

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

AMES, IOWA

JUNE 14, 2016

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

The Ames Area Metropolitan Planning Organization (AAMPO) Transportation Policy Committee meeting was called to order by Ames Mayor and voting member Ann Campbell at 6:00 p.m. on the 14th day of June, 2016, in the City Council Chambers in City Hall, 515 Clark Avenue, pursuant to law. Other voting members present were: Bronwyn Beatty-Hansen, City of Ames; Gloria Betcher, City of Ames; Amber Corrieri, City of Ames; Tim Gartin, City of Ames; Chris Nelson, City of Ames; Peter Orazem, City of Ames; Wayne Clinton, Story County; and Cole Staudt, Ames Transit Agency. AAMPO Administrator John Joiner, City of Ames Transportation Planner Tony Filippini, and Garrett Pedersen, representing the Iowa Department of Transportation, were also present.

HEARING ON AMENDMENT TO FISCAL YEAR (FY) 2016-2019 TRANSPORTATION IMPROVEMENT PROGRAM (TIP): AAMPO Administrator John Joiner advised that the proposed Amendment involves changing the funding amount and timing for the Interstate 35: U. S. 30 Interchange Project. Currently, the Project includes \$10,471,000 in federal funds with a total project cost of \$16,404,000. It is proposed to shift to FY 2016-2019 with \$22,890,000 of federal funds and a total project cost of \$30,103,000. It was noted that this Project is under the jurisdiction of the Iowa Department of Transportation (DOT) and does not involve any local funds. According to Mr. Joiner, a public input session was held on June 3, 2016, and no comments were received.

The hearing was opened by Ms. Campbell. No one asked to speak, and the hearing was closed.

Moved by Nelson, seconded by Clinton, to approve the Amendment.

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

Moved by Beatty-Hansen, seconded by Staudt, to approve the FY 2016-2019 TIP.

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

DRAFT FY 2017-2020 TIP: Administrator Joiner stated that, in order to receive funds for transportation improvement projects, projects have to be part of the approved statewide Plan. The first step in that process is to develop a Draft TIP. The 2017-2020 Draft includes projects for street improvements, CyRide improvements, and trail projects.

Mr. Joiner advised that, in January 2016, the AAMPO distributed applications for new funding for both STP and TAP projects. Three applications were received and have been incorporated into the 2017-2020 Draft Program. The Draft is due to the Iowa DOT by July 15, 2016. Four projects under the STP Program have been included:

1. North Dakota Avenue (Ontario Street to UPRR)
The federal fund request totals \$680,000 of the total project cost of \$1,000,000.
2. Vehicle Replacement for CyRide
The federal fund request totals \$225,000 of the total project cost of \$528,686.

Mr. Orazem asked to know the age of the current fleet. Transit Director Sheri Kyras advised that the average age of the fleet is now in excess of 11 years old. They had been purchasing used buses; however, that only drives that average age up.. With the Federal Transportation Bill that was approved last December, there are funds available through a State-Wide Transit Grant. Under that Grant, if the City's application is successful, there is a potential for Ames to get up to 12 new buses.

3. 13th Street (UPRR to Harding Avenue)

The federal fund request totals \$1,060,000 of the total project cost of \$1,480,000.

4. Grand Avenue Extension

The federal fund request totals \$2,300,000 of the total project cost of \$17,450,000.

Moved by Betcher, seconded by Orazem, to approve the Draft 2017-2020 TIP.

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

Moved by Betcher, seconded by Orazem, to set the date of public hearing for July 12, 2016.

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

ADJOURNMENT: Moved by Staudt, seconded by Clinton, to adjourn the AAMPO Transportation Policy Committee meeting at 6:07 p.m.

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

REGULAR MEETING OF THE AMES CITY COUNCIL

The Regular Meeting of the Ames City Council was called to order by Mayor Campbell at 6:10 p.m. on June 14, 2016, in the City Council Chambers in City Hall, 515 Clark Avenue. Present from the Ames City Council were Bronwyn Beatty-Hansen, Gloria Betcher, Amber Corrieri, Tim Gartin, Chris Nelson, and Peter Orazem. *Ex officio* Member Sam Schulte was absent.

CONSENT AGENDA: Council Member Betcher asked to pull Item No. 12 pertaining to adopting New and Revised Fees for FY 2016/17 and Item No. 14, the Ames Human Relations Commission Annual Report, for separate discussion.

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

1. Motion approving payment of claims
2. Motion approving Minutes of Regular Meeting of May 24, 2016; Special Meeting of May 24, 2016; and Special Meeting of May 31, 2016
3. Motion approving certification of Civil Service applicants
4. Motion approving Report of Contract Change Orders for May 16-31, 2016
5. Motion approving new Class C Liquor License & Catering Privilege for The Sports Page Bar & Grill, 3720 Lincoln Way (pending Food License inspection)
6. Motion approving renewal of the following Beer Permits, Wine Permits, and Liquor Licenses:
 - a. Class A Liquor & Outdoor Service – Green Hills Residents' Association, 2200 Hamilton Drive, #100
 - b. Class E Liquor, C Beer, and B Wine – AJ's Liquor, 4518 Mortensen Road, #109
 - c. Class E Liquor, C Beer, & B Wine – Kum & Go #200, 4510 Mortensen Road
 - d. Class E Liquor, C Beer, & B Wine – Kum & Go #214, 111 Duff Avenue
 - e. Class E Liquor, C Beer, & B Wine – Kum & Go #215, 4506 Lincoln Way
 - f. Class E Liquor, C Beer, & B Wine – Kum & Go #216, 203 Welch Avenue

