AGENDA REGULAR MEETING OF THE AMES CITY COUNCIL COUNCIL CHAMBERS - CITY HALL - 515 CLARK AVENUE JUNE 28, 2016

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

CALL TO ORDER: 6:00 p.m.

PROCLAMATION:

1. Proclamation for Parks and Recreation Month, July 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.

- 2. Motion approving payment of claims
- 3. Motion approving Minutes of Special Meeting of June 13, 2016, and Regular Meeting of June 14, 2016
- 4. Motion approving certification of civil service applicants
- 5. Motion approving Report of Contract Change Orders for June 1-15, 2016
- 6. Motion approving 5-day (July 12-July 16) Class C Liquor License for Olde Main at the ISU Alumni Center, 420 Beach Avenue
- 7. Motion approving 5-day (July 13-July 17) Class C Liquor License for Olde Main at the CPMI Event Center, 2321 North Loop Drive
- 8. Motion approving 5-day (July 2-July 6) Special Class C Liquor License for Olde Main at Reiman Gardens, 1407 University Boulevard
- 9. Motion approving new Class E Liquor License, Class B Native Wine & Class C Beer Permit for Casey's General Store #2560, 3020 South Duff Avenue
- 10. Motion directing City Attorney to draft ordinance regarding parking regulations on Eaton Avenue
- 11. Resolution approving and adopting Supplement No. 2016-3 to Municipal Code
- 12. Resolution approving appointment of Paola Sepulveda, Olivia Madison, Jess Calhoun, and David Faux to fill vacancies on Public Art Commission
- 13. Resolution authorizing continued health insurance benefits to temporary employee at Electric Services through July 2017
- 14. Resolution approving Commission On The Arts Fall 2016 Special Project Grants
- 15. Resolution setting date of public hearing for July 12, 2016, for sale of City-owned properties at 1125 Maxwell and 306 Wellons Drive
- 16. Resolution approving Memorandum of Understanding with Story County to apply for grant funding under 2016 Department of Justice, Office of Justice Programs, Edward Byrne Memorial Justice Assistance Grant Program and authorizing application
- 17. Resolution approving Professional Services Agreement with HDR Engineering for final design associated with North River Valley Well Field Project
- 18. Resolution approving preliminary plans and specifications for CyRide Interceptor Pit Upgrades 2016; setting July 28, as bid due date and August 9, 2016, as date of public hearing

- 19. Resolution approving contract and bond for Maintenance Facility Roof Replacement, Phases 2 & 3
- 20. Resolution increasing purchase order for Waste Disposal operations for Resource Recovery
- 21. Resolution approving Change Order to crane truck rental for Electric Services
- 22. Resolution approving Change Order with FOX Engineering for Resident Project Review work associated with construction of new Water Treatment Plant
- 23. Resolution approving Change Order No. 4 with GE Energy Control Solutions of Longmont, Colorado, for Bid No. 1 Turbine Control System
- 24. Resolution accepting final completion of 2014/15 Concrete Pavement Improvements Contract #2 (Ridgewood Avenue)
- 25. Resolution approving Plat of Survey for 202 Southeast 5th Street
- 26. Scenic Valley Subdivision, 2nd Addition:
 - a. Resolution approving partial completion of public improvements
 - b. Resolution approving Major Final Plat

<u>PUBLIC FORUM</u>: 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.

PLANNING & HOUSING:

- 27. 896-500th Avenue (Crane Farm Subdivision):
 - a. Resolution approving Development Agreement
 - b. Resolution approving Final Plat

HEARINGS:

- 28. Hearing on rezoning of property located at 104 South Hazel Avenue from Government/Airport District (S-GA) to Neighborhood Commercial (NC):
 - a. First passage of ordinance
- 29. Hearing on Vacation of Roadway Preservation Easement at 3599 George Washington Carver Avenue (Scenic Point Subdivision):
 - a. Resolution approving vacating the Easement
- 30. Hearing on sale of vacated portion of alley between North Dakota Avenue and Delaware Avenue between Toronto Street and Reliable Street:
 - a. Resolution approving Quit Claim Deed to Cheryl Kruger for Piece A
 - b. Resolution approving Ouit Claim Deed to John Fisher and Kasandra Somers for Piece B
 - c. Resolution approving Ouit Claim Deed to Le and Joan Lubka for Piece C
- 31. Hearing on 2016/17 Pavement Restoration Program Contract 1: Concrete Joint Repair Program:
 - a. Resolution approving final plans and specifications and awarding contract to Cedar Falls Construction Company, Inc., of Cedar Falls, Iowa, in the amount of \$106,400
- 32. Hearing on 2016/17 Pavement Restoration Program Contract 2: Slurry Seal Program:
 - a. Resolution approving final plans and specifications and awarding contract to Fort Dodge Asphalt Company of Fort Dodge, Iowa, in the amount of \$100,931.46
- 33. Hearing on 2015/16 Storm Sewer Improvements Program (Various Locations):
 - a. Resolution approving final plans and specifications and awarding contract to Synergy Contracting, LLC, of Bondurant, Iowa, in the amount of \$206,040

- 34. Hearing on South Skunk River Basin Watershed Improvement (City Hall Parking Lot Reconstruction):
 - a. Motion rejecting bid and directing staff to re-bid the project at a future date

ADMINISTRATION:

- 35. Progress Report from Sustainability Coordinator regarding FY 2015-16 activities:
 - a. Motion accepting Report
 - b. Resolution approving Contract with Iowa State University for Sustainability Advisory Services from July 1, 2016, through June 30, 2017, in an amount not to exceed \$25,000
- 36. Staff Report on Artspace Consulting

ORDINANCES:

- 37. Second passage of ordinance pertaining to Residential Low-Density Park Zone minimum building setback at exterior boundary line
- 38. Third passage and adoption of ORDINANCE NO. 4263 revising portions of Chapter 28 and Appendix Q pertaining to Fats, Oils, and Grease Control Program

COUNCIL COMMENTS:

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 JOINT WORK SESSION OF THE AMES COMMUNITY SCHOOL DISTRICT BOARD OF DIRECTORS AND THE AMES CITY COUNCIL

AMES, IOWA JUNE 13, 2016

The Ames City Council and Ames Community School Board met in joint session on June 13, 2016, in the Board Room of the School District's Administrative Building, 2005 - 24th Street. Luke Deardorff, President of the Ames Community School District Board of Directors (School Board), called the meeting to order. Mr. Deardorff introduced School Board members present: Rodney Briggs, Mike Espeset, Alisa Frandsen, Tim Rasmussen, Lewis Rosser, and Bill Talbot.

City of Ames Mayor Ann Campbell introduced the City Council members present: Bronwyn Beatty-Hansen, Gloria Betcher, Amber Corrieri, Tim Gartin, Chris Nelson, and Peter Orazem.

The Agenda was approved by the School Board members. The School Mission Statement was read.

PROJECT SUMMARY AND FUTURE OF AMES HIGH SCHOOL: Dr. Tim Taylor, Superintendent of Ames Community Schools, advised that all of the elementary school projects had been finished. Those projects included the renovation of Kate Mitchell and Sawyer, and the newly constructed Meeker, Fellows, and Edwards Elementary Schools. Dr. Taylor reported that a bond issue in 2010 was passed to help facilitate those renovations and new construction; the bonds will be paid off in 2020. Even with all those improvements, property taxes attributable to the School District actually lowered by \$.45/\$1,000. The next project for the District will be a new Maintenance Facility that will be constructed on South Bell Avenue.

Dr. Taylor reported that discussions had also begun on improvements that are needed to the High School. It will have to be decided whether to renovate the existing building or build new. Regarding funding for future improvements, in addition to property taxes, an estimated \$3.4 million in annual Sales Tax Revenue, which can be used for buildings and technology, could be used.

At the request of Dr. Taylor, Jerry Peters, Director of Facilities Planning and Management, explained what had been done at Meeker Elementary School since last March when bacteria were found in the water. They are still attempting to find the source of the bacteria.

SALE OF DISTRICT PROPERTY: School Board President Deardorff stated that the District had sold seven properties in the past few years and wants to sell three other properties: the former Crawford Elementary/Administrative Offices building; the former Edwards Elementary building, and the former Maintenance Facility. The District is in the process of deciding what process will be used; some Board members have advocated for a Request for Proposals (RFP) process to be used similar to what had been used in the past. The School District is talking to

those whom have expressed interest in the properties, but has not gone out for formal bids or proposals.

Council Member Betcher asked if there was any kind of surety that could be given as to what is going to happen to the properties. Board Member Talbot offered that he doesn't know of any mechanism that could provide such a surety. Mayor Campbell disagreed, stating that she hoped that no sale would occur until any prospective buyers had checked with the City to determine if what they have planned for the property meets the City's zoning and other requirements.

Board President Luke Deardorff asked the City Council members what options they would like to have contained in a RFP. Council Member Nelson offered that compatibility with the existing neighborhood was important. The Council would also like to explore whether any of the buildings could be renovated in such a way as to take advantage of their historic character. Council Member Gartin shared that when people purchase a home, they want to be reasonably assured that the uses in the area will remain relatively the same. In that regard, he would like single-family housing to be the use allowed on any properties located in established neighborhoods. Council Member Betcher said that she would not be opposed to allowing the building to be used as office space or a type of community center. Mayor Campbell encouraged the use of a RFP process that would be well-publicized. Council Member Orazem said he would like the City to have the option of rejecting the RFP; specifically, ensuring that the zoning would be workable for what the purchaser has planned. He suggested that the School Board come up with a list of possible projects and run those by the City's Planning & Housing Department. City Manager Steve Schainker suggested that any possible developer first consult with the City.

Mr. Schainker stated that he had heard two comments from the SCAN (South Campus Area Neighborhood): [1] It desired the building in that Neighborhood to remain. [2] It could accept it being used as a restricted-use office building.

Mayor Campbell reiterated that the Council would like to ensure that any proposal would be run by the City first to check what actions would be needed to be accomplished by the City, e.g., Land Use Policy Plan change, rezoning, need for additional infrastructure, etc.

Council Member Corrieri asked what time frame would be desired by the School Board for disposal of the properties. Board President Deardorff said, ideally, it would like everything to be accomplished within a period of 18 months.

