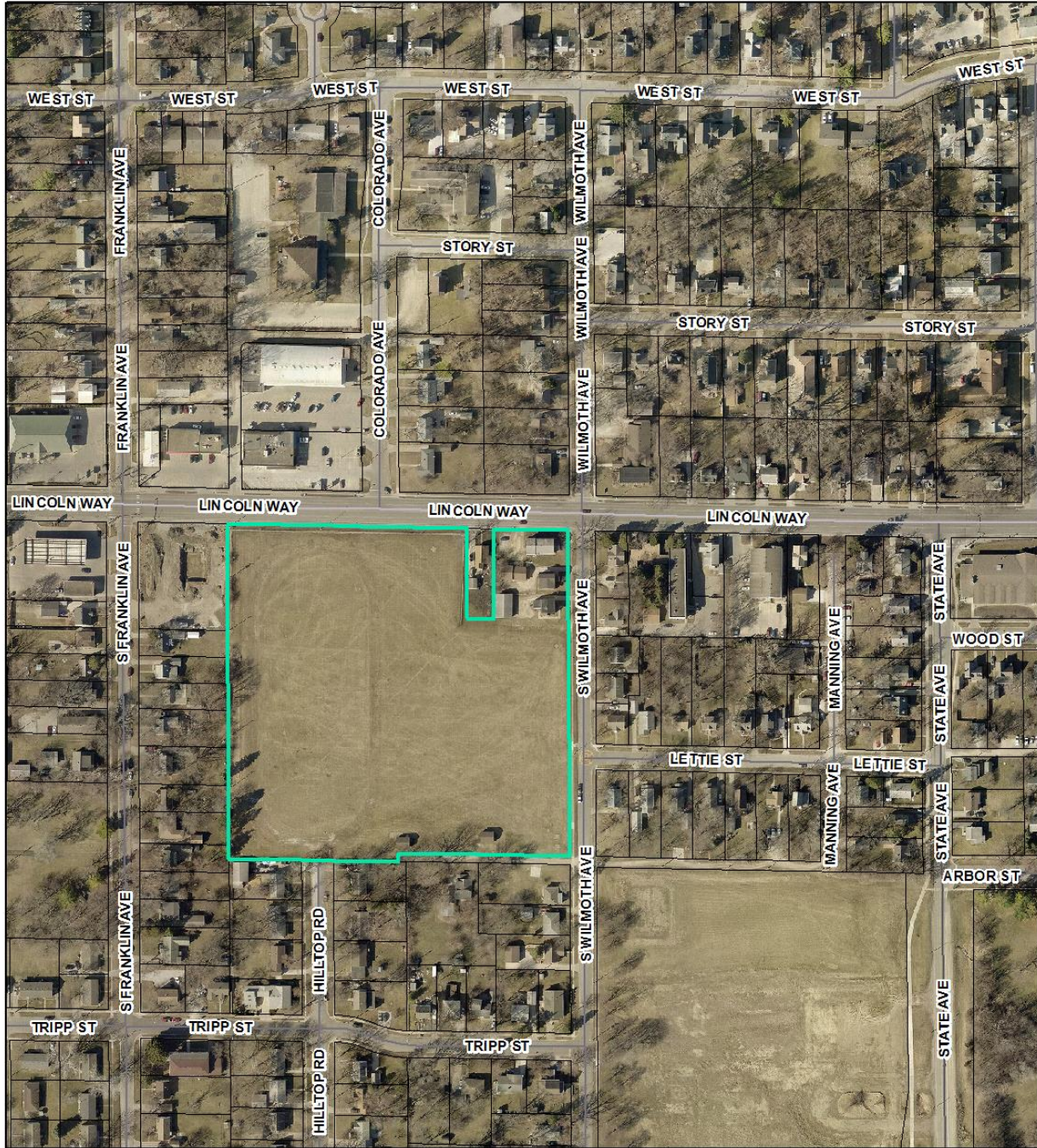
Lighting. The parking lot lighting plan is a combination of pole lights and wall packs. The main parking lot pole light will be 25 feet in height with the poles reduced to 20 feet in height along the west property line. Wall packs are placed on the façade of the building to light the walkways and parking areas. The Zoning Ordinance has an outdoor lighting code designed to contain uplighting and glare. The applicant proposed full cut off light fixtures and has complied with the standards of the lighting code. The developer has included a lighting plan demonstrating the projected amount of illumination at ground level in foot candles. Staff focused on having adequate lighting for safety and security around the buildings and for minimizing light trespass at the perimeter. The proposed design accomplishes a 0.5 foot candle or less level of lighting along the perimeter of the site. Staff believes this minimal level illumination is acceptable as not being an issue of light trespass when factoring in the buffer yard fencing and vegetation.

Grading. The overall site is relatively flat with the site currently situated higher than the surrounding rights-of-way. The grading plan will create finished floor elevations for the apartments between 986 and 987 compared to elevations within Lincoln Way of 982 to 983 and from 982 to 987 along S. Wilmoth. Due to relationship of the site to the rights-of-way, the buildings abutting the right-of-way will appear 3 to 4 feet taller in height than the calculated building heights. The grading design has the site crest at the middle of the site at the location of the apartments. Approximately half of the site would drain to the south and half would drain to the north. The detention pond at the sound end of the site would be excavated down approximately 8 to 9 feet.

Major Site Development Plan Criteria. Additional criteria and standards, beyond those of the RH Zone, apply to the review of all Major Site Development Plans. The standards are found in Ames *Municipal Code* Section 29.1502(4)(d) and include the following requirements. *When acting upon an application for a Major Site Development Plan approval, the Planning and Zoning Commission and 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.* See Attachment D for a full review of the individual Development criteria for the Major Site Development Plan.

Public Notice. Notice was mailed to property owners within 200 feet of the subject site and a sign was posted on the subject property. Staff also met with neighborhood representatives in February and has sent copies of plans in March. As of this writing, no comments have been received.

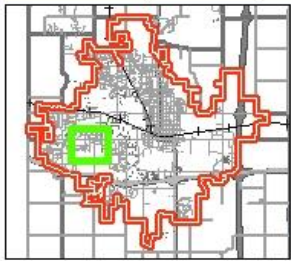
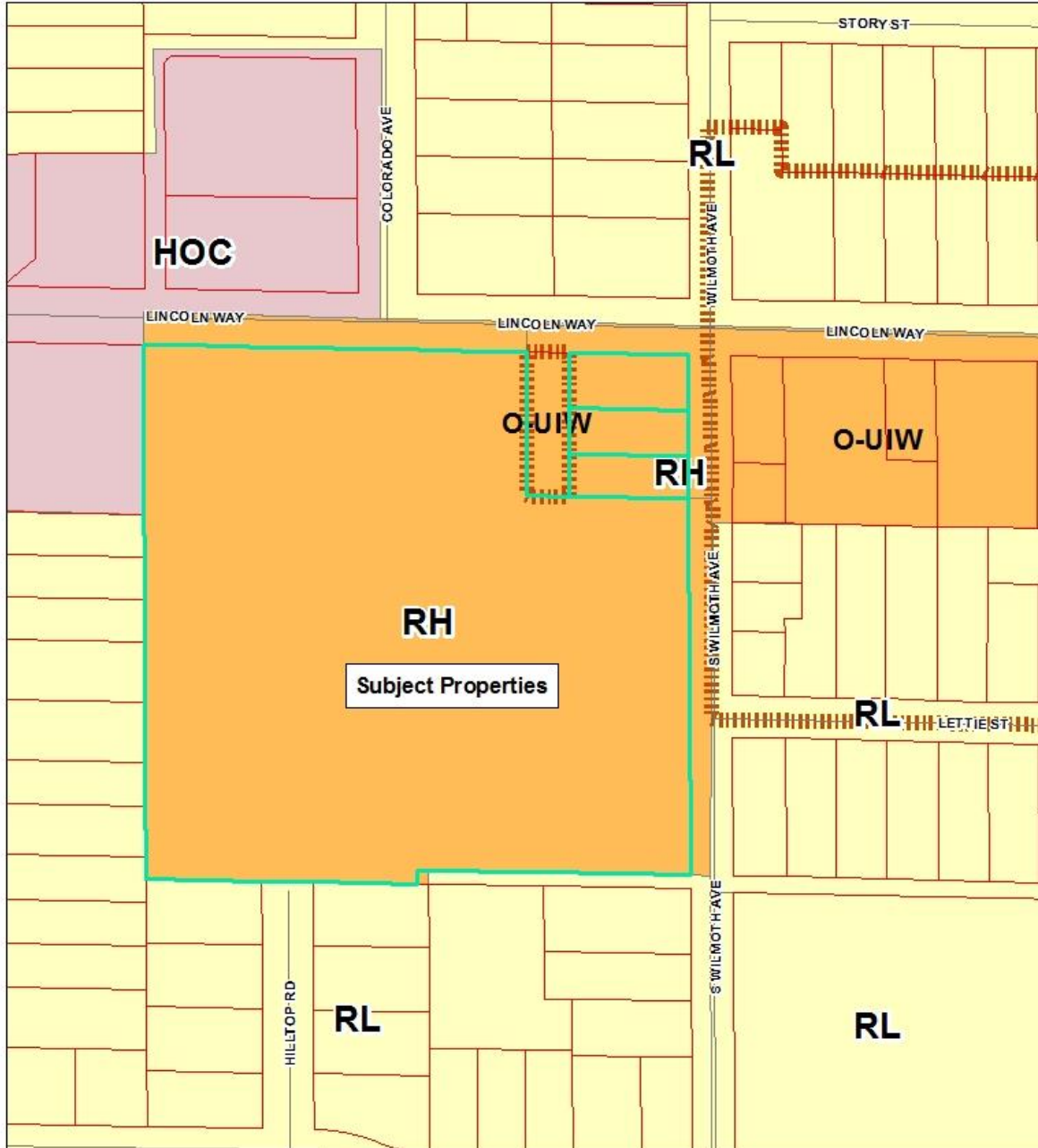
Attachment A Location Map



Location Map 205 Wilmoth

Attachment B

Existing Zoning Map



Proposed Zoning Map

205 S. Wilmoth Avenue

Attachment C
Major Site Development Plan

*Excerpt of site plan, landscape plan, and
architectural renderings included as separate PDF*

Attachment D
Major Site Development Plan Criteria.