- g. Class E Liquor – MMDG Spirits, 126A Welch Avenue
 - h. Class C Liquor – Texas Roadhouse, 519 South Duff Avenue
 - i. Special Class C Liquor – Hickory Park, 1404 South Duff Avenue
 - j. Class C Liquor - McFllys, 115 5th Street
 - k. Class C Liquor – Red Lobster #747, 1100 Buckeye Avenue
7. Motion approving Ownership Change of Class C Liquor License & Catering Privilege for Texas Roadhouse, 519 South Duff Avenue
 8. Motion approving expanded Outdoor Service Privilege for The Mucky Duck Pub for June 17 and 18, 2016; 3100 South Duff Avenue
 9. Motion approving request for Fireworks Permit for display from ISU Lot G3 at 9:00 p.m. on Friday, July 15, 2016, for Iowa Games
 10. Motion approving request from Young Professionals of Ames for Fireworks Permit for display from ISU Lot G7 at 10:00 p.m. on July 3, 2016, with rain date of July 5, 2016, at 10:00 p.m. for 4th of July
 11. Motion rejecting all bids for 15kV KCMIL Copper Cable and directing staff to rebid
 12. RESOLUTION NO. 16-328 approving 2016/17 Pay Plan
 13. RESOLUTION NO. 16-330 approving appointment of Council Member Amber Corrieri to Ames Economic Development Commission Board of Directors
 14. RESOLUTION NO. 16-331 approving appointment of Joanne Marshall to fill vacancy on Library Board of Trustees
 15. RESOLUTION NO. 16-332 approving Excess Workers Compensation Insurance brokered by Holmes Murphy & Associates for coverage by Midwest Employers Casualty Company with the same coverage types and limits at a renewal premium of \$99,599
 16. RESOLUTION NO. 16-333 approving renewal of membership in Iowa Community Assurances Pool (ICAP) at net cost of \$510,178.30
 17. RESOLUTION NO. 16-334 approving Certificate of Consistency with the City’s 2014-18 CDBG Consolidated Plan on behalf of Youth and Shelter Services
 18. RESOLUTION NO. 16-335 approving Certification of Local Government Approval on behalf of ACCESS and Youth and Shelter Services
 19. RESOLUTION NO. 16-336 approving FY 2016/17 - FY 2020/21 Iowa Department of Transportation (IDOT) Agreement for Maintenance and Repair of Primary Roads in Municipalities
 20. RESOLUTION NO. 16-337 approving Professional Services Agreement for design, bid, and construction phase for North River Valley Low-Head Dam with RiverRestoration.org of Carbondale, Colorado, in an amount not to exceed \$102,499
 21. RESOLUTION NO. 16-338 authorizing filling Mental Health Coordinator position through Preference by Service
 22. RESOLUTION NO. 16-339 awarding contract for Furnishing 600 AMP padmounted deadfront switchgear for Electric Services to Irby Utilities of Eagan, Minnesota, in the amount of \$88,788.60
 23. RESOLUTION NO. 16-340 awarding contract for Electrical Maintenance Services for Power Plant to Tri-City Electric Company of Davenport, Iowa, in an amount not to exceed \$97,000
 24. Boiler Tube Spray Coating and Related Services and Supplies for Power Plant:
 - a. RESOLUTION NO. 16-341 approving renewal of contract with Integrated Global Services, Inc., of Richmond, Virginia, in an amount not to exceed \$225,000
 - b. RESOLUTION NO. 16-342 approving contract and bond
 25. RESOLUTION NO. 16-343 approving renewal of contract for purchase of Electric Distribution Utility Poles for Electric Services with Baldwin Pole & Piling, Inc., of Des Moines, Iowa, in accordance with unit prices bid
 26. RESOLUTION NO. 16-344 approving contract and bond for 2015/16 Downtown Street Pavement Improvements (Clark Avenue - Lincoln Way to Main Street)
 27. RESOLUTION NO. 16-345 approving contract and bond for 2016 Flood Prone Manhole Rehabilitation (2014/15 Sanitary Sewer Rehabilitation #2)

28. RESOLUTION NO. 16-346 approving contract and bond for 2015/16 Traffic Signal Program (University Boulevard & U.S. Highway 30 West-Bound Off-Ramp)
 29. RESOLUTION NO. 16-347 approving Change Order No. 2 with Geo-Synthetics, LLC, of Waukesha, Wisconsin, for purchase of additional Geotube Bags for Power Plant Ash Pond in the amount of \$113,595
 30. RESOLUTION NO. 16-348 approving Change Order No. 1 to Yokogawa Corp of America (Power Specialties) of Raytown, Missouri, for purchase of two additional O2 Probes for Power Plant in the amount of \$30,297.82
 31. RESOLUTION NO. 16-349 approving Change Order No. 8 with Knutson Construction of Minneapolis, Minnesota, for New Water Plant Contract 2 in the amount of \$19,341
 32. RESOLUTION NO. 16-350 approving Change Order No. 3 with Northway Well and Pump Company of Marion, Iowa, for Water Treatment Plant Well Rehabilitation Project in the amount of \$38,256 for repairs to Well No. 17
 33. Dotson Drive Subdivision:
 - a. RESOLUTION NO. 16-351 accepting partial completion of public improvements
 - b. RESOLUTION NO. 16-352 approving Major Final Plat
 34. Sunset Ridge Subdivision, 7th Addition:
 - a. RESOLUTION NO. 16-353 accepting partial completion of public improvements
 - b. RESOLUTION NO. 16-354 approving Major Final Plat
 35. RESOLUTION NO. 16-355 accepting partial completion of public improvements and reducing security held for South Fork Subdivision, 8th Addition
 36. RESOLUTION NO. 16-356 accepting completion of public utilities, curb and gutter, and base asphalt paving and releasing security held for Somerset Subdivision, 25th Addition
- Roll Call Vote: 6-0. Resolutions/Motions declared adopted/approved unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

NEW AND REVISED FEES FOR FY 2016/17: Council Member Betcher said that while she was reviewing the list of rules and fees, she read that the Resource Recovery Plant does not accept hazardous waste. She recommended that the rules be changed since it was her understanding that household hazardous waste is accepted. Public Works Director John Joiner answered that the City has entered into a partnership with Metro Waste out of Des Moines to handle the household hazardous waste materials; therefore, the hazardous materials are not processed at the Resource Recovery Plant. There is a satellite station at the Resource Recovery Plant, and appointments may be made when Metro Waste will be at the Resource Recovery Plant to pick up the waste materials. The City does not collect the waste material and does not charge a fee.

Moved by Betcher, seconded by Nelson, to adopt RESOLUTION NO. 16-327 adopting New and Revised Fees for FY 2016/17.

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

AMES HUMAN RELATIONS COMMISSION ANNUAL REPORT: While reviewing the charge listed for the Human Relations Commission, Council Member Betcher said she felt the Commission could be doing more activities that would be in line with its charge. She believes that it does fairly well on special events, but there needs to be more consistency in programming and more public awareness that the Commission exists. It is her belief that the Commission could do more to promote itself and to assist the citizens of Ames. She is interested in helping the Commission have a more successful outreach to the community.

Human Relations Commissioner John Klaus thanked Ms. Betcher for wanting to help promote the Commission. He said that the Commission has tried to raise awareness and promote itself as something

that is there for the community all the time. The Commission has purchased ads on CyRide buses and conducted listening posts at the Ames Public Library and Food at First. Council Member Betcher would like to see work plan of some kind with ideas. On Page 2, it is stated that a calendar will be created, and Ms. Betcher would like to see that calendar. Mr. Klaus reported that the Commission has not yet prepared the calendar; however, when it is completed, he will make sure that the City Council sees it. According to Mr. Klaus, they will work to do more to make the community more aware of the existence of the Commission.

Moved by Betcher, seconded by , to adopt RESOLUTION NO. 16-329 approving the Ames Human Relations Commission Annual Report.

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

PUBLIC FORUM: Victoria Szopinski, 3710 Ross Road, Ames, advised that the Ames Progressive Alliance will be partnering with the Story County Dems, Story County Moms Demand Action Iowa, and other organizations “to honor the victims of Orlando with action.” They feel it is time to speak out against hate and gun violence. She noted that the public is invited to gather in Tom Evans Plaza, at 7:00 p.m. on June 15, 2016.