Council Member Nelson asked if the City could come up with a suggested list of what the City Council would like to see on any of the affected school properties that would be offered for sale. City Attorney Judy Parks was asked if the School District could initiate a rezoning. She answered that she would need to look into it and report back.

Board Member Briggs shared that, for the Edwards School property, he had heard that the neighborhood would only accept the following uses: a park, family homes, or a combination of those two. At the request of Mayor Campbell, Parks & Recreation Director Keith Abraham explained the parameters for creation of a park within the City. He explained the guidelines contained within the City's Park Master Plan. Mr. Abraham reported that parts of the Edwards Neighborhood are underserved when it comes to access to park facilities.

INDOOR SWIMMING POOL: Mayor Campbell gave the background of the operations of the Municipal Pool. The Pool has been jointly owned by the City and School District since its construction in 1965. After over 50 years, it is nearing the end of its useful life. Ms. Campbell referenced the many discussions that she and City Manager Schainker have had with School Board President Deardorff and Dr. Taylor on this subject over the past two years. Throughout those discussions, there had always been an emphasis on the desire for collaborative efforts between the School District and the City to provide for the ever-evolving interests of the Ames community.

It was shared by Mayor Campbell that it has become evident that the aquatic interests of Ames residents are wide and varied. Ames High School no longer offers swimming as part of its physical education curriculum; however, competitive swimming for both Ames High boys and girls teams has become more popular. The Ames Cyclone Aquatic Club (ACAC) has become a well-known and well-organized competitive swimming club for young swimmers. Additionally, strong interest for a cold water basin has been voiced for a master swimmers program as well as triathlon training for athletes of all ages. The Mayor noted that the success of the Furman Aquatic Center has been overwhelming and has generated more enthusiasm for water recreation options to be available year round. Demand for youth and adult swimming lessons is also increasing. Older adults are requesting water exercise, lap swimming, and water walking. Physical therapy patients continue to use water as a preferred recovery method. All of those activities would utilize warm water with no need for bleachers.

The Mayor advised that within the past few months, a new set of possible collaborative players along with the City and School District have emerged, i.e., MGMC, ISU, Heartland Senior Services, DMACC, Story County. All of those groups share a common desire for warm water aquatics opportunities. Mr. Deardorff commented that after several meetings with the Health Life Center Task Force, the School representatives have concluded that its warm water/recreation focus would not fit with the School's needs for a cold water facility.

According to Mayor Campbell, both she and Board President Deardorff are recommending that the City and School District move forward with separate pools with varied collaborators. The growing demand for community swimming and recreation have brought them to the time in Ames when needs can justify separate pools. The School District continues to leave open the opportunity for the City to construct a pool complex at the High School if deemed in the City's best interest.

Mr. Deardorff advised that the School District will most likely move forward with construction of a cold water facility, but the scope of the project is in question. At this time, through potential collaborative arrangements with ACAC, the District could likely support a 25-meter cold water basin; however, there is an opportunity to discuss the merits of a larger 50-meter cold water pool that could provide additional amenities to the Ames Community.

Board Member Espeset stated that the School District can afford to build the facility it needs and help with some operations costs. The School Board would like to know if the City is interested in partnering with the School on some of the operations costs if the cold water basin facility could be used by the community. The Mayor said that the City could not pay half of the operating costs at the School District's facility and, at the same time, pursue its own facility. Board Member

Rosser noted that the School District was not asking the City to do that. The Board hopes that the two entities can have discussions about a jointly used facility. The Mayor reiterated that there are other players that have come to the table now that might be interested in partnering with the City and the School District on an indoor facility.

Board Member Talbot advised that the School District is spending more on settlement with School employees than what was anticipated and it can't pay for operating costs of a pool. Board Member Talbot answered that estimates they had received were as low as \$150,000 and as high as \$250,000.

Mayor Campbell noted that the City would have to pass a Referendum, which would require 60% voter approval. She asked for an update on the Board's discussions of a 25-meter pool. Mr. Rasmussen stated that, if that is built, there wouldn't be much room for anything else on the School's property. He said that he believed the City's own survey revealed that Ames citizens wanted lap swimming. According to Mr. Rasmussen, that can't be done in a warm-water pool. Board Member Frandsen said that she had heard feedback that people wanted a cool-water pool, but not necessarily a competition pool. Parks & Recreation Director Abraham read the specific questions from the City's Resident Satisfaction Survey regarding a warm-water pool. Mr. Briggs offered his opinion that the City's Survey only represented a very small percent of Ames residents. Mr. Gartin stated that the Survey is very important to the City's planning; the results are not insignificant.

City Manager Schainker shared that, currently, both the City and the School District contribute \$50,000/year for pool maintenance. There are a lot of improvements that have to be made.

Mr. Briggs said that from what he had heard was that residents wanted to replace the Municipal Pool with a similar facility. Mr. Talbot said the School District could use a 50-meter pool. He asked if the City wanted to partner with the School District on that or not. Mr. Rasmussen said he believes that the 50-meter pool would be used by a lot of residents.

Council Member Orazem asked to know the cost estimate for staffing the 50-meter pool year-round. He also asked to know the expected current recurring expenses for therapeutic pool. City Manager Schainker answered that it would be approximately \$500,000 for the therapeutic pool, the 25-meter pool, and the 50-meter pool.

Discussion ensued as to the prospective usage of the different types of pools. Board Member Rosser believes that one of the biggest advantages would be that the facility could be multi-use. He offered his opinion that too much emphasis had been placed on cold-water versus warmwater facilities.

Council Member Corrieri noted that the City Council had never seen any concrete numbers or had a discussion about the City's needs or how joint use would work.

City Manager Schainker pointed out that the projected operation costs estimated by the City and those of the School Board are far apart. After being asked, Mr. Schainker indicated that the time frame to determine the City's best action could be months. The City would have to do a feasibility study for one thing. Capital and operating costs would have to be accurately estimated

so that the residents can reasonably know how their property taxes will be impacted. The City cannot commit to an agreement with the School District until more concrete information is known.

Council Member Orazem stated that the lack of information on this topic was extremely frustrating to him.

Referencing an earlier comment that had been made by Board Member Rosser, Council Member Gartin noted that tonight was the first time that he had heard that the temperature of the water did not matter that much.

Board Member Espeset pointed out that if the City were to be on board, the scale of the cold-water basin would change. If the City partners, the basin would be larger. City Manager Schainker again noted that the costs estimated by the City and those estimated by the School District are far apart. He was not saying that the City's estimates were correct, but wanted it noted that they are different. Board Member Briggs said that he believed efficiencies could be gained by partnering, rather than each entity building its own facility.

Again, Ms. Corrieri pointed out that the School Board had been discussing this topic for some time; however, this is the first time that the Council had heard this information. She commented that a lot more discussion is necessary before the City Council could take any action on this topic.

ADJOURNMENT: Moved by Ros	er, seconded by Rasmussen to adjourn the meeting at 9:0
p.m.	
Diane R. Voss, City Clerk	Ann H. Campbell, Mayor

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 McFlys, 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.

<u>City of Ames ASSET Priorities for FY 2017/18</u>. 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. <u>Technical Advice</u>. 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-footwide 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:

<u>Project 1: Social Service Provider Text Amendment</u>. 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.

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

City Manager Schainker 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.

<u>Project 3: Downtown Housing Project Options.</u> 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."

<u>Project 4: North Growth Gap Area Plan Amendments.</u> 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 given 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.

a portion of these Minutes.		
ADJOURNMENT: Moved by Gartin to adjour	m the meeting at 10:17 p.m.	
Diane R. Voss, City Clerk	Ann H. Campbell, Mayor	

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

MINUTES OF THE AMES CIVIL SERVICE COMMISSION

AMES, IOWA JUNE 23, 2016

The Ames Civil Service Commission convened in regular session at 8:15 a.m. on June 23, 2016, in the Council Chambers of City Hall, 515 Clark Avenue. Because it was impractical for the Commission members to be present in person, Commission Members Crum and Ricketts were brought into the meeting telephonically. Commission Member Pike did not participate. Human Resources Officer Stephanie Sobotka attended the meeting.

APPROVAL OF MINUTES: Moved by Crum, seconded by Ricketts, to approve the minutes of the May 26, 2016, Civil Service Commission meeting as written. Vote on Motion: 2-0. Motion declared carried unanimously.

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

Civil Design Technician:	Myron Daringer Timothy Chargualaf	78 75
Fire Training Officer:	Joshua Bennett Bradley Jerkins	80 72
Planner:	Julie Gould Luke Parris Anuprit Minhas Shelby Ebel	80 78 76 72
Recreation Coordinator:	Ian Knutsen Matthew Schaefer	79 77
Substation Electrician:	Michael Otto	73
Transit Trainer:	Mia Brunelli	79

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

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

ADJOURNMENT: The meeting adjourned at 8:16 a.m.

Michael R. Crum, Chair	Jill Ripperger, Recording Secretary



REPORT OF CONTRACT CHANGE ORDERS

Period:	\boxtimes	1 st - 15 th		
		16 th – End of Month		
Month & Year:	June 2016			
For City Council Date:	June 28, 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)
Water & Pollution Control	Ames Water Treatment Plant - Contract 2	7	\$52,497,000.00	Knutson Construction Services	\$238,720.00	\$8,985.00	J. Dunn	MA
Water & Pollution Control	Water Pollution Control Lift Station Improvement Project	1	\$440,000.00	C. L. Carroll Company, Inc.	\$0.00	\$5,100.00	J. Dunn	MA
Water & Pollution Control	WPCF Decant Line Replacement	1	\$99,000.00	Weidner Construction, Inc.	\$0.00	\$1,470.00	J. Dunn	MA
Public Works	2015/16 Resource Recovery System Improvements (HVAC Improvements)	1	\$179,525.00	Pritchard Brothers, Inc.	\$0.00	\$2,788.30	B. Schmitt	MA
			\$		\$	\$		
			\$		\$	\$		

Applicant License Application (

Name of Applicant: LJPS Inc.