29.1502 (4)d. When acting upon an application for a Major Site Development Plan approval, the Planning and Zoning Commission and 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:

1. 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 downstream property.

The Public Works Department has reviewed the storm water management plan and finds that the proposed development can meet the required storm water quantity and quality measures by use of proposed on-site detention options.

2. 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.

The City is in the process of finalizing its assessment of the sanitary sewer capacity and project improvements for the west Ames area and its flow through the main in Lincoln Way. The City must make a determination of project conformance to the infrastructure capacity prior to approval of the site development plan and issuance of a building permit. Presuming City Council's commitment to improve the sanitary sewer facilities, this project can be found to conform to the City's standards. All other utilities are available to serve the site and their planned locations are shown on the civil plans.

3. 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.

The fire inspector has reviewed access and fire truck circulation and found that the needs of the fire department are met. The main access points into the site from both Lincoln Way and Wilmoth are indicated as gated accessed. The Fire Department has noted their acceptance of the gates as long as security access device is provided to allow fire department access. The parking lot design provided on the site allows the turnaround space needed for fire access.

4. The design of the proposed development shall not increase the danger of erosion, flooding, landslide, or other endangerment to adjoining and surrounding property.

The proposed development is not located in a floodplain nor on or near steep slopes. It is not anticipated that this proposed development will be a danger due to its location on the site and conditions of the site.

5. Natural topographic and landscape features of the site shall be incorporated into the development design.

Currently the vacant property is fairly flat with no natural topographic or landscape features that could be incorporated into the development. A grading plan has been submitted which identifies the changes being made to the site to accommodate the proposed development.

6. The design of the 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.

Access is provided from Lincoln Way to the north into the development and from Wilmoth Avenue to the east. The on-site sidewalks will connect with the existing sidewalk along Lincoln Way as well as to the sidewalks along Wilmoth Avenue. The gated entrances to the residential parking are not anticipated to cause access issues for waiting vehicles due to automatic electronic opening devices used by residents.

7. 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.

The design exceeds the minimum buffer requirements of an L3 with a combination of trees and shrubs and a 6-foot fence with a 10 foot area along the west property lines and north property lines. The facilities are located in excess of 30 feet from the south property line and 25 feet from the east property line. The dumpster locations are as close as ten feet from the property lines. The developer believes they facilities are sized to allow for once or twice a week pick up which minimizes potential for impairment of use of adjoining property.

8. 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.

The north driveway is required to have the developer complete a turn lane extension for safe access to the site. The improvement will be coordinated with a City intersection project at Franklin. The improvements will be completed in the summer of 2017.

9. 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.

With the pole heights of 25 and 20 feet and use of wall packs for sidewalk lighting the plans meets the interest of appropriate scale and location of lighting. The lighting plan demonstrates minimal light trespass with lighting levels projected at 0.5 foot candles or less along the property lines.

10. 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.

The proposed residential use is not expected to generate nuisances as it meets city design requirements and will operate in a manner consistent with other similar uses throughout the city.

11. 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.

A major consideration in the layout of the site was to have commercial along Lincoln Way and to have as much separation of the apartment buildings from adjacent properties. The development has satisfied these interests with the mixed use building location and the centralized location of the apartments, the closet abutting home to apartment building is estimated at 140 feet. The open spaces in the plan are designed to allow for separation of uses from the adjacent properties and for screening. The areas are large enough to ensure the landscaping will be able to mature and achieve the goal of softening the appearance of the site and to provide screening. Common open space for residents is proposed within internal courtyards that are not likely to have an adverse effect on the surroundings. Additionally, the limit of 3 stories for the buildings makes them compatible with their surroundings which are a mix of one and two-story structures in the immediate vicinity and larger structures to the west and east along Lincoln Way.

Staff has proposed conditions to address the building scale and appearance of the Wilmoth Building B in attempt to provide more interest to its front façade due to its length and prominent location at the front yard setback. Additional conditions are recommended to address minor details in the landscape plan, fence requirements, and uses of the commercial building with the intent of maintaining window transparency along Lincoln Way. Overall the proposed plan meets this criterion through the location of buildings and the use of architectural treatments with high quality building materials to create visual interest that supports the building scale and relationship to its surroundings.

Attachment E
Urban Revitalization Plan Criteria

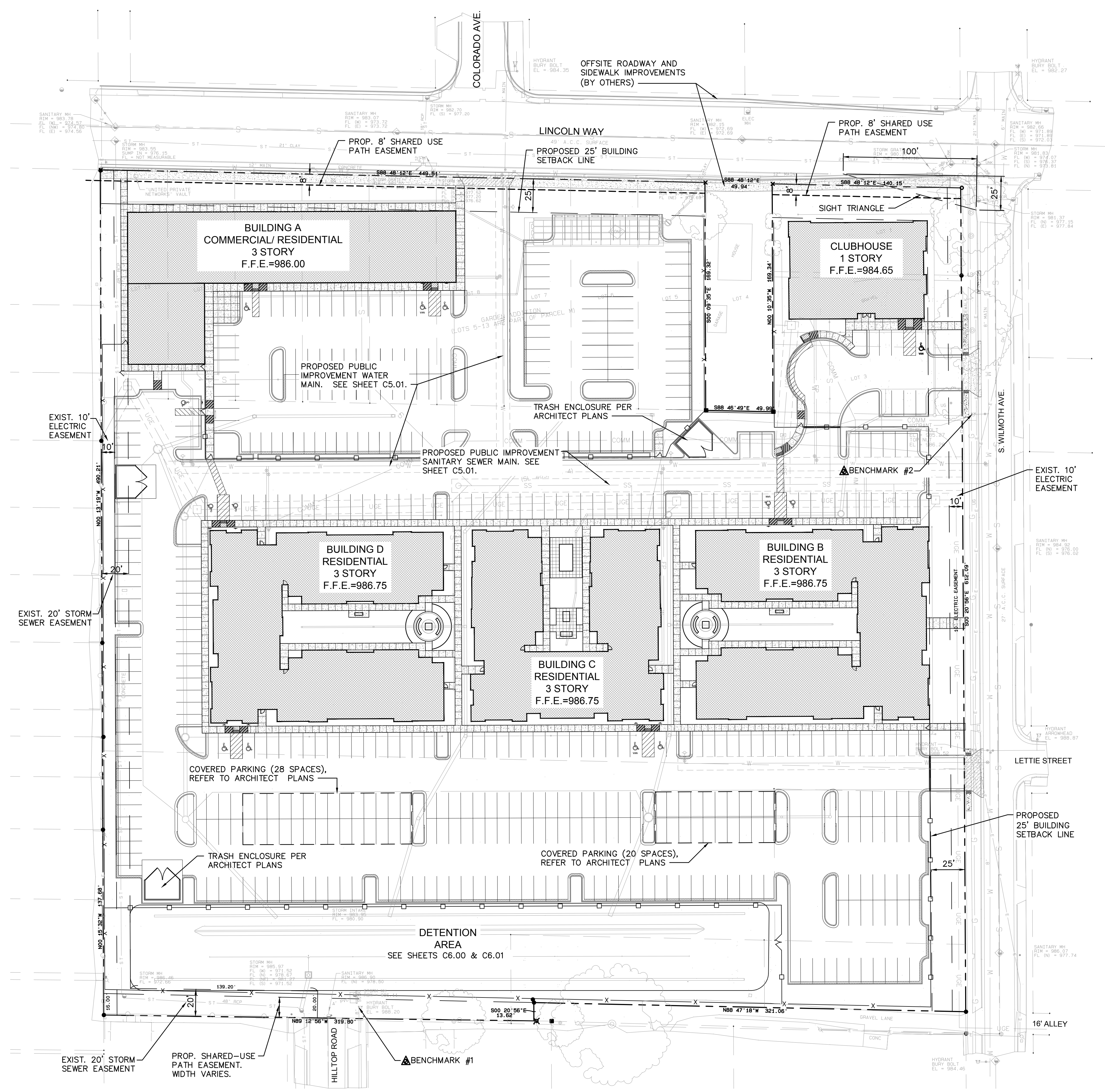
1. All buildings shall use clay brick as the principal building material for 80 percent of the street facing facades, excluding openings. The remaining facades shall incorporate clay brick or cut stone into 50 percent of the façade materials. In the event that a building is behind another building and is set back at least 200 feet from Wilmoth Avenue or Lincoln Way, such building requires 80 percent brick on only one façade and 50 percent on all other facades.
2. Buildings used solely for residential and accessory uses shall utilize hipped or gabled roofs. Mixed-use buildings are exempt from this standard.
3. The project shall provide additional commercial parking in excess of the retail/office parking rate of 3.3 spaces per 1,000 square feet of gross commercial floor area. A minimum of 20 percent of the commercial floor area shall provide parking at a rate of 9 spaces per 1,000 square feet of gross commercial floor area for the first 30,000 square feet of gross floor area.
4. A clubhouse, as defined in the Zoning Ordinance, shall not be permitted on the ground floor of a commercial mixed use building.
5. Ground floor commercial uses of mixed use buildings must be a permitted use of the HOC base zone for Office Uses; Retail Sales and Services Uses; Entertainment, Restaurant, and Recreation; and miscellaneous use of childcare.
6. Typical commercial tenant footprint shall have a minimum depth of 40 feet.
7. Commercial areas shall have a floor to ceiling height of a minimum of 12 feet.
8. Primary entrances to residential buildings shall include covered entries with architectural enhancements increasing the buildings visual interest and identifying the entrance.
9. The residential project shall receive and maintain certification for the Iowa Crime Free Multi-Housing Program administered by the Ames Police Department.
10. The project shall utilize a Sign Program for commercial tenants that provide a cohesive design and lighting style to the site. Sign Program will allow for wall signage per the Sign Code. If a commercial ground sign is constructed, it is restricted to a single monument sign along Lincoln Way and shall include a decorative base compatible with the commercial buildings finishes and have an opaque sign face background. The Sign Program must be approved by the Planning Director.
11. The project shall provide landscape buffering with the L3 and F2 standards in a minimum of a 10-foot-wide planter along the perimeter property lines of the site.
12. The project shall provide street trees, per City specifications, along Wilmoth Avenue.
13. There shall be no balconies facing the south, west or east on the perimeter of the project or adjacent to Lincoln Way.