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

ASSET: 28E Agreement Amendment. Assistant City Manager Brian Phillips explained that the ASSET partnership was established in a 28E Intergovernmental Agreement. The Agreement outlines the parties that participate and how they contribute to the financing of the administrative support. Since the Agreement was last modified in 2014, the Government of the Student Body (GSB), which is one of the parties to the Agreement, has undergone an official name change. It is now known as Iowa State University Student Government. Additionally, the Department of Human Service (DHS), which has not funded services through ASSET, but had assisted in the financing of the ASSET administrative staff, has indicated that it no longer will participate in ASSET. Proposed amendments to the 28E Agreement reflect both of those changes.

Mr. Phillips advised that, with the withdrawal of DHS from ASSET, the funding for the Administrative Assistant will now be split among five funders, rather than six. This will amount to an increase in cost to the City of a few hundred dollars per year, depending on the contract amount for the Administrative Assistant’s services. Council Member Gartin asked what the impacts would be of DHS not participating in the ASSET process. Assistant City Manager Phillips indicated that DHS provided assistance from more of a coordination standpoint, but did not provide direct services to the agencies. It did pay a portion of the contract amount for the Administrative Assistant. Indicating that DHS had provided a crucial component to ASSET when had had chaired that organization, Mr. Gartin encouraged ASSET to have a DHS liaison to ASSET.

Moved by Corrieri, seconded by Gartin, to adopt RESOLUTION NO. 16-357 approving the 28E Agreement to reflect the name change to Iowa State University Student Government and removal of the DHS.

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

ASSET Policies and Procedures. The ASSET Administrative Team and volunteers review the ASSET Policies and Procedures every year. Assistant City Manager Phillips reviewed the seven revisions that are being recommended this year. He stated that, of the proposed changes, the most significant is the conversion from the former four-panel system to a three-panel system. The categories will be

Education, Income, and Health. The conversion is intended to accomplish several objectives, as follows:

1. Make the panel system easier to understand and be more intuitive
2. Reallocate the distribution of volunteers by reducing the maximum number of volunteers assigned (from four to three) to a single agency
3. Align the ASSET panel structure with the categories used by United Way internationally to describe support for services and track funding.

Mr. Phillips said that the ASSET Administrative Team will work to ensure that agencies are informed of the new service categories as they develop their budgets.

Mr. Phillips advised that the volunteers are aware of the outcomes discussion that had occurred at the Council meeting. Moving forward, the volunteers are aware of what information should be requested.

Moved by Corrieri, seconded by Nelson, to adopt RESOLUTION NO. 16-358 approving the revisions to the ASSET Policies and Procedures.

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

City of Ames ASSET Priorities for FY 2017/18. According to Assistant City Manager Phillips, the City's ASSET volunteers reviewed the Priorities that had been set for the current fiscal year. The volunteers felt that the existing ASSET Priorities adequately reflected the need in the community and the City's role in funding human services. It was the recommendation of the volunteers that the Priorities remain the same for FY 2017/18 as those adopted by the City Council for FY 2016/17, i.e.:

1. Meet basic needs with emphasis on low- to moderate-income
2. Meet mental health and chemical dependency needs
3. Youth development services and activities

Council Member Gartin noted that ASSET is currently helping to fund programs such as Raising Readers. He feels that there currently is not a "nice slot" for those type of programs and wondered if the term "social development" was too broad. Mr. Gartin asked if it would be more helpful if the wording would change to state, "provide funding for providing educational assistance for children from low- to moderate-income families." He asked Mr. Phillips if that would be helpful to the ASSET volunteers. Mr. Phillips replied that somehow the volunteers got to the point of recommending funding for Raising Readers. He said it depended on what message the Council wanted to send - whether it wanted to try to expand funding for those types of services or not.

Council Member Corrieri shared that when she was an ASSET volunteer approximately four years ago, the priorities were very broad. They tried to narrow the scope enough that the volunteers could understand the mission, but leave it broad enough to not leave any one out. Ms. Corrieri believed that the scope was broad until it came to the outcomes. She commented that the current priorities met with her approval.

Council Member Betcher stated that she would be hesitant to adopt any language that calls out education. To her, that implies a program where there are licensed professional educators or the program is licensed as an educational program. Council Member Gartin responded that, in general, he was looking for ways that the City could close the gap.

At the request of Council Member Gartin, Assistant City Manager Phillips gave his assurance that if what was being provided was not enough guidance for the ASSET volunteers, he would advise the City Council.

Moved by Gartin, seconded by Betcher, to adopt RESOLUTION NO. 16-359 approving the City of Ames ASSET Priorities for FY 2017/18.

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

STREET CLOSURE AT 318 WELCH AVENUE: Public Works Director Joiner explained that the property owner at 318 Welch Avenue is in the process of installing a fire sprinkler system and will be required to tap the existing water main in Welch Avenue in order to provide enough water flow to the sprinkler system. Due to the location of the water main, the work will require the closure of Welch Avenue for approximately three calendar days to safely accommodate the installation. Access to the area residences and businesses and safe pedestrian access through the area will be maintained at all times.

According to Mr. Joiner, the contractor has proposed to begin the work on Monday, June 20, 2016. The timing of the work minimizes the impact to CyRide and to area students by taking advantage of the University's summer break. If the installation is completed sooner than three days, the street will be reopened. Staff has directed the contractor to notify area residents and businesses and the Campustown Action Association regarding the work. CyRide will re-route bus service during the street closure.

Moved by Orazem, seconded by Corrieri, to adopt RESOLUTION NO. 16-360 approving the closure of a portion of Welch Avenue to facilitate the installation of the required fire line to serve the new building at 318 Welch Avenue.

SOL SMART PROGRAM: City Manager Steve Schainker recalled that the City Council had directed that the request from Ames Progressive Alliance for the City to participate in the SolSmart Program be considered at this meeting. Specifically, the request was for the City to apply for a fully funded SolSmart Advisor to provide technical assistance aimed at reviewing, updating, and streamlining the City's solar energy system permitting and interconnection ordinances and addressing other "soft costs."

Mr. Schainker explained that SolSmart is a new national designation program funded by the U. S. Department of Energy through the Solar Powering America by Recognizing Communities (SPARC) initiative. It is designed to acknowledge communities that have taken key steps to address local barriers to solar energy and to foster the growth of mature local solar markets. The program primarily seeks to address "solar soft costs," which were defined as a business process or administrative costs that can increase the time and money it takes a customer to install an individual solar energy system.

City Manager Schainker advised that there are three levels of SolSmart designation for communities: Bronze, Silver, and Gold. Each carries its own set of requirements. The City has learned from Zach Greene, a Project Specialist for the Program, that there were two options for the City to consider:

1. Technical Advice. The City could instruct staff to complete an intake application to participate in the designation program. Even if the city did not score very high on the evaluation sheet, as long as the City is committed to pursuing some level of SolSmart designation, it would be eligible to receive assistance from outside experts to review ordinance requirements and approval processes for the installation of individual solar systems and to provide suggestions for improving the designation under the Program. There is no application deadline.
2. Technical Advice Plus On-Site Advisor. The City could instruct staff to complete the intake

application and seek participation in the more competitive portion of the Program. If selected, the services of a SolSmart Advisor would come to the City for a six-month period. The Advisor would assist in the implementation of recommendations to improve the designation level under the Program. Due to the cost involved, there are a limited number of Advisors available. The deadline for this Program is June 30, 2016.