Name of Business (DBA): Olde Main Brewing Company

Address of Premises: 420 Beach Ave

City Ames County: Story Zip: 50011

)

Business (515) 232-0553

Mailing PO Box 1928

City Ames State \underline{IA} Zip: $\underline{50010}$

Contact Person

Name Matt Sinnwell

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

Classification Class C Liquor License (LC) (Commercial)

Term: 5 days

Expiration Date: 07/12/2016

Expiration Date: 01/01/1900

Privileges:

Class C Liquor License (LC) (Commercial)

Status of Business

BusinessType: Privately Held Corporation

Corporate ID Number: 286196 Federal Employer ID 77-0613629

Ownership

Scott Griffen

First Name: Scott Last Name: Griffen

City: <u>Ames</u> State: <u>lowa</u> Zip: <u>50010</u>

Position: Owner

% of Ownership: 50.00% U.S. Citizen: Yes

Susan Griffen

First Name: Susan Last Name: Griffen

City: <u>Potomac</u> State: <u>Maryland</u> Zip: <u>24854</u>

Position: Owner

% of Ownership: <u>25.00%</u> U.S. Citizen: Yes

Daniel Griffen

First Name: <u>Daniel</u> Last Name: <u>Griffen</u>

City: Potomac State: Maryland Zip: 24854

Position: Owner

% of Ownership: <u>25.00%</u> U.S. Citizen: Yes

Insurance Company Information

Insurance Company: Founders Insurance Company

Policy Effective Date: Policy Expiration

Bond Effective Dram Cancel Date:

Outdoor Service Effective Outdoor Service Expiration

Temp Transfer Effective Temp Transfer Expiration Date:

Applicant License Application (

Name of Applicant: LJPS Inc.

Name of Business (DBA): Olde Main Brewing Company

Address of Premises: 2321 North Loop Drive

City Ames County: Story Zip: 50010

)

Business (515) 232-0553

Mailing PO Box 1928

 City Ames
 State IA
 Zip: 50010

Contact Person

Name Matt Sinnwell

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

Classification Class C Liquor License (LC) (Commercial)

Term: 5 days

Expiration Date: <u>07/13/2016</u>

Expiration Date: <u>01/01/1900</u>

Privileges:

Class C Liquor License (LC) (Commercial)

Status of Business

BusinessType: Privately Held Corporation

Corporate ID Number: 286196 Federal Employer ID 77-0613629

Ownership

Scott Griffen

First Name: Scott Last Name: Griffen

 City:
 Ames
 State:
 lowa
 Zip:
 50010

Position: Owner

% of Ownership: 50.00% U.S. Citizen: Yes

Daniel Griffen

First Name: <u>Daniel</u> <u>Last Name</u>: <u>Griffen</u>

City: <u>Potomac</u> State: <u>Maryland</u> Zip: <u>24854</u>

Position: Owner

% of Ownership: <u>25.00%</u> U.S. Citizen: Yes

Susan Griffen

First Name: Susan Last Name: Griffen

City: Potomac State: Maryland Zip: 24854

Position: Owner

% of Ownership: <u>25.00%</u> U.S. Citizen: Yes

Insurance Company Information

Insurance Company: Founders Insurance Company

Policy Effective Date: Policy Expiration

Bond Effective Dram Cancel Date:

Outdoor Service Effective Outdoor Service Expiration

Temp Transfer Effective Temp Transfer Expiration Date:

Applicant License Application (

Name of Applicant: LJPS Inc.

Name of Business (DBA): Olde Main Brewing Company

Address of Premises: 1407 University Blvd

City Ames County: Story Zip: 50011

)

 Business
 (515) 232-0553

 Mailing
 PO Box 1928

 City Ames
 State IA
 Zip: 50010

Contact Person

Name Matt Sinnwell

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

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

Term: 5 days

Expiration Date: 07/02/2016

Expiration Date: 01/01/1900

Privileges:

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

Status of Business

BusinessType: Privately Held Corporation

Corporate ID Number: 286196 Federal Employer ID 77-0613629

Ownership

Scott Griffen

First Name: Scott Last Name: Griffen

City: Ames State: lowa Zip: 50010

Position: Owner

% of Ownership: 50.00% U.S. Citizen: Yes

Daniel Griffen

First Name: <u>Daniel</u> <u>Last Name</u>: <u>Griffen</u>

City: <u>Potomac</u> State: <u>Maryland</u> Zip: <u>24854</u>

Position: Owner

% of Ownership: <u>25.00%</u> U.S. Citizen: Yes

Susan Griffen

First Name: Susan Last Name: Griffen

City: Potomac State: Maryland Zip: 24854

Position: Owner

% of Ownership: <u>25.00%</u> U.S. Citizen: Yes

Insurance Company Information

Insurance Company: Founders Insurance Company

Policy Effective Date: Policy Expiration

Bond Effective Dram Cancel Date:

Outdoor Service Effective Outdoor Service Expiration

Temp Transfer Effective Temp Transfer Expiration Date:

Name of Applicant: Casey's Marketing Company

Name of Business (DBA): Casey's General Store #2560

Address of Premises: 3020 S Duff Ave

City Ames County: Story Zip: 50010

)

Business (515) 232-1148

Mailing PO Box 3001

City Ankeny State IA Zip: 50021

Contact Person

Name Michelle Rogness, Store Operations

Phone: (515) 446-6728 Email michelle.rogness@caseys.com

Classification Class E Liquor License (LE)

Term: 12 months

Expiration Date: 01/01/1900

Privileges:

Class B Native Wine Permit

Class C Beer Permit (Carryout Beer)

Class E Liquor License (LE)

Sunday Sales

Status of Business

BusinessType: Publicly Traded Corporation

Corporate ID Number: 184278 Federal Employer ID 42-1435913

Ownership

42-0935283 Casey's General

Stores Inc. First Name: 42-0935283 Last Name: Casey's General Stores, Inc.

City: Ankeny State: lowa Zip: 50021

Position: Owner

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

Michael Richardson

First Name: Michael Last Name: Richardson

City: Pleasant Hill State: lowa Zip: 50327

Position: <u>President</u>

% of Ownership: <u>0.00%</u> U.S. Citizen: Yes

Robert C. Ford

First Name: Robert C. Last Name: Ford

City: <u>Dallas Center</u> State: <u>lowa</u> Zip: <u>50063</u>

Position: <u>Vice President</u>

% of Ownership: <u>0.00%</u> U.S. Citizen: Yes

Julia L. Jackowski

First Name: Julia L. Last Name: Jackowski

City: <u>Urbandale</u> State: <u>lowa</u> Zip: <u>50322</u>

Position: Secretary

% of Ownership: <u>0.00%</u> U.S. Citizen: Yes

James R. Pistillo

First Name: James R. Last Name: Pistillo

City: <u>Urbandale</u> State: <u>lowa</u> Zip: <u>50323</u>

Position: <u>Treasurer</u>

% of Ownership: <u>0.00%</u> U.S. Citizen: Yes

Insurance Company Information

Insurance Company: Merchants Bonding Company

Policy Effective Date: 06/29/2016 Policy Expiration 01/01/1900

Bond Effective <u>2</u> Dram Cancel Date:

Outdoor Service Effective Outdoor Service Expiration

Temp Transfer Effective Temp Transfer Expiration Date:

TEM# 10 DATE: 06-28-16

COUNCIL ACTION FORM

SUBJECT: PARKING REGULATIONS ON EATON AVENUE AND PUBLIC ALLEY NEAR BRISTOL DRIVE

BACKGROUND:

On March 22, 2016, City Council referred a letter from the Somerset Town Home and Rowhouse Association ("the Association") requesting that a "No Parking" area be established on the west side of the street along Eaton Avenue and a Public Alley for approximately 180 to 325 feet north/south of Bristol Avenue (see attached map). The Association cited safety concerns with maintaining two-way traffic while vehicles are parked near the Bristol Avenue intersection. This is an area that also sees daily congestion related to a school bus stop on Eaton Avenue.

Staff conducted a field study of the area. Both Eaton Avenue to the south and the Public Alley to the north are 26 feet wide pavements, which is a City standard width for low-volume residential streets. In typical subdivisions this type of street does allow parking on one side of the street. Staff also looked at the accident history for the past 10 years. There were no reported accidents in that time period.

Staff sent out a letter to the effected residents along these streets on June 1, 2016, asking for any feedback on the proposed change. To date, staff has received a response from four residents – one against the proposal, two in favor of the proposal, and one neutral response. The Association indicated to staff that in the area of the proposed no parking zone there are underutilized association owned parking lots. Staff confirmed that there are six lots totaling approximately 43 parking stalls.

It should be noted that there was no direct safety or engineering design issue related to the existing on-street parking regulations. Staff believes that, given the support of the Association and some of the residents for prohibiting parking on the west side of Eaton Avenue and the Public Alley off the Bristol Drive intersection, it does not appear that this new prohibition will have a significant negative impact on current neighborhood parking practices. Therefore, staff concurs with creating a "No Parking Here to Corner" zone as requested by the Association.

ALTERNATIVES:

1. Direct the City Attorney to draft an ordinance to establish a "No Parking Here to Corner" on the west side of Eaton Avenue from Bristol Drive south for 325 feet, and to establish a "No Parking Here to Corner" on the west side of the Public Alley from Bristol Drive north for 180 feet.