SURVEYOR'S DESCRIPTION

SURVEY DESCRIPTION—PARCEL 'P':
PARCEL M IN LOTS 5-13, BLOCK 1 IN GARDEN SUBDIVISION AND PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, AS SHOWN ON THE PLAT OF SURVEY FILED ON MAY 22, 2014 IN SLIDE 483, PAGE 4, AND LOTS 1-3, BLOCK 1 IN SAID GARDEN SUBDIVISION, ALL IN SECTION 8, TOWNSHIP 83 NORTH, RANGE 24 WEST OF THE 5th P.M., CITY OF AMES, STORY COUNTY, IOWA, AND ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE S00°20'56"E, 612.09 FEET ALONG THE WEST LINE OF S. WILMOTH AVENUE TO A POINT ON THE NORTH LINE OF THE SOUTH 16.00 FEET OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE N88°47'18"W, 321.06 FEET ALONG SAID LINE; THENCE S00°20'56"E, 13.62 FEET TO THE NORTH LINE OF FRIEDRICH'S 15th ADDITION TO AMES, IOWA; THENCE N89°12'56"W, 319.80 FEET ALONG SAID LINE TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE N00°15'32"W, 137.68 FEET ALONG THE WEST LINE THEREOF TO THE NORTHEAST CORNER OF LOT 1 IN C. G. LEE'S SUBDIVISION; THENCE N00°13'19"W, 490.21 FEET TO THE NORTHWEST CORNER OF SAID LOT 13; THENCE S88°48'12"E, 449.51 FEET ALONG THE NORTH LINE OF SAID LOTS 5-13 TO THE NORTHEAST CORNER OF SAID LOT 5; THENCE S00°09'35"E, 169.32 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5; THENCE S88°46'49"E, 49.99 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE N00°10'35"W, 169.34 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE S88°48'12"E, 140.15 FEET TO THE POINT OF BEGINNING, CONTAINING 8.91 ACRES.

NOTE:

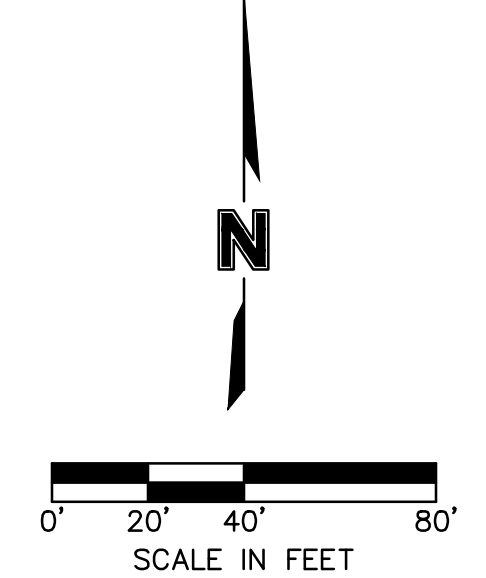
ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS, OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC RIGHT-OF-WAY.

SURVEY LEGEND

- WATER LINE
- ELECTRIC LINE
- SANITARY SEWER
- GAS LINE
- TELEPHONE LINE
- TV CABLE
- STORM SEWER
- EXIST. 'X' IN CONCRETE
- EXIST. FIRE HYDRANT
- EXIST. POWER POLE
- EXIST. LIGHT POLE
- EXIST. GUY ANCHOR
- EXIST. SPOT ELEVATION
- EXIST. GAS METER
- EXIST. WATER VALVE OR CURB BOX
- EXIST. BEEHIVE INTAKE
- EXIST. ELECTRIC BOX
- EXIST. UTILITY POLE
- EXIST. TELEPHONE PEDESTAL
- EXIST. 24" STORM INTAKE
- EXIST. IRRIGATION CONTROL
- EXIST. SIGN POST
- EXIST. GROUND LIGHTING
- EXIST. PK OR MAG NAIL FOUND OR SET AS NOTED
- EXIST. 24" STORM INTAKE
- EXIST. ELECTRIC METER
- EXIST. BOLLARD
- PROPERTY BOUNDARY
- SECTION LINE
- STREET CENTERLINE
- RIGHT OF WAY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- SECTION CORNER FOUND OR SET AS NOTED
- FOUND IRON PIN OR PIPE AS NOTED
- SET 1/2" REBAR W/ YELLOW CAP #17161

LEGEND

- PROPERTY LINE
- EX. UTILITY EASEMENT
- PROP. SETBACK LINE
- PROP. WATER LINE
- PROP. SANITARY SEWER LINE
- PROP. 6' HIGH IRON FENCE
- PROP. 6' HIGH BOARD FENCE
- SIDEWALK RAMP - SLOPES @ 8.33% MAX.
- INSTALL MODERATE DUTY ASPHALT PAVEMENT
ALT. #1 INSTALL MODERATE DUTY CONCRETE PAVEMENT
(SEE DETAIL SHEET C8.00)
- INSTALL LIGHT DUTY ASPHALT PAVEMENT
ALT. #1 INSTALL LIGHT DUTY CONCRETE PAVEMENT
(SEE DETAIL SHEET C8.00)
- INSTALL CONCRETE PAVEMENT
(SEE DETAIL SHEET C8.00)
- CONSTRUCT CONCRETE SIDEWALK FLUSH WITH PAVEMENT (SEE DETAIL SHEET C8.00)
- CONSTRUCT CONCRETE SIDEWALK (SEE DETAIL SHEET C8.00)
- SUDAS TYPE A CONCRETE DRIVEWAY



- ▲ BENCHMARKS:**
- #1. EXIST. FIRE HYDRANT BURY BOLT LOCATED AT THE NORTH END OF HILLTOP ROAD. ELEV. = 988.20
 - #2. EXIST. FIRE HYDRANT BURY BOLT LOCATED APPROX. 200' SOUTH OF LINCOLN WAY AND ON WEST SIDE OF WILMOTH AVE. ELEV. = 985.27

OWNER/DEVELOPER:
BRECKENRIDGE GROUP AMES IOWA, LLC
ATTN: T.C. SELMAN
1301 S. CAPITAL TEXAS HWY
AUSTIN, TX 78746

ENGINEER:
OLSSON ASSOCIATES
CONTACT: JEREMY SHEPHERD
7157 VISTA DRIVE
DES MOINES, IA 50266
TELEPHONE: (515) 331-6517

UTILITY PROVIDERS

GAS: ALLIANT ENERGY (319-286-1315)
ELECTRIC: CITY OF AMES ELECTRIC SERVICES (515-239-5189)
SEWER/WATER: CITY OF AMES (515-239-5162)
TRAFFIC: CITY OF AMES (515-239-5535)
PHONE/COMMS: CENTURYLINK (303-664-8090)
WINDSTREAM/MCLEOD (800-289-1901)
MEDIA: IOWA STATE UNIVERSITY (515-294-2716)
MEDIACOM (515-233-2318)
UNITE PRIVATE NETWORKS (515-321-3336)