Mr. Schainker said that the important question is how much time will be required in the initial evaluation or any follow-up effort to improve ordinances and/or procedures under this Program. At this time, it is unclear what amount of time commitment would be needed. He noted that, because this request by the Ames Progressive Alliance to participate in the SolSmart Program seems to be in keeping with the City Council's goal to expand sustainability efforts, it seems appropriate to pursue a designation under this Program. Staff is with the understanding that the City is under no obligation to ultimately or timely adopt any of the recommendations provided through participation in the Program. The City Council would retain the final decision-making authority on whether or not to pursue a designation under the Program. Assuming that the initial steps to assist outside experts in reviewing procedures and ordinance would not require an extensive amount of staff time, the Council could instruct staff to complete an application. That would commit the City to pursue a designation under one of the SolSmart categories and to work with an assigned group of outside experts to review ordinances and processes for those seeking to install individual solar systems.

It is believed by City Manager Schainker that a request for an on-site Advisor appears to be premature at this time; however, it appears that the opportunity to pursue that option will be available next year. He recommended that the City Council approve Alternative No. 1, which is to direct staff to complete the intake application to participate in the Program. The City will be eligible to receive assistance from outside experts to review ordinances and approval processes pertaining to the installation of individual solar systems.

Moved by Beatty-Hansen, seconded by Nelson, to instruct staff to complete the intake application and to work with the assigned group of outside experts to review City ordinances and approval processes for those seeking to install individual solar systems.

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

PRELIMINARY PLAT FOR 5752 GEORGE WASHINGTON CARVER AVENUE (THE IRONS): City Planner Charlie Kuester reported that Bella Homes, LLC, is proposing a residential development outside of the city limits along the north and west perimeter of the Ames Golf and Country Club on approximately 20 acres. The proposed Preliminary Plat would allow for the construction of 34 homes. This area is identified as Rural Transitional Residential and within the Watershed Protection Area of Ada Hayden Heritage Park. It also lies within the Allowable North Growth Area of the City's Land Use Policy Plan (LUPP).

The relevant provisions of the Ames Urban Fringe Plan were summarized by Planner Kuester. The City's LUPP and Zoning Ordinances would not apply to this rural development; only the City's subdivision standards and policies of the Ames Urban Fringe Plan would apply. A subdivision requires formal approval by both the City and Story County.

It was noted that the City Council, in May 2014, had granted conditional waivers to proceed with the rural subdivision application and to allow for the subdivision to meet the density standards of the rural Transitional Residential designation of the Ames Urban Fringe Plan (between 1.00 and 3.75 dwelling units/acre). Because of its location within the Ada Hayden Watershed, the development would be subject to the Conservation Subdivision standards of the City's subdivision regulations. Additionally, the City Council had required a phosphorous reduction plan be included with any proposed development

in this area. Mr. Kuester reported that the developer had outlined a plan that, combined with improvements to the Golf Course, could result in a minimum of 60% reduction in application of phosphorous fertilizer on the site.

Planner Kuester reviewed the proposed project design for three areas of housing:

1. A cul-de-sac of 14 single-family detached homes located at the intersection of George Washington Carver and Cameron School Road (future extension of Stange Road)
2. Sixteen (16) single-family attached homes and one detached home on both sides of the Country Club's driveway along George Washington Carver
3. Three individual lots having access from 190th Street

The townhomes are accessed via a private street while the single-family detached homes would have access from a public street. The proposed development achieves a density of 1.7 units/acre.

Due to the proximity of the site to the current city limits, it had been recommended by staff to include conditions for the subdivision to meet as many of the City's standards for development as feasible. The applicant has requested six waivers from the subdivision standards. The waivers include two of the original waiver requests for water service by Xenia until annexed to the City and use of private Advantex septic systems. The remaining four waivers relate to design standards for development of three homes along 190th Street and include waiver of interior street access requirements, construction of a sidewalk along 190th Street, homes with access to a trail or sidewalk, and planting of a 25-foot native plant conservation buffer along 190th Street.

Council Member Orazem noted that a shared use path is already planned to go up south to north on George Washington Carver up to 190th Street and on the east and west sides of Ada Hayden. He asked if the shared use path could substitute for the sidewalk. The path would then extend almost in a square shape almost the entire area around Ada Hayden. Mr. Orazem shared that he would like to approve the three houses if the sidewalk could be swapped for the continuation of an eight-foot shared use path that would be on the side. Planning and Housing Director Kelly Diekmann said he could not answer that at this time because he would have to discuss the feasibility of it with the Public Works Department. He also doesn't know what the costs for continuation of the shared use path would be versus the cost of the sidewalk. Council Member Betcher said that, in her discussions with a Story County Supervisor, she thought that Story County said it would be problematic to put a path on 190th Street.

Council Member Betcher asked why curb cuts would be allowed on 190th Street if the plan is to extend the shared use path. She believes that it would be a safety issue if curb cuts are allowed for those three houses. Ms. Beatty-Hansen said that, without the houses, there isn't a mechanism for the City to bargain for the shared use path. Council Member Orazem said he wanted to know if the extension of the shared use path was feasible. It is important for the City to have a safer route to ride bicycles other than a two-lane highway.

Council Member Beatty-Hansen stated that she would like to see the shared use path be ten feet wide, instead of eight feet. She believes that the path will be very heavily used. If it means that a ten-foot-wide path could be installed, she would be in favor of approving the three lots on 190th Street.

Ms. Betcher asked if the three lots proposed for 190th Street could accommodate a shared use path because they do not appear to be very deep lots.

Planner Kuester advised that he had also had a brief conversation with representatives of Union Pacific Railroad. He asked if the Railroad would prefer the path cross the tracks at the roadway or 30 feet south of the roadway. The Railroad representative said it preferred crossing the tracks at the roadway.

Council Member Gartin asked to know how much it will cost for homeowners to connect to City utilities if the land is annexed to the City. Planner Kuester said that staff did not ask for that information. Mr. Gartin expressed concern over what he believes to be a very high cost - perhaps \$20,000 - and does not want the homeowners to be unaware that there could be a substantial cost if their property is annexed. He wanted to find a way to alert potential buyers of those possible costs. Mr. Gartin encouraged the developer to come up with a way to provide notice to buyers about potential costs that could become due to the City at some point in the future. Planner Kuester noted that fees would not be do upon annexation, but only upon hooking up to City utilities.

A second issue for Mr. Gartin is waiving the requirement for a sidewalk along the one-half mile on 190th Street. Agreeing that it would be silly to build a sidewalk there now as it would be a sidewalk to nowhere; however, he would like to have a way to defer sidewalk installation on 190th until some type of trigger necessitates it. Director Diekmann reported that staff had recommended the waiver because it could not foresee a reason to install a sidewalk. Mr. Gartin expressed his reluctance at waiving the sidewalk requirement. He believes it would set a precedent.