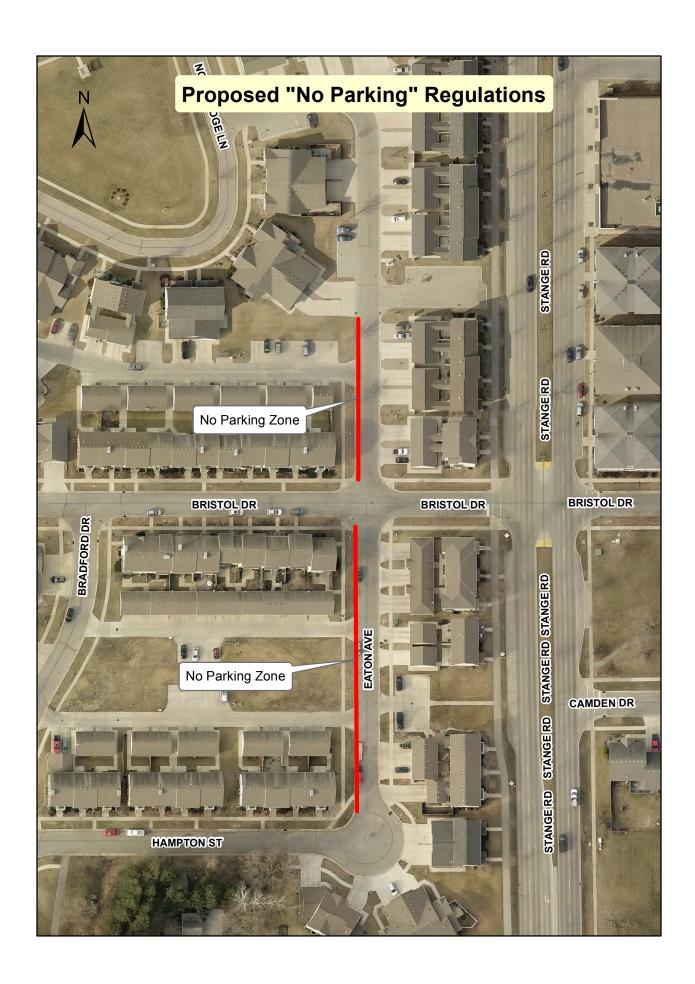
The City Council should note that not all of the residents are in support of this parking regulation change!

2. Reject the request.

MANGER'S RECOMMENDATION:

The proposed no parking zone near the intersection of Eaton Avenue and Bristol Drive should help to reduce congestion of two-way traffic. It also appears that with several unused parking lots directly adjacent to this route, this new regulation should not create a hardship on parking in the neighborhood.

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



RESOLUTION APPROVING AND ADOPTING SUPPLEMENT NO. 2016-3 TO THE AMES MUNICIPAL CODE

with the provisions of Se enacted subsequent to the	ection 380.8 Code of Iowa e adoption of the Ames N	for the City of Ames, Iowa, that in accordance a, a compilation of ordinances and amendments Municipal Code shall be and the same is hereby 116, as Supplement No. 2016-3 to the Ames
Adopted this	_ day of	, 201
Attest:		Ann H. Campbell, Mayor
Diane R. Voss, City Cler	<u></u> rk	



MEMO

12

TO: Members of the City Council

FROM: Ann H. Campbell, Mayor

DATE: June 10, 2016

SUBJECT: Appointments to the Public Art Commission

Due to several existing vacancies on the Public Art Commission, it is necessary to appoint individuals to fill these positions. I have chosen Paola Sepulveda, Olivia Madison, Jess Calhoun, and David Faux to fill these terms of office.

Therefore, I recommend that the City Council approve the aforementioned appointments to the Public Art Commission.

AHC/jlr

ITEM # <u>13</u> DATE: <u>06-28-16</u>

COUNCIL ACTION FORM

SUBJECT: HEALTH INSURANCE AUTHORIZATION FOR TEMPORARY EMPLOYEE

BACKGROUND:

On February 2, 2015 and March 1, 2016, City Council authorized extending health insurance benefits to a temporary project employee at Electric Services in order to remain compliant with the Affordable Care Act (ACA). The most recent Council Action Form erroneously sought an extension of this authority through July 2016. In fact, the project work will extend through July of 2017. Council authorization is now sought through that date.

As a part of the fuel conversion at the Power Plant, precise, detailed drawings and schematics are being prepared. For the past two years a uniquely skilled temporary employee has assisted Electric Engineering staff in accomplishing this work. The work is critical in documenting the changes that have taken place.

In order to accomplish this assignment, this temporary employee is needed to work 40 hours per week until July 2017. The Affordable Care Act requires that the City offer health insurance benefits to any employee working over 1,560 hours in a year. Due to the volume of drawings that need updating, staff desires to continue the full-time employment of this individual through approximately next July 2017. To do so, health insurance benefits must continue to be extended to comply with the Affordable Care Act.

ALTERNATIVES:

- 1) Authorize continued health insurance benefits to this temporary employee through July 2017 to complete this special project.
- 2) Authorize an additional FTE to accomplish this work or direct staff to contract for these services. This alternative will prove to be a more costly approach to fulfill this project need.
- 3) Do not provide any additional personnel for a temporary period to help accomplish this critical task.

MANAGER'S RECOMMENDED ACTION:

This is a unique situation. The recommended alternative provides for retaining the current individual until July 2017 in support of the Power Plant Fuel Conversion project, while ensuring that the City is compliant with the federal Affordable Care Act.

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

ITEM # __<u>14</u>__ DATE: 06-28-16

COUNCIL ACTION FORM

SUBJECT: APPROVAL OF COMMISSION ON THE ARTS (COTA)
SPECIAL PROJECT GRANTS FOR FALL 2016

BACKGROUND:

In June the Commission on the Arts (COTA) met to finalize recommendations for its Fall 2016 Special Project Grants. Four grant requests were received. The organizations requested \$3,000 in funding, with \$4,160 being available from the 2016/17 budget for both Fall and Spring Special Project grants.

Based on the merits of each application and the criteria established for the special project grants, COTA recommended the following allocations, which were then sent to the organizations in contract form. The contracts, having been signed by the organizations, are now presented for City Council approval.

COTA FALL 2016/17 SPECIAL GRANT REQUESTS

Organization	Project	R	equest	Award
ACAC	Ames Area Studio Tour Artist Meet and Greet	\$	750	\$ 725.00
ACTORS	Online Advertising		750	637.50
India Cultural Assoc.	Shakuntala: A Classic Love Story		750	412.50
Worldly Goods	Eulenspiegel Puppets Performance at Octagon		750	637.50
Total		\$	3,000	\$ 2,412.50

The Commission takes seriously its charge to verify that the proposals for funding will be completed and that there is a public benefit. If these contracts are approved, \$1,747.50 in funds will remain available for COTA's Spring 2017 Special Project Grants.

ALTERNATIVES:

- 1. Approve the COTA Special Project Grant contracts as recommended by the Commission on the Arts.
- 2. Hold these contracts and ask the Commission for further information.

MANAGER'S RECOMMENDED ACTION:

COTA's special project grant applications are reviewed each year to ensure they meet the criteria outlined in the application instructions. The Commission has recommended that they be approved to accomplish the Commission's goal to further the performing arts in the Ames community. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as described above.

ITEM # <u>15</u> DATE: 06-28-16

COUNCIL ACTION FORM

SUBJECT: SET PUBLIC HEARING DATE FOR SALE OF CITY-OWNED PROPERTIES AT 1125 MAXWELL AND 306 WELLONS DRIVE

BACKGROUND:

As part of City's Community Development Block Grant (CDBG) Neighborhood Sustainability Program, the acquisition/reuse program component seeks to acquire single-family properties and/or lots for reuse for affordable housing to assist low- and moderate-income (80% or less of AMI) families. The program also makes health and safety repairs to the properties, as needed. Where possible, the projerties are matched with eligible first-time homebuyers through the City's CDBG Homebuyer Assistance Program. Program parameters also permit the sale of properties to qualified non-profit organizations in the community.

CDBG funds were used to purchase homes at 1125 Maxwell and 306 Wellons as part of the Acquisition/Reuse Program. Both properties were foreclosures. The home at 1125 Maxwell was purchased in 2015 for \$28,500. The structure has been demolished and the lot is now available for re-development for a new single-family home. The home at 306 Wellons was purchased in 2010 for \$107,000 and is the last of the five properties remaining to be rehabilitated and sold under the previous 2009-14 Acquisition Reuse Program. City staff had begun rehabilitation of the Wellons property to remediate the most deteriorated conditions and to stabilize the property after years of vacancy. However, the home is not currently in a condition to be sold to a home buyer and additional investment is needed to make the home once again habitable.

Habitat for Humanity of Central Iowa (HHCI) approached staff with an interest in purchasing both properties for \$35,000 (\$5,000 for Maxwell and \$30,000 for Wellons). A collaboration with Habitat for Humanity of Central Iowa would represent the **eleventh** endeavor between Habitat and the City of Ames. This project will allow the City to continue to address one of its priority goals outlined in the both the 2015-16 Annual Action Plan and in the 2014-2019 CDBG Consolidated Plan, which is to increase the supply of affordable housing for LMI households. Additionally, the revenue from the sale of these two properties will be program income for CDBG program to then be reinvested in other programs.

Finance Department staff have reviewed and accepted Habitat for Humanity of Central lowa's 2014 and 2015 Annual Audit Reports. Therefore, staff is seeking Council authorization to work with the HHCI Executive Board to finalize terms and conditions of these purchases and to set July 12, 2016 as the date of public hearing.

ALTERNATIVES:

- 1. The City Council can set the date of public hearing to sell the properties for July 12, 2016 and authorize staff to finalize terms and conditions for the sale of 1125 Maxwell Avenue and 306 Wellons Drive to Habitat for Humanity of Central Iowa in the amount of \$35,000 (\$5,000 for Maxwell and \$30,000 for Wellons).
- 2. The City Council can set the date of public hearing for July 12, 2016, but direct staff to finalize different terms and conditions for the sale 1125 Maxwell Avenue and 306 Wellons Drive to Habitat for Humanity of Central Iowa.
- 3. The City Council can direct the staff to seek other buyers for these two properties.
- 4. The City Council can decline to sell the properties at this time.

MANAGER'S RECOMMENDED ACTION:

The sale of both the Maxwell and Wellons homes to Habitat for Humanity of Central lowa will assist the City in its efforts to continue to address the housing needs for low and moderate income first-time home buyers. Because both properties were in foreclosure and in deteriorating conditions, this partnership will also upgrade the housing stock located in our vital core neighborhoods.

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

ITEM # <u>16</u> DATE: 06-28-16

COUNCIL ACTION FORM

SUBJECT: 2016 EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT

BACKGROUND:

The Ames Police Department has received notice that it is eligible for grant funds through the 2016 Department of Justice, Office of Justice Programs, Bureau of Justice Assistance Edward Byrne Memorial Justice Assistance Grant (JAG) Program. Applications are due by June 30, 2016.