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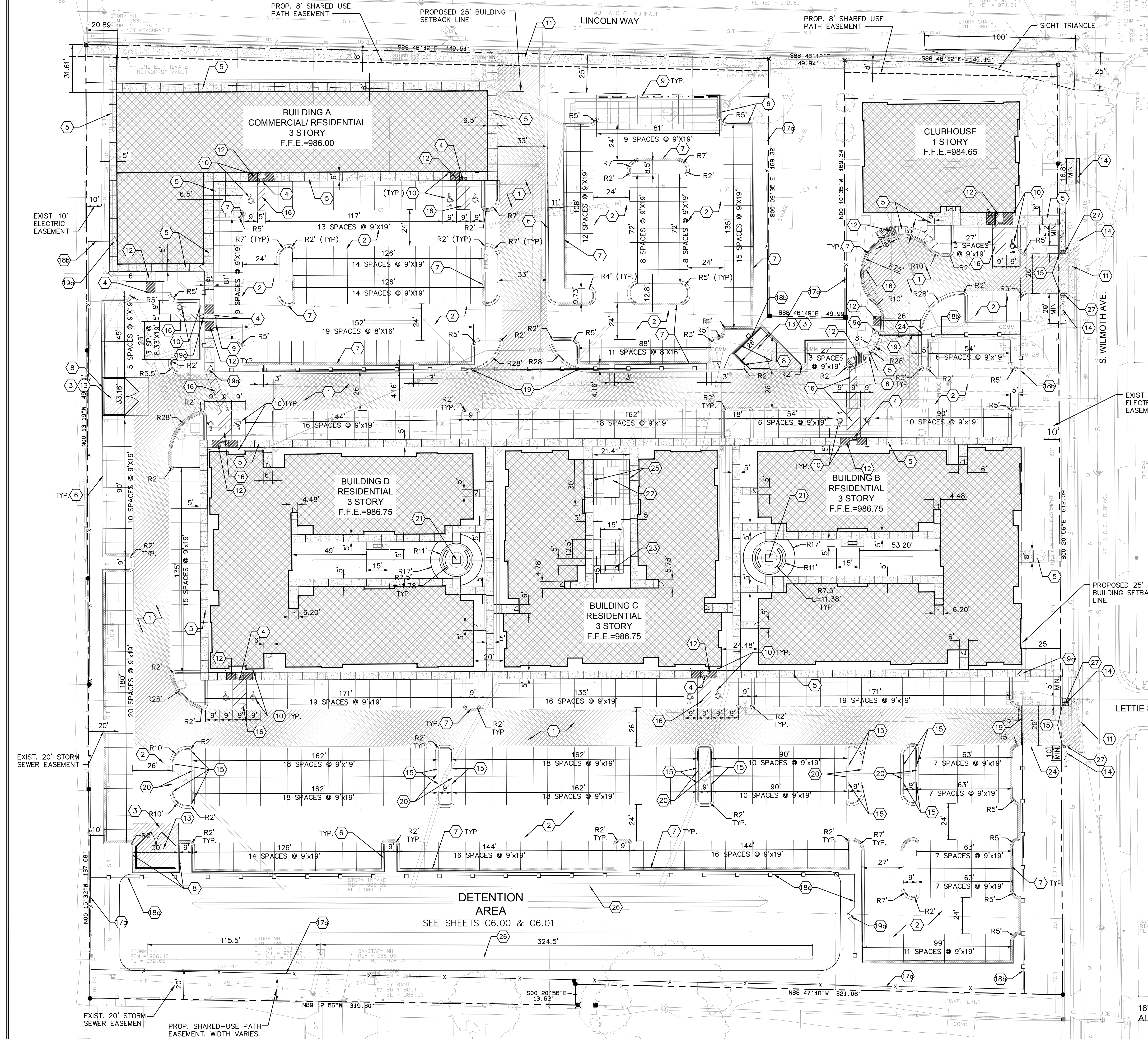
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REVISIONS
03.18.16 - REV'D PER CITY CMNTS.
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PROJECT NUMBER:
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SHEET NAME:
SITE PLAN
SHEET:
C1.01

PAVING NOTES:

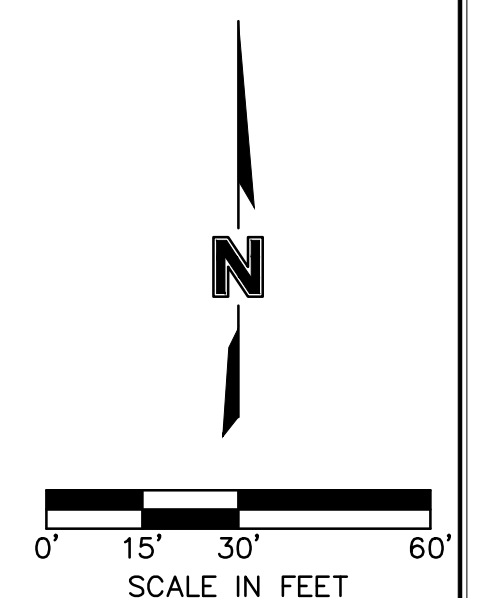
- ALL PAVING WORK AND SUBGRADE PREPARATION/STABILIZATION SHALL CONFORM TO THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEERING REPORT, PREPARED BY TERRACON, DECEMBER 23, 2015. PROJ. NO. AB155677-01. IN CASE OF ANY CONFLICT WITH THESE PLANS, NOTIFY ENGINEER IMMEDIATELY.
- UNLESS PROVIDED FOR IN THE PLANS, CONTRACTOR SHALL DEVELOP A CONCRETE PAVEMENT JOINTING PLAN USING THE PROPOSED SITE PLAN AND SITE CONDITIONS. JOINT LAYOUT SHALL BE IN ACCORDANCE WITH ACI 330R "GUIDE FOR THE DESIGN AND CONSTRUCTION OF CONCRETE PARKING LOTS," AND STANDARD CONSTRUCTION PRACTICES. JOINT DETAILS SHALL BE IN ACCORDANCE WITH SUDAS SPECIFICATIONS. CONTRACTOR SHALL PROVIDE A PAVEMENT JOINTING PLAN FOR OWNER APPROVAL.
- SEE PAVING DETAILS ON DETAIL SHEET C8.00 AND SHALL MEET DIVISION 7 OF THE 2016 SUDAS SPECIFICATIONS. CONCRETE PAVING SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4000 PSI.
- ALL RADIUS DIMENSIONS SHOWN ARE 5' TO BACK OF CURB UNLESS OTHERWISE NOTED.
- ALL PAVEMENT MARKINGS FOR PARKING STALLS TO BE 4" WIDE WHITE MARKING AND CONFORM TO THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS (MUTCD, FEDERAL HIGHWAY ADMINISTRATION) AND ALL REVISIONS THERETO INCLUDING LOCAL AND STATE SUPPLEMENTS.
- ALL SIGNING, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES ON PROJECT TO BE IN CONFORMANCE WITH THE LATEST EDITION OF MUTCD AND ALL REVISIONS THERETO INCLUDING LOCAL AND STATE SUPPLEMENTS.
- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL ACCESSIBLE AREAS AND ROUTES ARE BUILT IN ACCORDANCE WITH THE PLANS AND THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN. THE SITE MAY BE INSPECTED BY CITY PERSONNEL FOR COMPLIANCE WITH THE STANDARDS.
- ADA ACCESSIBLE PARKING STALLS AND AISLES SHALL BE CONSTRUCTED WITH A MAXIMUM SLOPE OF 2.00% IN ANY DIRECTION. ADA ACCESSIBLE ROUTES SHALL BE CONSTRUCTED WITH A MAXIMUM CROSS SLOPE OF 2.00% AND A MAXIMUM LONGITUDINAL SLOPE OF 5.00% (UNLESS RAMPS AND LANDINGS ARE PROVIDED PER ADA STANDARDS). CURB RAMPS SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 8.33% (12:1). ACCESSIBLE MANEUVERING AREAS AT DOORS SHALL BE CONSTRUCTED WITH A MAXIMUM 2.00% IN ANY DIRECTION. CONTRACTOR SHALL FIELD VERIFY ADA GRADES AND FORM WORK PRIOR TO PLACING ANY CONCRETE. ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCY SHOWN ON THE PLANS.
- CONTRACTOR TO COORDINATE ALL PAVEMENT TESTING.
- PAVING CONTRACTOR TO PLACE TRAFFIC RATED TAPS ON ALL CLEAN-OUTS WITHIN PAVED AREAS.
- ALL ACCESSIBLE STALLS TO BE PAINTED AND SIGNS INSTALLED.
- MAINTAIN 2% MAXIMUM CROSS SLOPE ON SIDEWALKS UNLESS OTHERWISE NOTED. ALL SIDEWALKS TO BE 4" P.C.C. PAVEMENT UNLESS OTHERWISE NOTED.
- ALL COMPACTION UNDERNEATH PAVEMENT IN RIGHT-OF-WAY SHALL CONFORM TO SUDAS. CONTRACTOR SHALL BOX OUT AND ADJUST UTILITY RIMS TO GRADE PER SUDAS.

LEGEND

- PROPERTY LINE
- 1 SIDEWALK RAMP - SLOPES @ 8.33% MAX.
- KEYNOTES:
- INSTALL MODERATE DUTY ASPHALT PAVEMENT
ALT. #1 INSTALL MODERATE DUTY CONCRETE PAVEMENT (SEE DETAIL SHEET C8.00)
 - INSTALL LIGHT DUTY ASPHALT PAVEMENT ALT. #1
INSTALL LIGHT DUTY CONCRETE PAVEMENT (SEE DETAIL SHEET C8.00)
 - INSTALL CONCRETE PAVEMENT (SEE DETAIL SHEET C8.00)
 - CONSTRUCT CONCRETE SIDEWALK FLUSH WITH PAVEMENT (SEE DETAIL SHEET C8.00)
 - CONSTRUCT CONCRETE SIDEWALK (SEE DETAIL SHEET C8.00)
 - CONSTRUCT STANDARD CURB & GUTTER (SEE DETAIL SHEET C8.00)
 - CONSTRUCT "DRY" CURB & GUTTER (SEE DETAIL SHEET C8.00)
 - CONSTRUCT INTEGRAL CONCRETE CURB (SEE DETAIL SHEET C8.00)
 - INSTALL PRE-CAST CONC. WHEEL STOP (SEE DETAIL SHEET C8.00)
 - ACCESSIBLE STALLS & SIGNAGE (SEE DETAIL SHEET C8.00)
 - CONSTRUCT SUDAS TYPE A CONCRETE DRIVEWAY
 - PROVIDE CURB RAMPS (SEE DETAIL SHEET C8.01)
 - TRASH ENCLOSURE PER ARCH. PLANS
 - CONSTRUCT CURB & GUTTER &/OR SIDEWALK ON EXISTING ASPHALT STREET. REMOVE TO NEAREST JOINT PAST DIMENSION SHOWN. (SEE DETAIL SHEET C8.00)
 - PROVIDE 2' CURB TRANSITION TO GUTTER (SEE DETAIL SHEET C8.00)
 - STRIPED AREA OR CROSSWALK WITH 4" DIAGONAL LINES SPACED @ 24"
 - 6" HIGH WOOD PRIVACY FENCE (SEE LANDSCAPE PLANS FOR DETAILS)
 - 5" HIGH METAL FENCE (SEE LANDSCAPE PLANS FOR DETAILS)
 - 6" HIGH METAL FENCE (SEE LANDSCAPE PLANS FOR DETAILS)
 - 6' HIGH VEHICULAR SLIDING GATE PANEL (SEE LANDSCAPE PLANS FOR DETAILS)
 - PEDESTRIAN GATE (SEE LANDSCAPE PLANS FOR DETAILS)
 - CONSTRUCT 2' WIDE CONCRETE GUTTER w/NO CURB (SEE LANDSCAPE PLANS FOR DETAILS)
 - CONSTRUCT FIRE PIT AREA & SEATWALLS (SEE LANDSCAPE PLANS FOR DETAILS)
 - CONSTRUCT SPA (SEE LANDSCAPE PLANS FOR DETAILS)
 - CONSTRUCT GAS GRILL ENCLOSURE (SEE LANDSCAPE PLANS FOR DETAILS)
 - INSTALL KNOX BOX (CONTRACTOR TO COORD. WITH LOCAL FIRE DEPT. FOR LOCATION)
 - INSTALL NDS MINI CHANNEL DRAIN SYSTEM w/ PEDESTRIAN RATED GRATE OR APPROVED EQUAL. SEE SHEET C6.00.
 - CONSTRUCT RETAINING WALL. SEE SHEET C6.01 FOR DETAILS AND GRADING.
 - INSTALL ADA COMPLIANT DETECTABLE WARNING, ARMOR TILE (BRICK RED) OR APPROVED EQUAL