At the inquiry of Council Member Beatty-Hansen as to a sidewalk for Quarry Estates, Director Diekmann advised that there is a five-foot sidewalk along 190th Street and on Grant.

Council Member Betcher asked what the possibility would be for moving the path north of 190th Street. Director Diekmann said the City will not move north of 190th Street; there is no possibility of doing that at this time.

Chris Gardner, representing Bella Homes, 204 Ridgewood Drive, Huxley, Iowa, advised that a sidewalk on the south side of the ditch is problematic because it is very close to the Golf Course. Mr. Gardner said that the developers had met with staff from Story County about putting a sidewalk or a shared use path along 190th Street. Story County believed that it does not have enough right-of-way to place a sidewalk or shared use path along the south side. According to Mr. Gardner, Darren Moon, Story County Engineer, had emailed him on June 2, 2016, and stated that when 190th Street was graded for paving 20 years ago, the County was unable to buy additional right-of-way on the south side of the road to it its proximity to the Golf Course. There is very little right-of-way at the west end of 190th and the road was gradually shifted to the north. There is only 33 feet of right-of-way on the east end of 190th, so there is no room to build a bike path within the road right-of-way. Mr. Moon also stated that the ditch would have to be filled in to have enough room for a bike path, which would be problematic for the County because they use that ditch for drainage and snow storage. Mr. Gardner said that Mr. Moon also told him that there is a two-foot paved section on the outside of the painted white edge line that bikes tend to use now and there is a six-foot graveled area alongside 190th Street, where pedestrians walk. Council Member Orazem asked if four feet could be added to that six-foot graveled area to create the shared use path. Director Diekmann advised that that would not meet SUDAS standards.

At the question of Council Member Beatty-Hansen, Mr. Gardner said that he would entertain increasing the path from eight feet to ten feet if a way could be found to do so.

Bob Gibson, 3405 SE Crossroads Drive, Grimes, Iowa, said that the problem is that the sidewalk would have to be too close to the Golf Course.

Mr. Gardner asked if it would be possible to defer the sidewalk. Mr. Gibson asked what would be the trigger point if the sidewalk were to be deferred.

Moved by Orazem, seconded by Nelson, to approve Alternative 1 and adopt RESOLUTION NO. 16-361 approving the Preliminary Plat for The Irons at 5752 George Washington Carver Avenue with the following conditions:

- A. Update the Plat to develop 31 homes and remove the three lots on 190th Street
- B. All public improvements will be treated as if this were in the City, requiring City review of improvement plans, on-site installation inspections, and inspection billing to the developer.
- C. The developer must apply for an obtain a City COSESCO Permit and be subject to City fees and inspections for storm water.
- D. Completion of the Xenia Water territory buy-out and territory transfer agreement prior to Final Plat approval.
- E. Completion of an agreement requiring property owners to abandon the Advantex systems, install sewer infrastructure, and connect to City sanitary sewer when it is brought to the site prior to Final Plat approval.
- F. Completion of an agreement for phosphoreus removal plan prior to Final Plat approval.

Council Member Gartin asked the Mr. Gibson if he had an estimate of what the cost would be for hooking up utilities. Mr. Gibson said that he believed it would be approximately \$10,000. Mr. Gardner stated that they could come up with a way to notify buyers of what could happen in the future.

Council Member Betcher pointed out that Alternative 1 includes the waiver for sidewalks.

Moved by Beatty-Hansen to amend the motion to approve Alternative 1 minus Item A.
Motion failed for lack of a second.

Director Diekmann advised that that would be a meaningless motion because it could not happen without the waiver, so Alternative 1 without A (including only B - F) would not allow anything.

Moved by Orazem, seconded by Nelson, to adopt RESOLUTION NO. 16-361 approving Alternative 1 to develop 31 lots and remove the three lots at this time.

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

Moved by Orazem, seconded by Beauty-Hansen, to reconsider the final three lots with a proposal of getting some form of shared use path along 190th - not specifying the distance and noting that there has to be some way to get some right-of-way from the Golf Course.

Mr. Gibson said that there was no right-of-way to give on the Golf Course property.

Director Diekmann advised that it would be problematic because the platting would have to start over. If the majority of the Council was interested, they could strike A and add a condition G. He stated that the Council could approve 34 lots with conditions.

Council Member Nelson offered that the City could require security for a sidewalk or a shared use path.

Council Member Betcher said she did not like the curb cuts for the three houses on 190th Street if it is going to be a sidewalk. She would rather see a shared use path, which affords more safety for the pedestrians and bicyclists.

Brad Jensen, 2724 Cleveland Drive, Ames, spoke in favor of Alternative No. 1 with conditions A through F. He is opposed to granting waivers for subdivision requirements for the proposed three lots along 190th Street. Mr. Jensen said that granting waivers of the few standards that can be applied for the Subdivision for the three lots along 190th Street would cause inconsistencies for future developments and the future growth of Ames. He noted that the plan for the City is clear; annexing the property in question will happen - it is just a matter of when.

Motion withdrawn.

Moved by Orazem, seconded by Nelson, to rescind the original motion.

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

Moved by Beauty-Hansen, seconded by Orazem, to adopt RESOLUTION NO. 16-361, approving Alternative No. 2, but change the language in Bullet Point A to strike granting a waiver of the sidewalk requirement and add granting a waiver to the access route requirement; and add Condition G to include construction of a shared use path along 190th Street and Condition H to increase the shared use path width along George Washington Carver from eight feet to ten feet.

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

The meeting recessed at 8:00 p.m. and reconvened at 8:08 p.m.

PRELIMINARY PLAT FOR 3535 SOUTH 530TH AVENUE: Director Diekmann advised that the property owner/developer Hunziker Development Company, LLC, is requesting approval of a Preliminary Plat that includes five existing parcels of land and creates a total of 12 lots on approximately 20 acres located at 3535 S. 530th Avenue (to be renamed as University Boulevard at some time in the future). The proposed Village Park Subdivision would be located west of the ISU Research Park and south of the Wessex apartment development. Approval of the Preliminary Plat would allow the site to be developed with medium-density apartments along the west and north boundaries and high-density apartments in the central and south central portions.

Mr. Diekmann noted that rezoning of the site and Zoning Agreement were approved by the Council on May 24, 2016. It is anticipated that the number of units to be constructed in the medium-density portion of the development will be within a range of a minimum of 100 units and a maximum of 120 units. A combination of two-story eight-unit buildings and two and three-story 12-unit buildings are planned. The high-density portion of the development is projected to include a range of 135 to 155 units in three-story buildings. There are four outlots proposed to serve as open space, shared use paths, public utility easements, storm water detention, and surface water flowage. The developer has indicated that a variety of bedroom configurations will be provided with an emphasis on smaller units of one and two bedrooms. Approval of apartment units in the FS-RM-zoned lots will require a hearing and City Council approval of a Major Site Development Plan. Approval of apartment units on the RH-zoned lot requires approval by City staff only. It was also noted that the developer would be responsible for construction of all public improvements associated with the Subdivision.