Grant funds can be used for state and local initiatives, technical assistance, training, personnel, equipment, supplies, contractual support, and information systems for criminal justice, as well as research and evaluation activities that will improve or enhance law enforcement programs related to criminal justice.

Because the Story County Sheriff provides jail services for the county, the grant conditions require that the Sheriff participate in the grant application for funding under this JAG program. The Police Department proposes that the City enter into a Memorandum of Understanding with the Story County for acquisition and use of the funds.

Total funding potentially available to the Ames Police Department and the Story County Sheriff's Office through this grant offering is \$10,862. This year the two law enforcement agencies propose to use the funds in a project to expand law enforcement access to the local public safety network. The public safety network provides mobile dispatching, vehicle location, communications, report writing and data management functions. The network already includes the Ames Police Department, the Story County Sheriff's Office, Story County Conservation officers, and lowa State University Police. Expansion of the system to additional law enforcement agencies within the County would benefit all agencies by providing coordinated dispatching and vehicle location information, improved communication between the agencies concerning response to criminal activity, and more effective county-wide criminal data accessibility. Agencies that will connect to the network include the Nevada, Story City and Huxley police departments.

Access to the public safety network requires in-car mobile data terminals and mounts, a device and data service that allows connectivity from the vehicle to the public safety network, and the mobile dispatch, mobile report writing and records software. **The grant will provide the SunGard software necessary to connect additional vehicles to the system.** Funding from each additional agency accessing the public safety network will be required for hardware and connectivity costs. **Ames will not be connecting additional vehicles to the network at this time.**

Other emergency response agencies, including the Ames Fire Department and Mary Greeley Medical Center, already utilize the mobile dispatch and vehicle location functions of the public safety network.

There is no match requirement with this grant.

ALTERNATIVES:

- Approve a Memorandum of Understanding with Story County to apply for grant funding under the 2016 Department of Justice, Office of Justice Programs, Bureau of Justice Assistance Edward Byrne Memorial Justice Assistance Grant (JAG) Program, and authorize application for that grant.
- 2. Do not approve the agreement with the Story County or the Edward Byrne Memorial Justice Assistance Grant (JAG) Program grant application.

MANAGER'S RECOMMENDED ACTION:

JAG funds have been used productively during the past few years to purchase equipment and provide training. This application will help provide for enhanced communications coordination between all law enforcement agencies within Story County.

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

ITEM # __<u>17</u>___ DATE: 06-28-16

COUNCIL ACTION FORM

SUBJECT: ENGINEERING SERVICES FOR CONSTRUCTION OF NORTH RIVER VALLEY WELL FIELD PROJECT

BACKGROUND:

On February 20, 2015, a request for proposals (RFP) for engineering services was issued for the route determination and design of the pipeline associated with the City's new well field. After a thorough review of each firm's proposal, staff determined that HDR Engineering was the most qualified firm for both the route determination and design of the project. When negotiating the scope of work with HDR, staff learned that the level of uncertainty in the route resulted in some additional costs being included in HDR's proposal for the final design phase. As a result, staff decided to limit the initial scope of services to just the route determination portion, with the intent to negotiate the design services after the study phase had been completed. On May 12, 2015, the City Council approved the initial scope of services with HDR for only the route study services in the amount of \$37,500.

The route study has since been completed, and a pipeline alignment was chosen based on the recommendation by HDR and feedback from various stakeholders. Three alternative alignments were evaluated to transmit water to the new treatment plant. The selected *pipeline route* utilizes City property and will limit impacts to the public during construction. It should be noted that it may be necessary to acquire private property for construction of the *actual wells*. City staff worked closely with the Electric Services Department and the Parks and Recreation Department during the process of the route study. Staff also invited all potentially affected property owners to an open house on March 1, 2016. The open house allowed the public to ask questions and give feedback regarding the alternative pipeline route alignments and planned well locations.

On April 26, 2016, City Council approved a resolution to fund the final site specific design and to acquire, by condemnation if necessary, property and easements for the construction of the North River Well Field and Pipeline Project. Following the approval by Council, staff worked with HDR to develop a scope of services for the actual design of the project. This project will be a joint design effort by City staff and HDR. City staff will design the new wells, while HDR will design the pipeline. HDR will also design the power supply for the site, to include both Ames Electric for primary service and the installation of a standby generator for emergency power. The Electric Services Department has worked closely with W&PC staff to ensure that the scope of work for the electrical design includes all necessary requirements.

After finalizing the scope of services with HDR, their final proposed fee for completing the design, bid, and construction phase engineering services is

\$384,200. As is shown in the FY 2016-2021 Capital Improvements Plan, the project budget has \$518,000 earmarked for these same services, as well for securing needed land and/or easements.

FY 2012/13; 2015/16	\$ 60,000	Test Drilling
FY 2014/15 – 2016/17	518,000	Design/Engineering/Easements
FY 2015/16 - 2016/17	2,804,000	Pipeline Construction
FY 2015/16 - 2016/17	 2,179,000	Well Construction
	\$ 5.561.000	Total

ALTERNATIVES:

- 1. Award a contract for engineering services to HDR Engineering, Inc., of Des Moines, Iowa, for design, bidding, and construction phase engineering services for the North River Valley Well Field Project in an amount not to exceed \$384,200.
- 2. Do not award a contract to HDR Engineering, Inc. at this time.

MANAGER'S RECOMMENDED ACTION:

In order to increase source water capacity as existing wells age and become less effective and as demand for treated water increases, new wells and a transmission pipeline need to be constructed. The route study for the pipeline to transmit the water to the new water plant has been completed, and the scope of work for the pipeline and electrical engineering services has been finalized. All obligations required by the Code of lowa 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.

ITEM # ___<u>18</u> DATE: 06-28-16

COUNCIL ACTION FORM

SUBJECT: APPROVAL OF PRELIMINARY PLANS AND SPECIFICATIONS FOR CYRIDE FACILITY INTERCEPTOR PIT UPGRADES PROJECT

BACKGROUND:

CyRide has federal grant money available for improvements to the existing bus maintenance facility. One of the projects identified for immediate attention is the replacement of six existing in-ground sand interceptor pits and associated trench drains. The existing sand interceptor pits are cast-in-place type and are part of the original 1983 building. These pits act as collection points for sand and salt, as well as any fluids that drip off the buses while they are parked in the building. The solids settle to the bottom of the pit and liquids flow to the sanitary sewer. Solids are periodically pumped from the bottom of the pits and disposed of according to regulations.

The top of the pits are framed by a recessed ledge and covered with iron grates. Over time, the recessed ledges and walls of the pits have cracked and pieces of concrete are falling into the bottom of the pits. This project calls for the removal of the existing pits and replacing them with smaller, pre-cast type pits. New floor trench drains will also be installed.

To accomplish the construction project, CyRide has accumulated the local match and has the following dollars available:

Funds Available	Dollars			
Federal Funds (#IA-04-0111)		\$300,000		
Local	\$	75,000		
Total Available	\$	375,000		

Architectural drawings and specifications are now on file in the Office of the City Clerk. The project is scheduled to be released on July 1 with bids due on July 28, 2016. Bid results will be reported to Council on August 9th. Public hearing, final approval of plans and specifications, and contract award will be scheduled at a later date.

ALTERNATIVES:

- 1. Approve preliminary plans and specifications for the CyRide Interceptor Pit Upgrades Project, and establish July 28, 2016, as the bid due date and August 9, 2016, as the date to report bid results to Council.
- 2. Direct staff to continue to work with the Architect to refine the project plans.
- 3. Decide to not proceed with the project at this time.

MANAGER'S RECOMMENDED ACTION:

This project is included in the FY 2015/16 budget, and was recently reviewed and approved by the Transit Board.

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





To: Mayor and Members of the City Council

From: City Clerk's Office

Date: June 28, 2016

Subject: Contract and Bond Approval

There is no Council Action Form for Item No. ___19__. Council approval of the contract and bond for this project is simply fulfilling a *State Code* requirement.

/jr

ITEM # <u>20</u> DATE: 06-28-16

COUNCIL ACTION FORM

SUBJECT: INCREASE OF PURCHASE ORDER FOR RESOURCE RECOVERY PLANT WASTE DISPOSAL OPERATIONS

BACKGROUND:

On February 28, 2012 the City Council awarded a contract for waste disposal of Resource Recovery Plant "rejects" at the Boone County landfill. The period from July 1, 2015 through June 30, 2016, is the fourth of ten 12-month extension periods; and extension periods are contingent upon approval of funding by Council.

The originally planned amount for disposal was for 15,000 tons. Staff now estimates the actual amount to be disposed will be 16,730 tons, due to the increase in disposal during the extended Power Plant fuel conversion project. The budget for this work was amended and approved by City Council on May 19, 2016, in the amount of \$761,200. Correspondingly, the purchase order to Boone County will need to be increased by \$78,700 to \$761,200, which will match the budget approved by Council.

ALTERNATIVES:

- 1. Approve a change order in the amount of \$78,700 to Boone County Landfill, which increases the total amount to \$761,200 as approved by the City Council in the final amendment action in May 2016.
- 2. Do not approve the change order.

MANAGER'S RECOMMENDED ACTION:

The amount of waste going to the Boone County Landfill is higher than anticipated due to the extended shutdown during the Power Plant conversion to natural gas.

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

ITEM # 21

DATE: 06-28-16

COUNCIL ACTION FORM

SUBJECT: ELECTRIC PRODUCTION CRANE TRUCK RENTAL CHANGE ORDER

BACKGROUND:

Currently Electric Production is renting a crane truck as the previous unit was taken out of service after being damaged. This truck with crane is used for lifting and relocating equipment needed to support operations at the City's Electric Power Plant.

A new crane truck has been ordered, but the rental will need to continue until the new vehicle is delivered. The original rental was done with an undetermined time specified. Now that the staff needs to extend the rental period longer, new rental quotes were obtained. Based on these new quotes it was determined that the existing rental company provided the lowest quote.

The original purchase order is for \$36,000 and we are extending it by 7.5 months which will bring the total to \$63,000. Rental terms will allow for ending the rental early if the delivery of the new truck occurs sooner than expected. The funding for this change order will come from accumulated escrow of the coal dozer which will not be replaced. Currently there is approximately \$358,000 of escrow for the coal dozer.