ASPEN HEIGHTS AMES, IOWA



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PROJECT NUMBER:
2015147
ISSUE:
1/05/2016
SHEET NAME:
DIMENSION PLAN
SHEET:
C3.00

FLAG NOTES:

- 1) PROPOSED TELEPHONE & CABLE SERVICE. COORD. WITH MEP & UTILITY PROVIDER FOR ROUTING AND INSTALL 3-4" CONDUITS.
- 2) PROPOSED SECONDARY UNDERGROUND ELECTRIC SERVICE FROM TRANSFORMER TO BUILDING. COORD. WITH MEP FOR CONDUIT SIZE, QUANTITY AND ROUTING.
- 3) PROPOSED PRIMARY UNDERGROUND ELECTRIC SERVICE. COORD. WITH MEP & UTILITY PROVIDER INSTALLATION OF 1-4" SCH. 40 PVC CONDUIT. 1-2" CONDUIT SHALL BE INSTALLED FROM JUNCTION BOX TO CLUBHOUSE TRANSFORMER. CONDUITS SHALL BE INSTALLED UNDER THIS CONTRACT.
- 4) PROPOSED 6'x6' CONCRETE PAD AND TRANSFORMER. COORD. WITH CITY OF AMES ELECTRIC SERVICES FOR PAD MOUNT TRANSFORMER FOUNDATION DETAILS (STD DWG. UDTF411). PAD SHALL BE INSTALLED UNDER THIS CONTRACT.
- 5) FIBERGLASS TRANSFORMER PAD TO BE PROVIDED BY CITY OF AMES. CONTRACTOR SHALL BE RESPONSIBLE FOR COST OF PAD.
- 6) PROPOSED 6" AWWA C900 PIPE W/60" MIN. COVER.
- 6A) PROPOSED 3" SCH. 80 PVC PIPE W/60" MIN. COVER.
- 6B) PROPOSED 2" SCH. 80 PVC PIPE W/60" MIN. COVER.
- 6C) PROPOSED 4" AWWA C900 PIPE W/60" MIN. COVER.
- 7) PROPOSED POST INDICATOR VALVE (APPROXIMATE LOCATION) TO BE INSTALLED PER CITY OF AMES REQUIREMENTS. FINAL LOCATION OF POST INDICATOR VALVE SHALL BE AT THE DISCRETION OF THE FIRE INSPECTOR.
- 8) NOT USED
- 9) PROPOSED 4" SCH. 40 SANITARY SEWER SERVICE @ MIN. 2.08%
- 10) PROPOSED 6" SCH. 40 SANITARY SEWER SERVICE @ MIN. 1.04%
- 11) PROPOSED SANITARY SEWER CLEAN OUT. SEE DETAIL SHEET C8.01.
- 12) SERVICE CONNECTION TO PUBLIC MAIN. SEE SHEET C5.03 FOR WATER AND SHEET C5.01 FOR SEWER.
- 13) PROPOSED PUBLIC IMPROVEMENT WATER MAIN. SEE SHEET C5.03 TO C5.06. PROPOSED PUBLIC IMPROVEMENT SEWER MAIN. SEE SHEET C5.02.
- 14) PROPOSED PUBLIC IMPROVEMENT FIRE HYDRANT ASSEMBLY. SEE SHEET C5.03 TO C5.05.
- 15) PROPOSED KNOX BOX. (CONTRACTOR TO COORD. WITH LOCAL FIRE DEPT. FOR LOCATION)
- 16) PROPOSED ELECTRIC JUNCTION BOX. COORD. WITH UTILITY PROVIDER FOR INSTALLATION.

GENERAL NOTES:

1. SANITARY SEWER LATERALS SHALL BE 4", 6" OR 8" SDR-35 PVC PIPE. MINIMUM SLOPE FOR SANITARY SEWER LATERALS:
4" SEWER LATERALS = 2.08% MIN.
6" SEWER LATERALS = 1.04% MIN.
2. ALL UTILITY CROSSINGS SHALL HAVE A MINIMUM OF 18" CLEARANCE UNLESS OTHERWISE SHOWN.
3. ALL UTILITY TRENCHES SHALL HAVE AN IMPERVIOUS TRENCH CHECK OUTSIDE OF THE BUILDING WALL. SEE DETAIL ON SHEET C8.01.

LEGEND

— W —	PROPOSED DOMESTIC WATER SERVICE LINE
— FP —	PROPOSED FIRE PROTECTION SERVICE LINE
— S —	PROPOSED SANITARY SEWER SERVICE
— UGE —	PROPOSED UNDERGROUND ELECTRIC SERVICE
— G —	PROPOSED GAS SERVICE
— COMM —	PROPOSED COMMUNICATION SERVICE
○	PROPOSED PARKING LOT LIGHT POLE

SURVEY LEGEND

—	WATER LINE
—	ELECTRIC LINE
—	SANITARY SEWER
—	GAS LINE
—	TELEPHONE LINE
—	TV CABLE
—	STORM SEWER
—	EXIST. 'X' IN CONCRETE
—	EXIST. FIRE HYDRANT
—	EXIST. POWER POLE
—	EXIST. LIGHT POLE
—	EXIST. GUY ANCHOR
—	EXIST. SPOT ELEVATION
—	EXIST. GAS METER
—	EXIST. WATER VALVE OR CURB BOX
—	EXIST. BEEHIVE INTAKE
—	EXIST. ELECTRIC BOX
—	EXIST. UTILITY POLE
—	EXIST. TELEPHONE PEDESTAL
—	EXIST. SANITARY CLEAN-OUT
—	EXIST. IRRIGATION CONTROL
—	EXIST. SIGN POST
—	EXIST. GROUND LIGHTING
—	EXIST. PK OR MAG NAIL FOUND OR SET AS NOTED
—	EXIST. 24" STORM INTAKE
—	EXIST. ELECTRIC METER
—	EXIST. BOLLARD
—	PROPERTY BOUNDARY
—	SECTION LINE
—	STREET CENTERLINE
—	RIGHT OF WAY LINE
—	EASEMENT LINE
—	BUILDING SETBACK LINE
—	SECTION CORNER FOUND OR SET AS NOTED
—	FOUND IRON PIN OR PIPE AS NOTED
—	SET 1/2" REBAR W/ YELLOW CAP #17161

DOMESTIC WATER & FIRE PROTECTION GENERAL NOTES:

1. CONTRACTOR TO VERIFY WITH ARCHITECTURAL PLANS FOR SIZE AND LOCATION OF UTILITY SERVICE TO BUILDING BEFORE CONSTRUCTION.
2. WHERE THE WATER SERVICE IS TO BE CONSTRUCTED BELOW OR WITHIN 18 INCHES OF ANY SEWER PIPE, THE CONTRACTOR SHALL LAY A FULL LENGTH OF WATER SERVICE PIPE CENTERED ON THE SEWER OR SUCH LENGTH AS WILL PROVIDE THE MAXIMUM POSSIBLE SEPARATION OF THE JOINTS IN THE WATER SERVICE FROM THE SEWER LINE. IF NOT ALREADY SO, THE CONTRACTOR SHALL CONSTRUCT SANITARY SEWER WITH ONE 20 FOOT NOMINAL LENGTH OF PRESSURE PIPE MATERIAL CENTERED ON THE WATER SERVICE, SUCH THAT THE MAXIMUM POSSIBLE SEPARATION BETWEEN THE WATER SERVICE AND THE SEWER PIPE JOINTS WILL RESULT. THE BACKFILL MATERIAL SHALL BE SELECT, LOW PERMEABILITY SOIL.
3. REMOVE SPOIL MATERIAL FROM SITE.
4. THE CONTRACTOR SHALL NOT EXCEED MANUFACTURERS RECOMMENDATIONS FOR MAXIMUM PIPE JOINT DEFLECTIONS.
5. PRIOR TO MOVING OFF THE JOB THE CONTRACTOR SHALL NOTIFY THE ENGINEER TO DO A FINAL WALK-THROUGH OF THE CONSTRUCTION SITE.
6. PRIOR TO FINAL ACCEPTANCE ALL WATER SERVICE PIPE SHALL BE PRESSURE TESTED BY THE CONTRACTOR IN ACCORDANCE WITH THE CITY OF AMES REQUIREMENTS.
7. PRIOR TO FINAL ACCEPTANCE ALL WATER SERVICE PIPE SHALL BE DISINFECTED BY THE CONTRACTOR IN ACCORDANCE WITH THE CITY OF AMES REQUIREMENTS.
8. LOCATION AND ELEVATIONS OF IMPROVEMENTS TO BE MET (OR AVOIDED) BY WORK TO BE DONE SHALL BE CONFIRMED BY THE CONTRACTOR THROUGH FIELD EXPLORATIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL REPORT TO THE ENGINEER OR CITY INSPECTOR ANY DISCREPANCIES BETWEEN HIS MEASUREMENTS AND THESE PLANS.
9. ALL WATER SERVICE CONSTRUCTION SHALL BE DONE UNDER A PLUMBERS PERMIT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
10. MAINTAIN 66" MINIMUM COVER OVER TOP OF WATER SERVICE PIPE.
11. WATER SERVICE PIPE MATERIALS SHALL BE AWWA C900 FOR 8" & 6" DOMESTIC SERVICE AND FIRE PROTECTION SERVICE.
12. INSTALLATION OF FIRE MAIN SHALL BE IN ACCORDANCE WITH CURRENT NFPA 24 GUIDELINES.
13. CONTRACTOR SHALL BE RESPONSIBLE TO DEFLECT PIPE OR ADD FITTINGS AS NECESSARY TO MAINTAIN A MINIMUM 18" OF CLEARANCE BETWEEN FIRE/WATER LINES AND ALL OTHER UNDERGROUND UTILITIES.

UTILITY PROVIDERS:

GAS: ALLIANT ENERGY; RYAN PAUL (515-268-3487)
 ELECTRIC: CITY OF AMES ELECTRIC SERVICES; MARK IMHOFF (515-239-5175)
 SEWER/WATER: CITY OF AMES (515-239-5162)
 TRAFFIC: CITY OF AMES (515-239-5535)
 PHONE/COMMS: CENTURYLINK; ANDREW SALTER (515-263-7219)
 WINDSTREAM/MCLEOD (800-289-1901)
 MEDIA: IOWA STATE UNIVERSITY (515-294-2716)
 MEDIACOM: TIM ADREON (515-233-2318)
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 1052016
 UTILITY PLAN
 C5.00