According to Director Diekmann, the project would include two public streets that would be extended to the limits of the property for future connection and extension beyond this site. The applicant has requested a waiver to maximum development levels where there is a single point of access to allow for full development of the site prior to the completion of future street connections.

Moved by Nelson, seconded by Gartin, to adopt RESOLUTION NO. 16-362 approving the Preliminary Plat for Village Park Subdivision at 3535 S. 530th Avenue, with the following conditions:

1. That a waiver be granted for the 750-vehicle limit for one point of access as required by Section 23.403(9c) of the *Municipal Code*
2. That the Final Plat of the first phase of Village Park Subdivision include construction of, or financial security for the installation of, the shared use path located within Outlot D (located generally west of the planned storm water detention facility) prior to approval of the initial Final Plat.

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

REVISED PRELIMINARY PLAT FOR HAYDEN'S CROSSING CONSERVATION SUBDIVISION: Planning and Housing Director Diekmann advised that the developer/land owner Hunziker Land Development Co., LLC, has proposed a revision to the approved Preliminary Plat for Hayden's Crossing Subdivision. The Preliminary Plat had been approved by the City Council on September 22, 2015, and included a 12-acre parcel of land (Parcel K) at 5400 Grant Avenue. The Final Plat for the original subdivision was approved by the Council on May 10, 2016. The revised Preliminary Plat would include two additional parcels of land (Parcels B and C), which total 7.67 acres that abut the north boundary of the Subdivision. These two parcels, located at 5440 and 5442 Grant Avenue are also owned by Hunziker Land Development Company.

It was noted by Mr. Diekmann that the land was annexed in December 2013 and a rezoning request for the parcels at 5440 and 5442 Grant Avenue was approved on February 9, 2016. The rezoning of the two parcels included a Master Plan and Zoning Agreement. Ames Conservation Subdivision standards are part of Chapter 23 of the *Municipal Code*. Development of this site is the second subdivision to request approval under the City's Conservation Subdivision standards. Director Diekmann stated that the proposed Hayden's Crossing layout and supporting documents satisfactorily address the subdivision conservation and improvements standards. The approved Final Plat included a ten-foot-wide pedestrian easement for a trail. The revised Preliminary Plat continues the trail and easement through Outlot B and between Lots 22 and 23 where it connects with Leopard Drive. According to Mr. Diekmann, if this is approved, Rose Prairie must have a street connection to Hayden's Crossing; street improvements will be required for this Subdivision.

Council Member Gartin asked about the landscaping that would be installed along the southeast boundary of the Subdivision. Director Diekmann advised that a Landscape Plan was included as part of the requirements for a Conservation Subdivision. There is a 25-foot buffer required that must be native planting; it cannot be Ornamental Grass.

Council Member Beatty-Hansen said that she had been questions if there will be ramps from the three trail connections (specifically the walking trail that comes from Ada Hayden and goes up). Director Diekmann stated that he knows there is not a ramp planned at the cul-de-sac since it would not go anywhere. He believes that the intent is to have ramps at the street crossings, but he is not sure. Mr. Diekmann asked if Ms. Beatty-Hansen would like to include that as a condition on approval of the Revised Plat.

Moved by Beatty-Hansen, seconded by Nelson, to adopt RESOLUTION NO. 16-363 approving the Revised Preliminary Plat for Hayden's Crossing at 5440, 5442, and 5400 Grant Avenue adding the condition that ADA-compliant ramps be included for the crossings at the public streets for sidewalks and trails.

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

PLANNING AND HOUSING WORK PLAN: Planning and Housing Director Diekmann summarized the Department's current work plan. He noted that 20 Council-priority projects and referrals had been completed from March 2015 to June 2016. The Council informally revised the Plan in September 2016. There are seven committed projects that have been started and two other committed projects that have not yet started. Director Diekmann said that, in addition to the nine committed projects, the Council, through its establishment of Council Goals, approximately 35 referrals, and prior work plan priorities have a list of 21 other projects to consider in prioritizing its work plan. A new work plan chart that was provided to the Mayor and Council indicated the current status of committed projects and the list of projects that have not yet been prioritized. This also does not predict future referrals that may be requested by the City Council. An estimate of required time for each project was also given.

According to Director Diekmann, staff is not asking the Council to prioritize the projects. Director Diekmann stated that staff has the capacity to take on one more medium-size project through August 2016. Staff will come back to the City Council in the Fall with an updated list of what had been accomplished over the Summer.

Council Member Betcher noted that Item No. 17 on the Work Plan, i.e., Social Service Providers Transitional Housing Zoning Text Amendment, was on tonight's meeting agenda.

Mr. Diekmann noted that 23 projects had been identified in the Work Plan that do not have a committed time frame; however, staff has identified four projects that recently have been discussed with the Council and may be appropriate to consider as an immediate interest to work on this summer. The four projects were defined as:

Project 1: Social Service Provider Text Amendment. This text amendment could be treated as a minor referral or as a more significant project requiring prioritization depending on the extent of public involvement that is desired by the Council.

Project 2: 2700 Block of Lincoln Way. Seven steps are needed to accommodate this request. This project would need to be prioritized.

City Manager Schinker pointed out that this item is on tonight's meeting Agenda. If Council decides to move forward with this project, it will need to be integrated into the Work Plan. Director Diekmann said that if Council decides to move forward with this project, it would be the only one that could be added to the Plan.

Project 3: Downtown Housing Project Options. The City Council has directed the Planning and Housing Director and Council Member Betcher to participate in a Downtown Housing Committee that has recently completed its immediate task of assessing an individual site for development options. That Committee is now interested in considering additional housing development options in the Downtown area. This request appears to be consistent with the Council's objective to "explore public/private improvements (e.g., entertainment, parking, housing, amenities) for public/private space in Campustown and Downtown."

Project 4: North Growth Gap Area Plan Amendments. City Council has recently directed the Public Works Department to assess the sanitary sewer capacity for the North Growth Gap Area and beyond, but has not prioritized consideration of Fringe Plan and LUPP amendments to respond to potential development interests in the area. Council deferred initiating such amendments in the Spring until it has reviewed the overall work plan and had more information on the ability to serve the general area.

REQUEST FOR TRANSITIONAL HOUSING USE IN RESIDENTIAL ZONING DISTRICT:

Director Diekmann recalled that the City Council had received a request on April 20, 2016, for Council to consider initiating a Zoning Text Amendment to create a “transitional housing” use option for residential zoning districts. The applicant’s desire is to initiate this Amendment to allow for a broader range of choices for meeting “transitional living” needs within a single-family dwelling type. The applicant would like to acquire facilities for youth or adults needing transitional housing with live-in support; however, in conversations with service providers, staff anticipates that such facilities would exceed the maximum occupancies of a “family” as defined by the Zoning Code and would only be allowed within a limited number of zoning districts and areas. These types of facilities are allowed under the Code now, but there are not a lot of locations where they are permitted.