ALTERNATIVES:

- 1. Approve the change order to increase the purchase order to \$63,000.
- 2. Reject the change order and return the rental crane.

MANAGER'S RECOMMENDED ACTION:

Continuing this rental until delivery of the new truck is needed to provide critical services at the Power Plant.

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

ITEM # <u>22</u> DATE: 06-28-16

COUNCIL ACTION FORM

SUBJECT: ADDITIONAL PROFESSIONAL SERVICES FOR NEW WATER TREATMENT PLANT

BACKGROUND

This action is to approve additional engineering services for construction observation for the new water treatment plant project.

On August 28, 2012, Council approved a professional services agreement with FOX Engineering of Ames for the final detailed design of the new water treatment plant, including bidding and construction phase services.

A portion of the construction phase services is for a resident project representative (RPR) who watches the construction and reports any deviations from the contract documents. The water plant construction project is made up of two contracts: Contract 1 is the pipeline construction and Contract 2 is the water treatment plant construction project. Each contract has separate RPR services being provided by FOX.

Contract 1 RPR services are provided under Task Order 4.3 with the Consultants. The construction of the pipeline took longer than expected and additional RPR services were needed to ensure the project was completed according to contract requirements. The total additional cost for these services is \$35,315. Staff anticipates recouping this additional expense through the Liquidated Damages clause of Contract 1, where the contractor compensates the City at a rate of \$800 per calendar day for failing to meet the contractual construction deadline. As of June 28, the accrued liquidated damages total \$76,800.

Contract 2 RPR services are provided under Task Order 4.1 with the Consultants. The original RPR scope of work was put together and the budget established before final design of the project began. It provided for two RPRs during heavy structural construction and a single RPR for the balance of the project. It was anticipated that the second RPR would be needed for 14 months, and this was what the original agreement with FOX Engineering included.

Once the construction schedule was received from the contractor, the time requirement for RPR services was better understood. Through efficient use of budget, the consultants were able to extend the budget for the second RPR to cover about 16 months. There is still considerable concrete and structural steel work occurring, however, and continuing periodic observation is important. The consultants and City staff worked together to come up with a scope of work for the remaining construction of the plant that is both fiscally responsible and provides the necessary oversight.

Total additional cost for these services is \$72,700, of which \$9,800 is an increase in the fixed fee portion of FOX's construction oversight work and \$62,900 will be billed hourly for only the time actually worked.

The approved FY 16/17 Capital Improvements Plan includes a total project budget of \$71,241,000 as summarized below:

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

The available balance of the project contingency account is currently \$2,192,115, inclusive of all approved change orders to date. A summary of all change orders to the entire project is attached.

ALTERNATIVES:

- 1. Approve Amendment 9 to Task Order 4.1 and Amendment 2 to Task Order 4.3 under the Master Agreement with FOX Engineering for the design, bidding and construction of the new water treatment plant in the amounts of \$72,700 and \$35,315, respectively.
- 2. Approve only one of the two Amendments to the Master Agreement with FOX Engineering.
- 3. Do not approve an Amendment to either Task Order at this time.

MANAGER'S RECOMMENDED ACTION:

The new water treatment plant project is exceptionally important for the long-term viability of the community, both in terms of increasing the water utility's capability to meet growing demands, as well as to improve the redundancy and reliability of the treatment process. An important part of the construction process is ensuring that the project is completed as designed and in accordance with contract documents. Having dedicated RPR personnel provide this service is extremely valuable.

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

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

Description	Net Change	Remaining Contingency
Initial contingency, based on FY 16/17 Cli	P	\$ 2,513,727.00
Contract 2, Change Order #1 Sanitary Sewer Realignment	\$ 127,023.00	\$ 2,386,704.00
Contract 2, Change Order #2 Second water service line; additional gate valve; change in pipe material; manhole waterproofing.	\$ 55,634.00	\$ 2,331,070.00
Contract 1, Change Order #1 Raw water realignment, site work, communication structure	\$ 9,256.45	\$ 2,321,813.55
Contract 1, Change Order #2 Piping changes, bypass structure changes, hydrant valves	\$ 21,687.60	\$ 2,300,125.95
Contract 2, Change Order #3 Minor plumbing changes, tree removal, minor electrical change to elevator, process valve simplification	\$ 5,457.00	\$ 2,294,668,95
Contract 1, Change Order #3 Air relief hydrants, pedestrian ramp, thrust block removal and replacement	\$ 16,974.83	\$ 2,277,694.12
Contract 2, Change Order #4 Clearwell access hatches	\$ 6,192.00	\$ 2,271,502.12
Contract 2, Change Order #5 Debris removal, analyzers, access doors, lime pond gates, structural clarifications	\$ 21,790.00	\$ 2,249,712.12
Contract 1, Change Order #4 Road stone, replace lime sludge line laterals, repaint hydrants	\$ 6,647.12	\$ 2,243,065.00
Contract 2, Change Order #6 Electrical modifications, valve floor stand, tracer wire, loss of work time	\$ 22,624.00	\$ 2,220,441.00
Contract 2, Change order #7 Piping modifications to eliminate maintenance in a confined space	\$ 8,985.00	\$ 2,211,456.00
Contract 2, Change order #8 Flooring changes, plumbing modifications, concrete construction changes, valves, concrete pad	\$ 19,341.00	\$ 2,192,115.00
Professional services contract Additional RPR services	\$ 108,015.00	\$ 2,084,100.00

ITEM # <u>23</u> DATE: 06-28-16

COUNCIL ACTION FORM

SUBJECT: POWER PLANT FUEL CONVERSION -

BID NO. 1 – TURBINE CONTROL SYSTEM – CHANGE ORDER NO. 4

BACKGROUND:

Currently the City has two contracts with General Electric (GE) for the Power Plant conversion to natural gas. It was necessary to enter into two contracts with GE because the scopes of work required equipment and technical expertise from two separate divisions within GE. On April 14, 2015, City Council awarded a contract to GE Energy Control Solutions, Inc. of Longmont, Colorado for Bid No. 1 Turbine Control System in the amount of \$814,920. This contract is for replacement of the Turbine Control Systems for Units 7 and 8.

The action being requested is to approve Change Order No. 4 to this Turbine Control System Contract. Due to a wiring error on a construction drawing, a GE computer hardware cabinet containing vital circuit boards for Unit 7's Turbine Control System was connected to two power sources when it should have been only connected to one source. A lack of City documentation and historically inaccurate City drawings were the primary causes of the design flaw. The 120 VAC power source, which should have not have been connected to this cabinet, overheated and destroyed two circuit boards and a wiring connector, all of which had to be replaced at a cost of \$16,853.64.

Three change orders totaling \$278,731 were previously issued for this project:

Change Order No. 1 for \$244,731 was for the procurement of digital generator voltage regulator/ excitation control for Units 7 and 8.

Change Order No. 2 for \$34,000 was for GE to supply two TVIB vibration cards to the MkVIe cabinet; and hardware, software, and technical support to conduct the Unit 7 factory acceptance test (FAT) over a three day period.

Change Order No. 3 for \$0 was for clarifying that the equipment purchased under this contract is considered personal tangible property.

The Engineer's original cost estimate for this portion of the project was \$1,064,728. With this change order, the total costs for the Bid No. 1 Turbine Control System within the project will be increased to \$1,110,504.64.

For the overall conversion project, the total project dollar amount committed to date inclusive of this change order is \$17,247,012.07. The approved FY 2015/16 Capital

Improvements Plan included \$26,000,000 for the Unit 7 and Unit 8 fuel conversion. However, much of the funding for the conversion project is coming from the sale of Electric Revenue bonds. Considering that the project is coming in much less than the budgeted amount, the size of the bond issuance was reduced and reflected the updated cost estimates. The project budget to date is shown on page 3. It should be noted that if there are future change orders that cause the budget to exceed the remaining balance, staff will not recommend the issuance of any additional revenue bonds. Rather, staff at that time will look at cancelling or delaying lower priority CIP projects to fund any shortfall.

ALTERNATIVES:

- 1. Approve contract Change Order No. 4 with GE Energy Control Solutions, Longmont, CO for the Bid No. 1 Turbine Control System in the amount of \$16,853.64.
- 2. Reject contract Change Order No. 4.

MANAGER'S RECOMMENDED ACTION:

The Power Plant's existing generator controls are mechanical and hydraulic, and need to be upgraded to digital to operate properly with the power plant's digital controls system. The electronic boards are critical to the operation of the turbine control system.

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

PROJECT BUDGET

The overall project budget and commitments to date are summarized below. To date, the project budget has the following items encumbered:

the project budget h	as the following items encumbered:
*	
\$17,475,000	FY 2015/16 CIP amount budgeted for project \$26,000,000
	less reduced bonds issuance by \$8,525,000
	Sargent & Lundy, LLC
\$1,995,000	Encumbered not-to-exceed amount for Engineering Services
\$2,395,000	
\$174,000	Engineering Services Contract Change Order No. 1 Engineering Services Contract Change Order No. 2
\$174,000	Engineering Services Contract Change Order No. 2
	Alstom Power Inc.
\$3,355,300	Contract cost for Natural Gas Conversion Equipment
\$29,869	Equipment Contract Change Order No. 1
(-\$321,600)	Equipment Contract Change Order No. 2
(-\$51,000)	Equipment Contract Change Order No. 3
\$1,620	Equipment Contract Change Order No. 4
\$0	Equipment Contract Change Order No. 5
	Emerson Process Management Power & Water Solutions, Inc.
\$1,595,000	Contract cost for DCS equipment
\$39,377	DCS Contract Change Order No. 1
\$12,611	DCS Contract Change Order No. 2
\$0	DCS Contract Change Order No. 3
	GE Energy Control Solutions, Inc.
\$814,920	Contract cost for TCS equipment Bid 1
\$244,731	TCS Bid 1 Contract Change Order No. 1
\$34,000	TCS Bid 1 Contract Change Order No. 2
\$0	TCS Bid 1 Contract Change Order No. 3
\$16,854	TCS Bid 1 Contract Change Order No. 4
,	
	General Electric International, Inc.
\$186,320	Contract Cost for Turbine Steam Seal System - TCS Bid 2
\$24,536	TCS Bid 2 Contract Change Order No. 1
\$150,000	TCS Bid 2 Contract Change Order No. 2
\$0	TCS Bid 2 Contract Change Order No. 3
	Henkel Construction Co.
\$898,800	Contract cost for Control Room Installation General Work
ψοσο,σσο	Common Common Room molanation Comoral Work