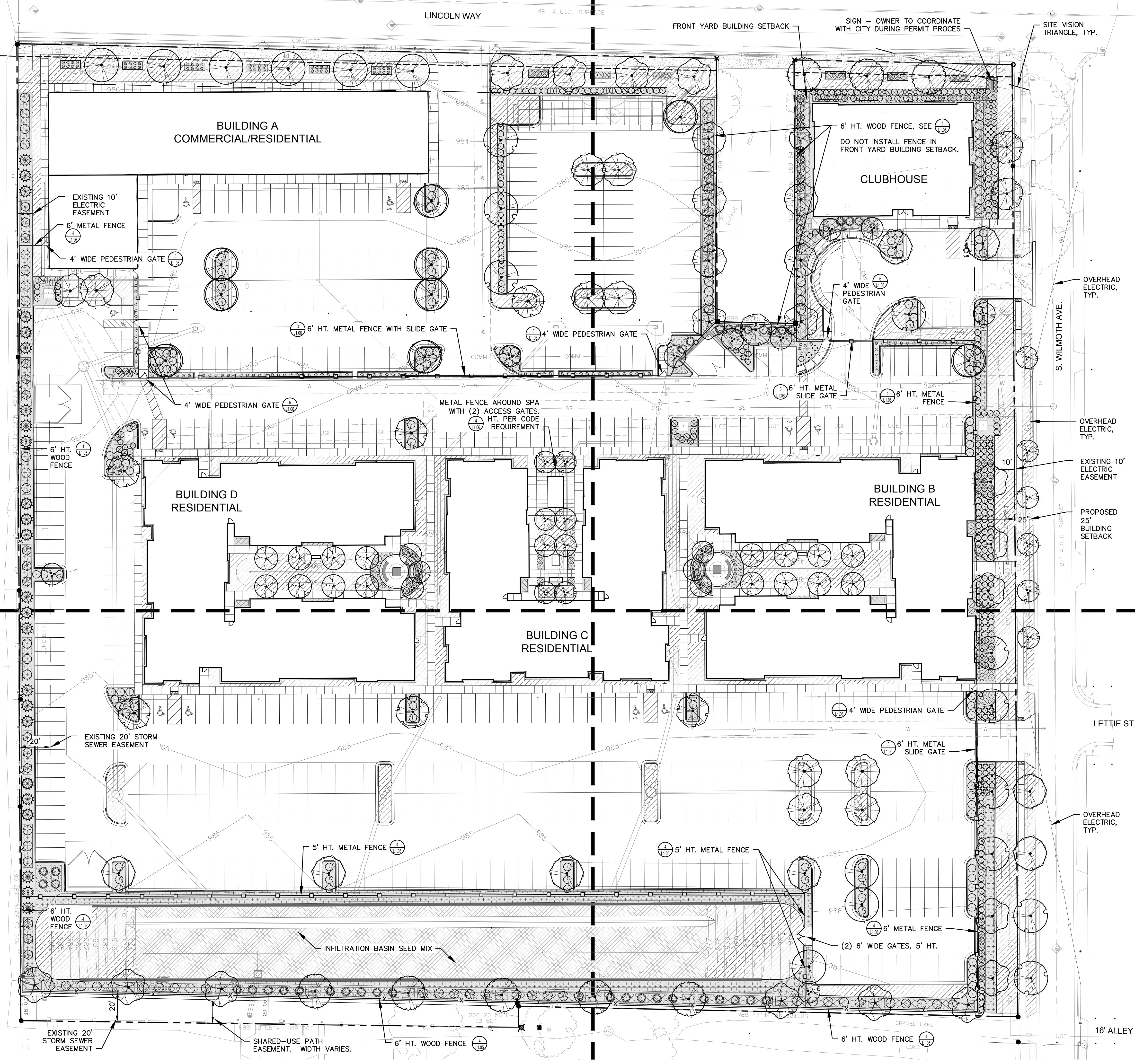
ASPEN HEIGHTS AMES
AMES, IOWA

LANDSCAPE AND SCREENING CALCULATIONS

<p>APARTMENT DWELLING SITE EAST PROPERTY LINE: L2 - LOW SCREEN. 6' HT. WOOD FENCE AND LOW SHRUBS @ 4' O.C., AND ONE LANDSCAPE TREE PER 50 LF. 440 LF / 4 = 110 SHRUBS 440 LF / 50 = 9 LANDSCAPE TREES</p>	
<p>SOUTH PROPERTY LINE: L3 - HIGH SCREEN. 6' HT. WOOD FENCE WITH ONE SHRUB PER 10 LF, AND ONE TREE PER 50 LF. 640 LF / 10 = 64 SHRUBS 640 LF / 50 = 13 LANDSCAPE TREES</p>	
<p>WEST PROPERTY LINE: L3 - HIGH SCREEN. 6' HT. WOOD FENCE AND ONE SHRUB PER 10 LF, AND ONE LANDSCAPE TREE PER 50 LF. 480 LF / 10 = 48 SHRUBS 480 LF / 50 = 10 LANDSCAPE TREES</p>	
<p>NORTH PROPERTY LINE: L2 - HIGH SCREEN. 6' HT. WOOD FENCE AND ONE SHRUB PER 10 LF, AND ONE LANDSCAPE TREE PER 50 LF. (ADJACENT TO RESIDENTIAL LOT) 50 LF / 10 = 5 SHRUBS 50 LF / 1 = 1 LANDSCAPE TREE</p>	
<p>APARTMENT DWELLINGS ADJACENT TO PUBLIC STREETS (S. WILMOUTH AVE) EAST PROPERTY LINE: ONE DECIDUOUS TREE, OR TWO ORNAMENTAL TREES, OR TWO EVERGREEN TREES, OR ONE ORNAMENTAL TREE OR ONE EVERGREEN TREE, AND SIX DECIDUOUS AND EVERGREEN SHRUBS FOR EVERY 60 LF OF STREET FRONTAGE. 440 LF / 60 = 8 PLANT UNITS 1 TREE (X) 8 PLANT UNITS = 8 TREES REQUIRED 6 SHRUBS (X) 8 PLANT UNITS = 48 SHRUBS REQUIRED NO MORE THAN 2/3 SHRUBS TO BE OF ONE TYPE</p>	
<p>PARKING LOT LANDSCAPE REQUIREMENT: INTERIOR LANDSCAPING TO INCLUDE A 9.0' WIDE AND 16' LONG LANDSCAPED ISLAND FOR EVERY 20 INTERIOR PARKING SPACES. ONE LANDSCAPE TREE REQUIRED FOR EACH LANDSCAPED ISLAND. SHRUBS OR GROUNDCOVER PLANTS MUST COVER THE REMAINDER OF EACH LANDSCAPED ISLAND.</p>	
<p>CLUB HOUSE SITE EAST PROPERTY LINE: L2 - LOW SCREEN. LOW SHRUBS @ 4' O.C., AND ONE LANDSCAPE TREE PER 50 LF. 124 LF / 4 = 31 SHRUBS 124 LF / 50 = 3 LANDSCAPE TREES</p>	
<p>WEST PROPERTY LINE: L3 - HIGH SCREEN. 6' HT. WOOD FENCE AND ONE SHRUB PER 10 LF, AND ONE LANDSCAPE TREE PER 50 LF. 170 LF / 10 = 17 SHRUBS 170 LF / 50 = 4 LANDSCAPE TREES</p>	
<p>NORTH PROPERTY LINE: L2 - LOW SCREEN. LOW SHRUBS @ 4' O.C., AND ONE LANDSCAPE TREE PER 50 LF. 140 LF / 4 = 35 SHRUBS 140 LF / 50 = 3 LANDSCAPE TREES</p>	
<p>APARTMENT DWELLINGS ADJACENT TO PUBLIC STREETS (LINCOLN WAY & S. WILMOUTH AVE) ONE DECIDUOUS TREE, OR TWO ORNAMENTAL TREES, OR TWO EVERGREEN TREES, OR ONE ORNAMENTAL TREE OR ONE EVERGREEN TREE, AND SIX DECIDUOUS AND EVERGREEN SHRUBS FOR EVERY 60 LF OF STREET FRONTAGE. EAST PROPERTY LINE: 124 LF / 60 = 2 PLANT UNITS 1 TREE (X) 2 PLANT UNITS = 2 TREES REQUIRED 6 SHRUBS (X) 2 PLANT UNITS = 12 SHRUBS REQUIRED</p>	
<p>NORTH PROPERTY LINE: 140 LF / 60 = 3 PLANT UNITS 1 TREE (X) 3 PLANT UNITS = 3 TREES REQUIRED 6 SHRUBS (X) 3 PLANT UNITS = 18 SHRUBS REQUIRED NO MORE THAN 2/3 SHRUBS TO BE OF ONE TYPE</p>	
<p>PARKING LOT LANDSCAPE REQUIREMENT: INTERIOR LANDSCAPING TO INCLUDE A 9.0' WIDE AND 16' LONG LANDSCAPED ISLAND FOR EVERY 20 INTERIOR PARKING SPACES. ONE LANDSCAPE TREE REQUIRED FOR EACH LANDSCAPED ISLAND. SHRUBS OR GROUNDCOVER PLANTS MUST COVER THE REMAINDER OF EACH LANDSCAPED ISLAND.</p>	
<p>RETAIL SITE EAST PROPERTY LINE: L3 - HIGH SCREEN. 6' HT. WOOD FENCE AND ONE SHRUB PER 10 LF, AND ONE LANDSCAPE TREE PER 50 LF. 170 LF / 10 = 17 SHRUBS 170 LF / 50 = 4 LANDSCAPE TREES</p>	
<p>WEST PROPERTY LINE: L3 - HIGH SCREEN. 6' HT. WOOD FENCE AND ONE SHRUB PER 10 LF, AND ONE LANDSCAPE TREE PER 50 LF. 150 LF / 10 = 15 SHRUBS 150 LF / 50 = 3 LANDSCAPE TREES</p>	
<p>NORTH PROPERTY LINE: L2 - LOW SCREEN. LOW SHRUBS @ 4' O.C., AND ONE LANDSCAPE TREE PER 50 LF. 450 LF / 10 = 112 SHRUBS 450 LF / 50 = 9 LANDSCAPE TREES</p>	
<p>PARKING LOT LANDSCAPE REQUIREMENT: INTERIOR LANDSCAPING TO INCLUDE A 9.0' WIDE AND 16' LONG LANDSCAPED ISLAND FOR EVERY 20 INTERIOR PARKING SPACES. ONE LANDSCAPE TREE REQUIRED FOR EACH LANDSCAPED ISLAND. SHRUBS OR GROUNDCOVER PLANTS MUST COVER THE REMAINDER OF EACH LANDSCAPED ISLAND.</p>	
<p>ADDITIONAL RETAIL REQUIREMENT: FOR EVERY 1 SQUARE FOOT OF GROCERY STORE OR SHOPPING CENTER GROSS FLOOR AREA, 0.28 SQUARE FEET OF LANDSCAPING SHALL BE PROVIDED. TOTAL RETAIL A = 16,000 SF AREA 16,000 (X) .28 SF = 4,480 SF ADDITIONAL LANDSCAPE</p>	
<p>STREET TREES LINCOLN WAY: PROVIDE ONE (1) OVERSTORY DECIDUOUS SHADE TREE FOR EVERY 50' OF PROPERTY LINE - EXCLUDING ACCESS DRIVES. 605 LF / 50 = 12 TREES REQUIRED</p>	
<p>SOUTH WILMOUTH AVE: PROVIDE ONE (1) OVERSTORY DECIDUOUS SHADE TREE FOR EVERY 50' OF PROPERTY LINE - EXCLUDING ACCESS DRIVES. 425 LF / 50 = 9 TREES REQUIRED</p>	

GROUNDCOVER LEGEND

	BLUEGRASS SOD
	INFILTRATION BASIN SEED MIX
	SHREDDED HARDWOOD MULCH



COUNCIL ACTION FORM

SUBJECT: URBAN REVITALIZATION TAX ABATEMENT PREAPPROVAL REQUEST FOR 205 S. WILMOTH AVENUE (ASPEN HEIGHTS DEVELOPMENT)

BACKGROUND:

In accordance with Chapter 404 of the Code of Iowa, the City Council has established Urban Revitalization Areas (URAs) with plans specifying standards for types and elements of physical improvements that provide public benefits. When property within one of these URAs is developed, redeveloped, rehabilitated, or remodeled, the property owner is eligible for abatement of property taxes on the incremental increase in property value after the improvements are completed. This abatement can extend for three, five or ten years, based on the individual Urban Revitalization Plan approved by Council.

Property owners within an approved URA may apply for tax exemption for a complete project or preapproval for project that is planned to be built. Aspen Heights (Breckenridge Group, LLC) is seeking pre-approval of elements of their mixed-use and apartment project that has a pending Major Site Plan application at 205 S. Wilmoth Avenue (See Attachment A). The project will include a three-story mixed use building along Lincoln Way including first floor commercial space with two stories of residential apartment above. The project also includes a single-story clubhouse building at the corner of Lincoln Way and South Wilmoth Avenue and three, three-story apartment buildings located near the middle of the site.

To be eligible for Tax Abatement, this project must comply with the criteria established within the Council's approved South Wilmoth Avenue Urban Revitalization Plan approved in November of 2015. (See Attachment B)

City staff has reviewed the proposed building and site plans submitted by the applicant for the Major Site Development Plan, included on the agenda as a separate Council Action Form, and has identified on the submitted plans where the property owner desires assurance of the project's conformity to the URA plan criteria. Staff explains below the three criteria in question and describes how the proposal either meets or does not meet the URA criteria:

- 1. Listed criterion #2: Buildings used solely for residential and accessory uses shall utilize hipped or gabled roofs. Mixed-use buildings are exempt from this standard.*

The applicant is proposing mechanical wells on the roofs of all buildings on the property, which will cut into the typical pitch of the roof at its highest point and allow for the mechanical equipment to be sunk down into the roof structure rather than place HVAC equipment at grade. The mechanical wells offer an opportunity to remove the visibility of mechanical equipment typical of ground mounted equipment on the site, as well as offers some additional buffering from noise associated with

typical AC units that are ground mounted on a property. The only difference in a true hip or gable roof and a modified roof for the mechanical wells is that the pitch of the roof starts from the edge or side wall of the mechanical well down to the eave so there is a small area at the top of the slope of the roof where the vertical wall of the mechanical well is visible versus a true roof peak or ridge.

Staff believes that the minimal difference in visual appearance of the modified roof slope to accommodate the mechanical wells on the roofs of the buildings is balanced by the benefit of reducing the ground visibility of mechanical equipment and the potential for increased noise of the equipment if mounted at grade level for the property. **Therefore staff believes that the minimal change in the appearance of the roof slopes for the mechanical wells is still in compliance with the approved URA criterion required hip or gable roofs for residential and accessory buildings on the property and is a benefit to the design of the site overall.**

2. *Listed criterion #9: Primary entrances to residential buildings shall include covered entries with architectural enhancements increasing the buildings visual interest and identifying the entrance.*

The criterion was intending for the project to provide visible and protected residential entrances from the streets to clearly identify the building entrance and to also add architectural significance to the entries of the residential buildings. In this project only one residential building along Wilmoth Avenue has a visible entrance from the street frontage allowing for visibility of the residential entrance. The Wilmoth building (Building B) has a recessed main entry on the ground floor creating a covered entry at the main entrance to the building. The applicant has used additional glazing and a double glass door into the open lobby area to allow for a clear and identifiable residential entrance for the building. While the opening is not greatly enhanced with architectural detailing, the lobby entrance and recessed area of the building clearly identifies the residential entrance along the building façade.

Building entrances for the other two residential buildings do not meet the general requirement of this criterion, however, the location of the buildings back from the street frontages of the site and the orientation of the buildings on the property does not allow for great visibility of the entrances from the street. Adding architectural detailing to these entrances would not add enhancement to the visibility of the project from the street.

Staff believes that the applicant has met the general intent of the criterion for creating an identifiable and protected entrance to the residential building along Wilmoth Avenue with the recess of the entrance and lobby area and has added some visual interest with the incorporation of the glass entry doors and windows into the common space of the building.

3. *Listed criterion #11: The project shall provide landscape buffering with the L3 and F2 standards in a minimum of a 10-foot-wide planter along the perimeter property lines of the site.*

Per the Zoning Code, an L3 screen is a 6-foot high landscape screen which requires high shrubs spaced at a maximum distance of 6 feet and one landscape tree per every 50 feet of lineal landscape area. The F2 screen standard is a 6-foot solid fence.