According to Director Diekmann, the Zoning Ordinance currently has two use types under which similar housing options could be allowed based on interpretation of such uses: Group Living or Social Service Providers. Generally, the Zoning Ordinance allows Group Living for transitional living facilities in the Residential High Density Zone and the South Lincoln Mixed-Use Zone. Social Service providers are permitted in a broader range of zones within the City; however, the uses permitted under a Social Service Provider category are limited to shelter services (temporary or permanent) or counseling centers, which does not appear to fit the needs of housing being requested by Youth and Shelter Services and other similar agencies.

Mr. Diekmann stated that if Council is in favor of this, it would also have to decide what the scope of the change would be; if it is just a matter of “tweaking” the language, that could occur without it requiring much staff time. However, if Council believes there needs to be public outreach, that would require much more time.

Council Member Betcher expressed her concern that if transitional housing is going to be allowed in residential zoning districts, she believes that it could open up the door for arguments that occupancy should also be defined in different ways other than the current definition of “family.” She would be hesitant to have this be anything other than a large-scale project with community outreach. To her, this could open the door to more group living, which would increase density in neighborhoods that have already had projects approved that increased density. During the election, she had heard comments from constituents who had concerns about having houses available in the core neighborhoods for families who cannot afford housing in more-expensive neighborhoods. Those are the types of houses that Social Service agencies can also afford, and there is competition between a mother and children or a young family who can live without supervision and the agencies who will put several unrelated people needing supervision in the home. Ms. Betcher emphasized that she would not want to consider transitional housing in residential zoning districts without consulting with the affected neighborhoods. Council Member Nelson concurred with Ms. Betcher.

Roger Wheeler, Century 21, Ames, advised that he had been working with three different organizations over the past two years to find locations for at-risk individuals who are housed in facilities that are not ideal for them or anyone else. Mr. Wheeler said it is very difficult to find locations in the very limited areas that it would be allowed. According to Mr. Wheeler, the request in question does not fit into the category of Group Living because it is on a much smaller scale and will have on-site supervision.

At the inquiries of Council Members Corrieri and Gartin, Director Diekmann replied that the request does not fit in the Social Service Providers category due to the length of stay. The current definition of shelter does not fit this request. He said that a shelter implies that it would be temporary housing; it is for a shorter term (under 60 days). In addition, the RL Zone does not allow temporary services types of uses. After being questioned by Council Member Gartin, Mr. Wheeler advised that their program is two years. The home that they are looking at is a five-bedroom two-bath home. It could ideally accommodate one house mother with three young homeless mothers with children. It would be a supervised home.

Council Member Gartin stated that he felt the Council should approve this because this was giving it a chance to make a difference in not only young mothers' lives, but also the lives of children. Ms. Betcher agreed that it would be a noble thing for the Council to approve the request; however, it would be a big mistake for this to be approved without first having public outreach with the neighborhoods that will be affected.

Council Member Orazem suggested that the Council could approve it by adding that it would be under the supervision of a Social Service agency.

Dickson Jensen, 4611 Mortensen Road, Ames, requested that Director Diekmann have time to research this further. He noted that he was involved in the project and advised that he had gone ahead and purchased a property on Northwestern Avenue for this use because it was of a size and type that would be perfect for this use. Mr. Jensen commented that he had done that because, "in order to make something happen, sometimes you have to force it down somebody's throat." According to Mr. Jensen, he currently has some of the individuals living in his apartments. That is not ideal because the people are not the typical type of tenant; they need more supervision than what he can give them.

Matthew Youngs, 112 East 2nd Street, Ames, spoke in favor of this project. A similar use that could be considered by the City would be to allow a group of senior citizens to be supervised in a home to provide them with a more affordable living arrangement. He suggested that the number be eight based on what he had seen being done in other communities.

Sharon Stewart, 437 Hilltop Road, Ames, said that the issue needed to be clearly defined. She doesn't understand why this couldn't be accomplished by a Special Use Permit. Ms. Stewart shared that she would welcome this type of home in her neighborhood.

Chuck Winkleblack, Hunziker & Associates, 105 S. 16th Street, Ames, said he believed that it is more of a need to inform and educate neighborhoods so that people do not fear it. He said his company had been involved in a number of similar projects, and once the neighbors are informed and have their questions answered, they are accepting of it. He agrees with a Special Use Permit type of approval.

Moved by Gartin, seconded by Orazem, to direct staff to draft a text amendment, which would mean proceeding with the public hearing process; and create a definition for a Supervised Transitional Home, to present options for locations in which zoning districts, and to define the permitting process that would allow administrative approval of supervised transitional living uses on a smaller-scale than Group Living or Social Service Providers.

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

REDEVELOPMENT OF 2700 BLOCK OF LINCOLN WAY: Director Diekmann reported that the City Council had received a staff report addressing the issues related to initiating a Land Use Policy Plan

Amendment, Zoning Text Amendment, and Urban Revitalization Area amendments to support redevelopment of the 1.8 acres of property along the 2700 Block of Lincoln Way. The developer seeks to assemble seven properties to develop a mixed-use project that would consist of ground floor uses of a boutique hotel, commercial square footage, residential lobby, and amenity space with approximately 168 apartments totaling 510 bedrooms on the upper levels of a five- to six-story building. The Council had continued this item to June 14 to consider the issues of timing for the project and its relationship to Council's priorities for the Planning Division Work Plan.

To proceed as a Minor Land Use Policy Plan Amendment, staff has estimated that it will take approximately 125 hours of staff time. Director Diekmann noted that this would be similar to the amount of time involved in the Kingland redevelopment project in 2013 and the creation of the Lincoln Way Mixed-Use Ordinance and Site Plan review for the Walnut Ridge project in 2015.

Council Member Orazem expressed his approval of the proposed changes.

Moved by Orazem, seconded by Corrieri, to move ahead with this project now and that it should be a Minor Amendment.

Trevin Ward, 1012 Grand Avenue, Ames, representing the Campustown Action Association (CAA), referenced the letter sent out last week, which indicated its support for this project. He reported that the CAA had met with representatives of OPUS and Hunziker to discuss desired uses and amenities. The developers have achieved several pieces that the CAA believes meets its goals and interests. According to Mr. Ward, the CAA is supportive of both the semi-retail "bike valet" concept and the hotel space. It believes that both uses present amenities that are not currently found in Campustown that will have a positive impact on the area.

Sarah Cady, 2812 Arbor Street, Ames, said that her concerns pertained to density. She showed a map indicating density of the properties in her neighborhood. Ms. Cady pointed out that this area is the currently the focus of the Lincoln Way Corridor, and it is unknown at this time what will be recommended. She believes that the density of the proposed development (95 units/acre) is quite high. Ms. Cady said that she does recognize some amenities: the retail and the boutique hotel. She also noted that the proposed six-story building at 2700 Lincoln Way would create an island. Ms. Cady is quite concerned about increased traffic through and parking in her neighborhood. Another issue is the angled parking that is being proposed; it poses danger to bicyclists and pedestrians. She is not in support of this project at this time.