\$66,782 \$17,683.54	Contract Control Room Contract Change Order No. 1 Control Room Contract Change Order No. 2
	TEL Construction Convices Inc
Φ4 F70 040	TEI Construction Services, Inc.
\$1,572,019	Contract cost for Mechanical Installation General Work Contract
\$8,750	Mechanical Contract Change Order No. 1
\$156,131	Mechanical Contract Change Order No. 2
\$187,984	Mechanical Contract Change Order No. 3
\$9,785.37	Mechanical Contract Change Order No. 4
\$3,032.17	Mechanical Contract Change Order No. 5
\$7,725.98	Mechanical Contract Change Order No. 6
\$3,032.16	Mechanical Contract Change Order No. 7
\$21,673.58	Mechanical Contract Change Order No. 8
\$175,496.89	Mechanical Contract Change Order No. 9
DO 445 440	FPD Power Development, LLC
\$3,145,149	Contract cost for Electrical Installation General Work Contract
\$12,044.24	Electrical Contract Change Order No. 1
	Graybar Electric
\$98,560	Contract cost for UPS System
(-\$1,010)	UPS System Contract Change Order No. 1
(+ 1, 5 1 5)	or o system comments of the government
	Hertz Equipment Rental Corporation
<u>\$166,835.50</u>	Contract cost for Portable Electric Space Heaters
\$17,247,012.07	Costs committed to date for conversion
\$227,987.93	Remaining Project Balance to cover miscellaneous equipment and modifications to the power plant needed for the fuel conversion

ITEM # 24

DATE: 06-28-16

COUNCIL ACTION FORM

SUBJECT: 2014/15 CONCRETE PAVEMENT IMPROVEMENTS CONTRACT #2 (RIDGEWOOD AVENUE, 9TH STREET & PARK WAY)

BACKGROUND:

This annual program is to remove and replace concrete street sections that have deteriorated in order to provide enhanced rideability to residents and visitors.

The 2014/15 program locations were Hayward Avenue (Hunt Street to Lincoln Way), Ridgewood Avenue (9th Street to 13th Street), and 9th Street (Northwestern Avenue to Brookridge Avenue). Work consisted of pavement reconstruction, storm and sanitary sewer improvements. Water mains on Hayward Avenue, Ridgewood Avenue, Park Way (Ridgewood Avenue to Brookridge Avenue) and 9th Street (Ridgewood Avenue to Brookridge Avenue) were also replaced. **This specific project was for the improvements on Ridgewood Avenue**, 9th **Street and Park Way**.

On February 24, 2015 City Council awarded the project to Keller Excavating LLC of Boone, Iowa, in the amount of \$1,264,261. Change Order No. 1, a deduction of \$20,476.28, was administratively approved and reflects actual quantities installed in the field including removing the street improvements to 9th Street. An explanation follows under contractor performance below. Actual quantities associated with subgrade stabilization on Ridgewood Avenue were higher than plan quantity due to unstable and moist conditions. Construction was completed in the amount of \$1,243,784.72.

The overall 2014/15 Concrete Pavement Improvements Program includes funding and expenses as shown below:

				Distribution	per	Location	
Program Funding Summary		Total Funding		Ridgewood Ave, 9th St, Park Way		Hayward Ave	
14/15 Concrete Pavement Improvements							
GO Bonds	\$	1,655,000.00	\$	1,055,000.00	\$	600,000.00	
Road Use Tax funds	\$	50,000.00	\$	-	\$	50,000.00	
Electric Utility funds	\$	21,000.00	\$	-	\$	21,000.00	
14/15 Water System Improvements (Water Utility fund)	\$	515,000.00	\$	385,000.00	\$	130,000.00	
13/14 Sanitary Sewer Rehab Program (Sanitary Sewer Utility fund)		57,397.00			\$	57,397.00	
14/15 Sanitary Sewer Rehab Program (Sanitary Sewer Utility fund)	\$	22,000.00	\$	22,000.00	\$	-	
15/16 Sanitary Sewer Rehab Program (Sanitary Sewer Utility fund)		65,506.63			\$	65,506.63	
13/14 Neighborhood Curb Replacement Program		24,500.00	\$	24,500.00	\$	-	
11/12 Asphalt Pavement Improvements (project savings)		380,000.00	\$	80,000.00	\$	300,000.00	
14/15 Storm Sewer Improvements (Storm Sewer Utility fund)		177,000.00	\$	-	\$	177,000.00	
Totals	\$	2,967,403.63	\$	1,566,500.00	\$	1,400,903.63	
Program Expense Summary	Т	otal Expenses					
Engineering (actual)			\$	248,757.00	\$	232,955.00	
Construction Costs (actual)			\$	1,243,784.72	\$	1,164,775.92	
Totals	\$	2,890,272.64	\$	1,492,541.72	\$	1,397,730.92	

Any remaining funds from this program will be used on additional projects in the future.

CONTRACTOR PERFORMANCE

The contractor installed the new water main and services in accordance with the project plans and specifications. However, during excavation for the installation of the water main and these services, the contractor repeatedly damaged private utility lines providing telephone, cable and internet services to residents. This was due to blatant disregard to utility locates and/or reckless excavation techniques. The contractor received five written notices of non-compliance for violations to City specifications and work site safety. Staff spent an extraordinary amount of time attempting to correct project site issues created by the contractor and explaining to residents why they were without certain private utility services. In addition, due to the contractor's lack of diligent and continuous work, the street improvements for 9th Street were incomplete up to the onset of winter weather, ultimately stopping project progress without completion of the 9th Street improvements. Considering the contractor's subpar performance to date and the rising frustration with the neighborhood, staff determined it best to not proceed into 9th Street improvements with this contractor as part of this project. These improvements will be included in a future roadway improvement project.

This explanation is provided as a notice to both the City Council and the contractor. Should this contractor be the lowest responsive bidder on a future contact, they will be eligible for contract award but will be monitored very carefully and should their performance again fall below the City's expectations, staff will actively work to determine the potential of barring this contractor from future City bids.

ALTERNATIVES:

- Accept the 2014/15 Concrete Pavement Improvements Contract #2 (Ridgewood Avenue, 9th Street and Park Way) as completed by Keller Excavating LLC of Boone, Iowa, in the amount of \$1,243,784.72.
- 2. Direct staff to pursue modification to the project.

MANAGER'S RECOMMENDED ACTION:

The project has now been completed in accordance with 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.

ITEM # <u>25</u> DATE: 06-28-16

COUNCIL ACTION FORM

SUBJECT: PLAT OF SURVEY FOR 202 SE 5th STREET

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 for the consolidation of conveyance parcels and for boundary line adjustments.

This proposed plat of survey is for a conveyance parcel located at 202 SE 5th Street. The conveyance parcel has been in its present configuration since the 1950's.

The existing parcel is .71 acres and is zoned Highway Oriented Commercial (HOC). The site contains a retail building that is being remodeled for continued commercial use.

The site has access to all City utilities and all utilities exist inside the right of way along SE 5th Street. The site requires no additional public improvements. The developer recently completed a sidewalk connection across the site's frontage to full a requirement of the Subdivision Code.

Approval of this plat of survey (Attachment B) 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 RECOMMENDATION:

Staff has determined that the proposed plat of survey satisfies all code requirements 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.

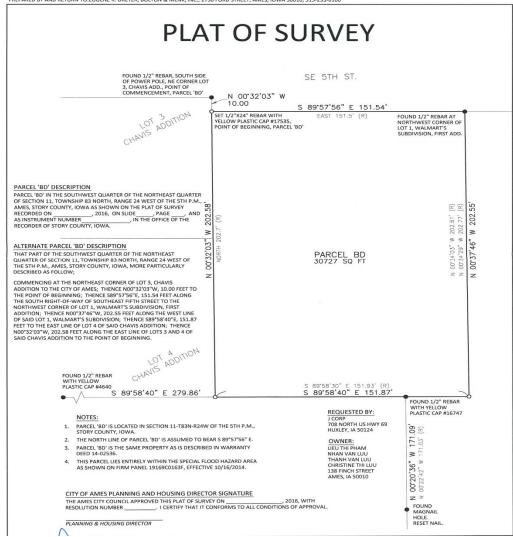
ADDENDUM PLAT OF SURVEY FOR 202 SE 5TH STREET

Applicat	tion for a proposed plat o	f survey has been submitted for:				
	Boundary line adju Re-plat to correct e	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	e is located at:					
C	Owners: Luu	Lieu Thi Pham, Nhan Van Luu, Thanh Van Luu, Christine Thi				
E	Existing Street Address:	202 SE 5 TH Street				
Д	Assessor's Parcel #:	0911251020				
L	egal Description:	COMMENCING AT THE NE CORNER OF LOT3, CHAVIS ADDITION TO THE CITY OF AMES; THENCE N00 32'03"W, 10.00 FEET ALONG THE SOUTH RIGHT-OF-WAY OF SOUTHEAST FIFTH STREET TO THE NORTHWEST CORNER OF LOT 1, WALMART'S SUBDIVISION, FIRST ADDITION; THENCE N00 37'46"W, 202.55 FEET ALONG THE WEST LINEOF SAID LOT 1, WALMART'S SUBDIVISION; THENCE S89 58'40"E, 151.87 FEET TO THE EAST LINE OF LOT 4 OF SAID CHAVIS SUBDIVISION; THENCE N00 32'03"W, 202.58 FEET ALONG THE EAST LINE OF LOTS 3 AND 40F SAID CHAVIS ADDITION TO THE POINT OF BEGINNING.				
The pre	•	Planning Director finds that approval requires all public nd 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. (no additional improvements required) 					
	Not Applicable. (no additional improvements required)					

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- Existing Conditions SE 5TH ST. N 00.32'03"-W ASPHALT S 89*57'56" E 151.54 TURF 兴 0 PARCEL BD 30727 SQ FT \odot 00'37'46" W 202,55' FF= 888.99 \bigcirc TURF \$60000 GRAVEL FOUND 1/2" REBAR WITH VELLOW PLASTIC CAP #16747 X X

Attachment B-Plat of Survey



ITEM # 26a&b DATE: 06-28-16

COUNCIL ACTION FORM

SUBJECT: SCENIC VALLEY SUBDIVISION, SECOND ADDITION MAJOR FINAL PLAT

BACKGROUND:

The Hunziker Development Company has submitted a final subdivision plat for Scenic Valley Subdivision, Second Addition. The First Addition was approved in October, 2014. The subdivision is zoned as FS-RL (Suburban Low Density), which allows exclusively for single-family residential development. The Scenic Valley development lies west of George Washington Carver Avenue and east of Squaw Creek.