The URA criteria require that both L3 and F2 screen types be used along the perimeter property lines of the site. **The intent of this landscape screen requirement was to buffer the surrounding residential properties along the west and south property lines of the subject site.** The applicant has provided the required screening along most of the south and west property lines of the site with the exception of the northwest corner of the property where the subject site abuts the neighboring commercially zoned property. In this area the applicant has pulled the fence back to generally the southwest corner of the mixed use building and has pulled the screening back to be in line with the front façade (northwest corner) of the mixed use building. **This change allows for additional visibility along the west side of the mixed use building where a sidewalk has been added to help residents access the residential buildings of the site from Lincoln Way.**

The revision is in response to comments from the Planning and Zoning Commission regarding the concern about residents crossing Lincoln Way to the property from the westbound CyRide stops located along the north side of Lincoln Way. The Commission felt the best crossing location was at the Franklin Avenue where the intersection is signalized verses the crossing of Lincoln Way and Wilmoth Avenue where there is no formal crossing control. The new sidewalk along the west side of the Mixed Use building would allow the residents easier access to the residential buildings of the site from Lincoln Way if crossing at the Franklin intersection.

Staff understands that the west sidewalk will not completely eliminate the concern for the crossing of Lincoln Way from the residents of the development at other locations; however, the Commission felt that this might ease the access across the development to try to filter students to the controlled crossing at Franklin. By easing the screen standard in the northwestern location of the site, allowing for better visibility and safety for the proposed walk is addressed and helps to meet Police Department concerns for visibility and safety in isolated areas. **Staff believes that since this area is not directly abutting residential property; the reduction in the screening is a reasonable accommodation of site planning desires and still maintains the goal of the URA criterion for buffering of the subject site to the residential neighborhoods.**

ALTERNATIVES:

1. If the City Council determines that the proposed plans meet the intent of the Urban Revitalization Criteria for the modified roof design, the reduction in the required screening at the NW corner of the site, and the proposed entrance feature for the residential building along Wilmoth Avenue, the Council can give pre-approval of eligibility for tax abatement for these proposed improvements for the Aspen Heights Development at 205 S. Wilmoth Avenue.

2. If the City Council determines that the proposed project does not meet the Urban Revitalization Criteria identified, the Council can deny the request for pre-approval of eligibility for tax abatement.
3. The City Council may direct staff or the applicant to provide additional information and make no decision on the Urban Revitalization Criteria at this time.

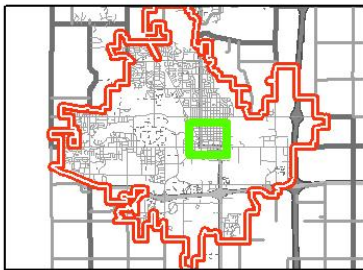
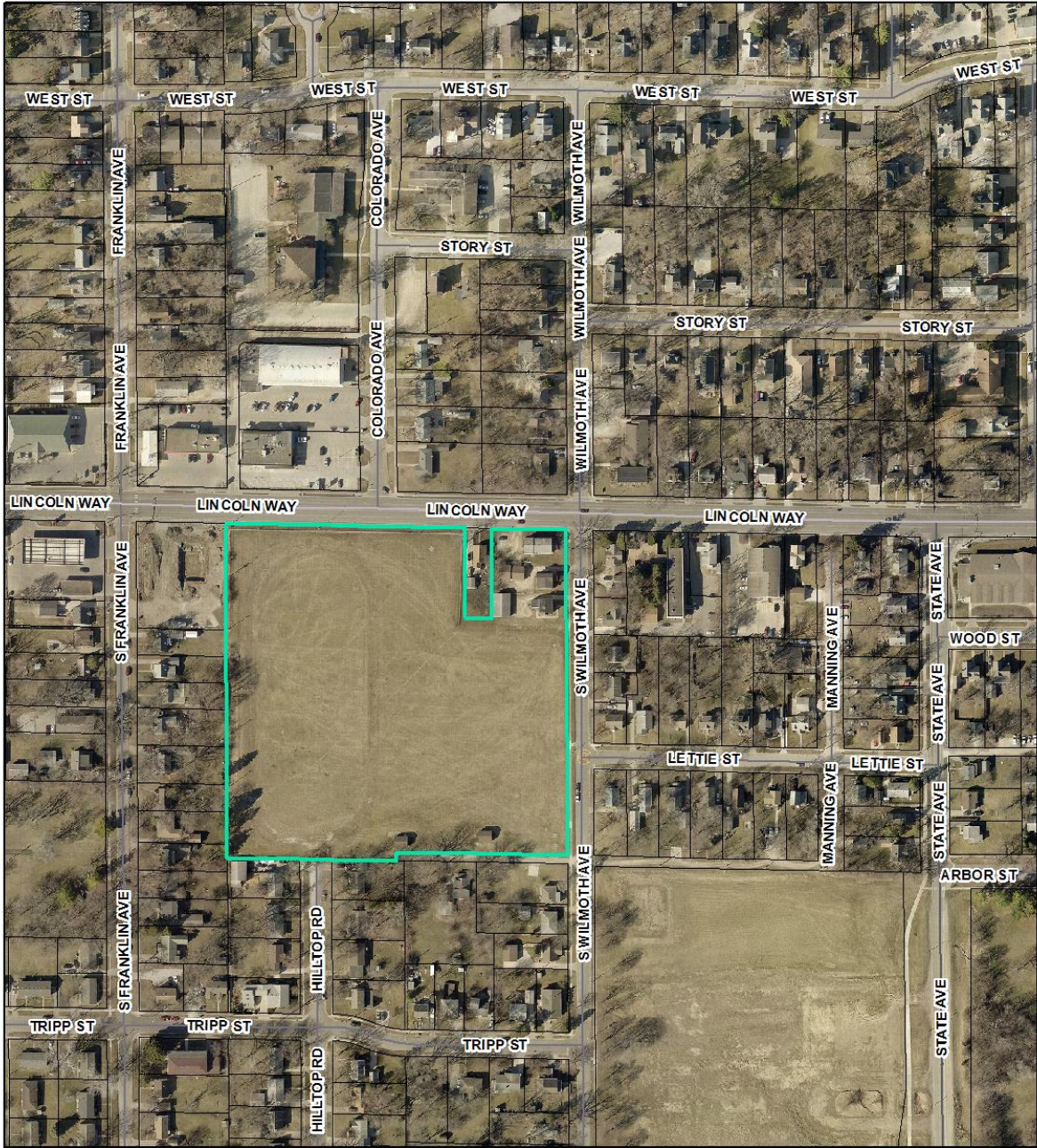
MANAGER'S RECOMMENDED ACTION:

The determination as to whether or not the project qualifies for tax abatement based on the approved criterion is at the sole discretion of the City Council. Staff believes that the applicant has made a reasonable attempt to meet the three listed URA criteria in question and accommodate general concerns for design, access, and safety for the overall project site based on the plan submitted.

If Council determines that the following criteria have been met based on the submitted plans and documents, following formal approval of the Major Site Development Plan, the applicant would be eligible to apply for building permit for construction of the project. **Following construction, staff will inspect the final installation to confirm that the project meets all the criteria of the South Wilmoth Urban Revitalization Area in accordance with the complete list of URA criteria approved by the City Council. The final determination for the granting of tax abatement, based upon compliance with the South Wilmoth Urban Revitalization District Criteria, will be a decision of the City Council following construction of the buildings.**

Therefore, based upon plans submitted by the applicant for the proposed Major Site Development Plan, it is the recommendation of the City Manager that the City Council accept Alternative #1 as outlined above.

Attachment A Location Map



Location Map 205 Wilmoth



Attachment B
Urban Revitalization Plan Criteria

1. All buildings shall use clay brick as the principal building material for 80 percent of the street facing facades, excluding openings. The remaining facades shall incorporate clay brick or cut stone into 50 percent of the façade materials. In the event that a building is behind another building and is set back at least 200 feet from Wilmoth Avenue or Lincoln Way, such building requires 80 percent brick on only one façade and 50 percent on all other facades.
2. Buildings used solely for residential and accessory uses shall utilize hipped or gabled roofs. Mixed-use buildings are exempt from this standard.
3. The project shall provide additional commercial parking in excess of the retail/office parking rate of 3.3 spaces per 1,000 square feet of gross commercial floor area. A minimum of 20 percent of the commercial floor area shall provide parking at a rate of 9 spaces per 1,000 square feet of gross commercial floor area for the first 30,000 square feet of gross floor area.
4. A clubhouse, as defined in the Zoning Ordinance, shall not be permitted on the ground floor of a commercial mixed use building.
5. Ground floor commercial uses of mixed use buildings must be a permitted use of the HOC base zone for Office Uses; Retail Sales and Services Uses; Entertainment, Restaurant, and Recreation; and miscellaneous use of childcare.
6. Typical commercial tenant footprint shall have a minimum depth of 40 feet.
7. Commercial areas shall have a floor to ceiling height of a minimum of 12 feet.
8. Primary entrances to residential buildings shall include covered entries with architectural enhancements increasing the buildings visual interest and identifying the entrance.
9. The residential project shall receive and maintain certification for the Iowa Crime Free Multi-Housing Program administered by the Ames Police Department.
10. The project shall utilize a Sign Program for commercial tenants that provide a cohesive design and lighting style to the site. Sign Program will allow for wall signage per the Sign Code. If a commercial ground sign is constructed, it is restricted to a single monument sign along Lincoln Way and shall include a decorative base compatible with the commercial buildings finishes and have an opaque sign face background. The Sign Program must be approved by the Planning Director.
11. The project shall provide landscape buffering with the L3 and F2 standards in a minimum of a 10-foot-wide planter along the perimeter property lines of the site.
12. The project shall provide street trees, per City specifications, along Wilmoth Avenue.
13. There shall be no balconies facing the south, west or east on the perimeter of the project or adjacent to Lincoln Way.