Joanne Pfieffer, 3318 Morningside Street, Ames, wants the neighborhood to provide harmony and balance. She sees health of the residents as the No. 1 priority, which puts development at No. 2. According to Ms. Pfieffer, It has been determined that health of the residents is impacted by density and cities can determine where low- and high-density should occur. Ms. Pfieffer asked that the Council members keep that in mind when making their decisions. The neighborhood has so much potential now and she doesn't want anything to deter it.

Matthew Youngs, 112 East 2nd Street, Ames, spoke in favor of the project. Also, with its proximity to Iowa State University, he would be in favor of an even higher density development that what is being proposed. By putting as many students that close to Campus, they would not have to drive to Campus, and the traffic would be cut down. He would like to know the list of "entitlements, waivers, variances, or use of City funds" that have been requested of the City for this redevelopment.

Chuck Winkleblack, 105 South 16th, Ames, stated that they will continue to work with the neighborhood as the project progresses.

Sharon Stewart, 437 Hilltop, Ames, said that she is mostly in favor of this project; however, she has a couple concerns: (1) lack of greenspace, and (2) visibility will be impaired by a six-story building at Hyland and Lincoln Way.

Council Member Beatty-Hansen asked to know the definition of “boutique hotel.” Basically, she wanted to know if the hotel will allow long-term stays. Kevin McGraw, River Caddis Development, East Lansing, Michigan, said that he will be working with the Planning and Housing Director to come up with a definition for “boutique hotel.” Their plan is that it will be primarily parents and visiting professors and others who need to stay for 90 days or fewer. Mr. McGraw stated that they are also researching whether or not the area could support a larger hotel, but that might not happen.

Council Member Beatty-Hansen indicated that there are several things that she likes about this project; however, stated that it would be her preference is to keep the property in the Corridor Study and not move with such haste at this time.

Council Member Betcher commented that she did not see this project being in scale with the neighborhood.

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

Moved by Orazem, seconded by Corrieri, to direct staff to create a new zoning district of Planned Commercial or an additional Lincoln Corridor Combining District.

Director Diekmann advised that if the project evolves to have more commercial space that is similar to expectations within the CSC zoning, then edits to the base CSC zoning may be appropriate.

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

Moved by Orazem, seconded by Gartin, to direct staff to provide the same tax abatement for this project that would have been provided under the Campustown criteria.

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

HEARING ON MAINTENANCE FACILITY ROOF REPLACEMENT, PHASES 2 & 3: Mayor Campbell opened the public hearing. There being no one wishing to speak, the hearing was closed.

Moved by Orazem, seconded by Corrieri, to adopt RESOLUTION NO. 16-364 approving final plans and specifications and awarding a contract to Reliable Roofing of Des Moines, Iowa, in the amount of \$206,850.

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

HEARING ON AMES/ISU ICE ARENA LED LIGHTING REPLACEMENT: The public hearing was opened by the Mayor and closed after no one came forward to speak.

Moved by Betcher, seconded by Corrieri, to adopt RESOLUTION NO. 16-365 approving final plans and specifications and awarding a contract to Van Maanen, Inc., of Newton, Iowa, in the amount of \$44,846.

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

Moved by Betcher, seconded by Corrieri, to adopt RESOLUTION NO. 16-366 authorizing reallocation of \$19,006 from Ice Arena Flooring project to the Ice Arena Lighting project.
Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

HEARING ON ZONING TEXT AMENDMENT TO RESIDENTIAL LOW-DENSITY PARK ZONE MINIMUM BUILDING SETBACK AT EXTERIOR BOUNDARY LINE (Continued from May 10, 2016): Mayor Campbell noted that the hearing had been continued to this meeting from May 10, 2016.

Mike Flummerfelt, 6617 George Washington Carver, Ames, said that he was not asking for any increased density. He believes this brings affordable housing to Ames; they offer homes at \$25/square foot.

No one else came forward to speak, and the Mayor closed the hearing.

Moved by Orazem, seconded by Corrieri, to approve Option No. 2 and pass on first reading an ordinance making a zoning text amendment to Residential Low-Density Park Zone minimum building setback at the exterior boundary line.

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

FATS, OIL, AND GREASE ORDINANCE: Moved by Betcher, seconded by Corrieri, to pass on second reading an ordinance revising portions of Chapter 28 and Appendix Q pertaining to the Fats, Oils, and Grease Control Program.

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

ORDINANCE ADJUSTING STORM WATER RATES: Moved by Nelson, seconded by Corrieri, to pass on third reading and adopt ORDINANCE NO. 4261 adjusting Storm Water Rates.

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

ORDINANCE REVISING ENERGY COST ADJUSTMENT: Moved by Betcher, seconded by Nelson, to pass on third reading and adopt ORDINANCE NO. 4262 revising *Municipal Code* Section 28.102 regarding Energy Cost Adjustment.

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 Betcher said that she had concerns by constituents as to the grass at the City's newly acquired Middle School property.

Moved by Betcher, seconded by Nelson, to inquire as to whom is to be mowing the "Middle Parcel."
Vote on Motion: 6-0. Motion declared carried unanimously.

Director Diekmann stated that since the property was purchased with CDBG monies, it would be the responsibility of the City.

Moved by Betcher, seconded by Orazem, to request that staff provide additional directional parking signage at the Intermodal Facility.

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

Council Member Beatty-Hansen referenced information she had received from Artspace Consulting, a company out of Minnesota, which comes to communities to look at properties that can be rehabilitated. To get them to come to a community, it costs \$20,000.

Moved by Beatty-Hansen, seconded by Betcher, to put the application and financial allocation to Artspace Consulting on a future Agenda.

Motion withdrawn.

Moved by Beatty-Hansen, seconded by Betcher, to request a report from staff regarding the information received from Artspace Consulting.

Council Member Gartin said he was concerned about offering this to just one vendor instead of putting it out for others. Council Member Orazem indicated that he would not be supporting the motion because a similar facility had just opened in Ames and he did not think that would be fair.

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

Moved by Beatty-Hansen, seconded by Nelson, to direct the City Attorney to amend Section 29.408 [7(3c)] to address requirements for garage doors if they are not visible from a street or a planned future street.

Council Member Gartin expressed his hesitancy at voting for that referral because he does not have a good understanding as to why the Code would change when it is the request of only one individual property. He noted that there are other regulations that people might not agree with.

Director Diekmann said that it seems straight forward; however, the “visible” part will be problematic to define; it is not administrable. He noted that these types of requests are the little ones that add up for Planning staff and push the larger projects back. Mr. Diekmann advised that staff does not want to study it for two weeks and come back.

Moved by Beatty-Hansen, seconded by Betcher, to withdraw the motion.

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

Moved by Orazem, seconded by Gartin, in response to the letter from Justin Gersema, to direct staff to request stores to post a sign that asks patrons to return the shopping carts and not to take shopping carts to bus stops.

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

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

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

The meeting reconvened in Regular Session at 10:15 p.m.

Moved by Nelson, seconded by Orazem, to adopt RESOLUTION NO. 16-367 ratifying the revised contract with the PPME Police Unit.

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

ADJOURNMENT: Moved by Gartin to adjourn the meeting at 10:17 p.m.

Diane R. Voss, City Clerk

Ann H. Campbell, Mayor