The proposed final plat (attached) includes 20 residential lots for single family attached homes along the south end of Aldrin Avenue and 8 lots for single family detached along the north end of Aldrin Avenue. It plats about 6.59 acres and includes the completion of the cul-de-sac at the south end of Aldrin Avenue and a further extension of Aldrin Avenue to the north. This northern extension of Aldrin Avenue will temporarily terminate in a dead end but has the required fire truck turnaround in anticipation of a future extension. Aldrin Avenue will eventually extend north to connect with a cross street (Barcelos Street). The next addition in this subdivision is likely to trigger the requirement for a second road (Barcelos Street) to be constructed that connects to GW Carver.

The applicant has provided an agreement for the installation of street trees and sidewalks. The agreement requires the financial security for the sidewalks which must be installed the earlier of three years or prior to issuance of a certificate of occupancy for a house on the lot. The street trees are deferred until occupancy with no financial security required.

The developer has provided a letter of credit in the amount of \$44,857.90 for the completion of the improvements including sidewalks, which the City Council is asked to accept, along with those improvements already completed.

The approval of the preliminary plat included two conditions. The first is that, "prior to final plat approval, the street light and street planting plan for the attached single-family home portion of Aldrin Avenue south of Weston Drive "be prepared and presented to the Planning and Housing Department for review and approval to ensure appropriate space is reserved for off-street parking coordinated with driveway placement." The staff has reviewed the plan and finds it acceptable. There will be approximately 11 on-street parking spaces along Aldrin upon its completion.

The second condition is that an "easement document or similar restriction...be prepared for City staff review that contains specific language regarding the protection of trees and slopes as described in the master plan." Such language was incorporated into the easement language for the First Addition, but is not relevant for this Second Addition as

the trees and steep slopes that precipitated that easement language are not in this Second Addition.

After reviewing the proposed Final Plat, staff finds that it complies with the approved Master Plan, Preliminary Plat, adopted plans, Developer Agreement, and all other relevant design and improvement standards required by the Municipal Code.

ALTERNATIVES:

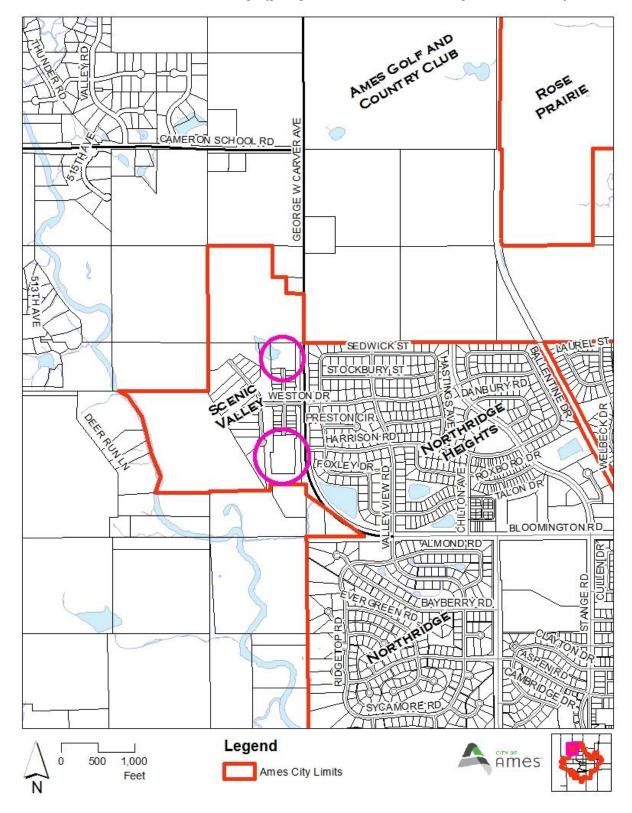
- 1. The City Council can approve the following two items:
 - a. Approve the Final Plat of Scenic Valley Subdivision, Second Addition, based upon findings that the Final Plat conforms to relevant and applicable design standards, ordinances, policies, and plans.
 - b. Accept the completed improvements along with the Improvement Agreement and financial security in lieu of the installation of the remaining required improvements.
- The City Council can deny the Final Plat for Scenic Valley Subdivision, Second Addition if it finds that the development creates a burden on existing public improvements or creates a need for new public improvements that have not yet been installed.

CITY MANAGER'S RECOMMENDED ACTION:

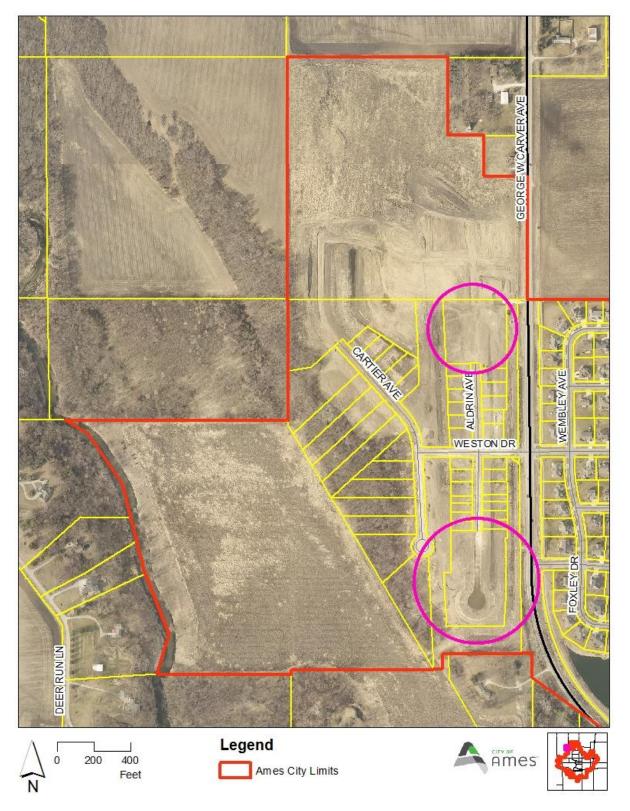
City staff has evaluated the proposed final subdivision plat and determined that the proposal is consistent with the preliminary plat approved by City Council and that the plat conforms to the adopted ordinances and policies of the City as required by Code.

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

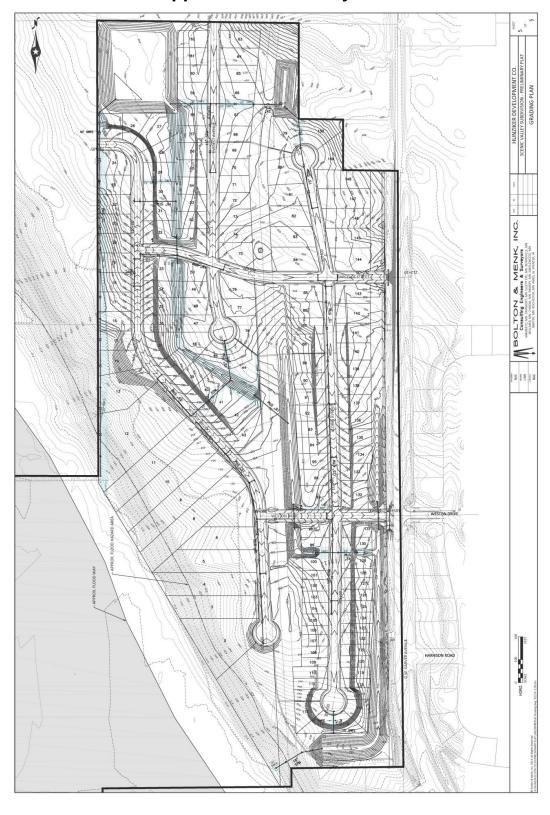
General Location Map (proposed new lots in pink circles)



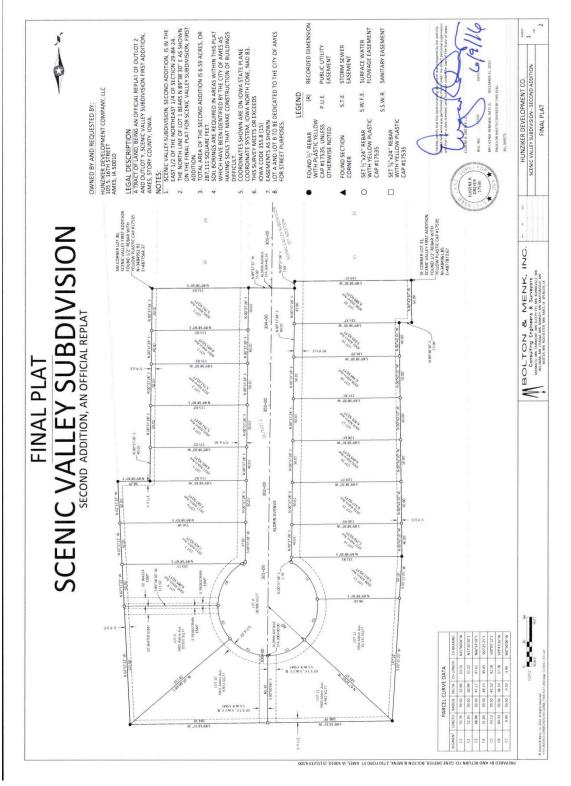
Scenic Valley (proposed lots in pink circles)



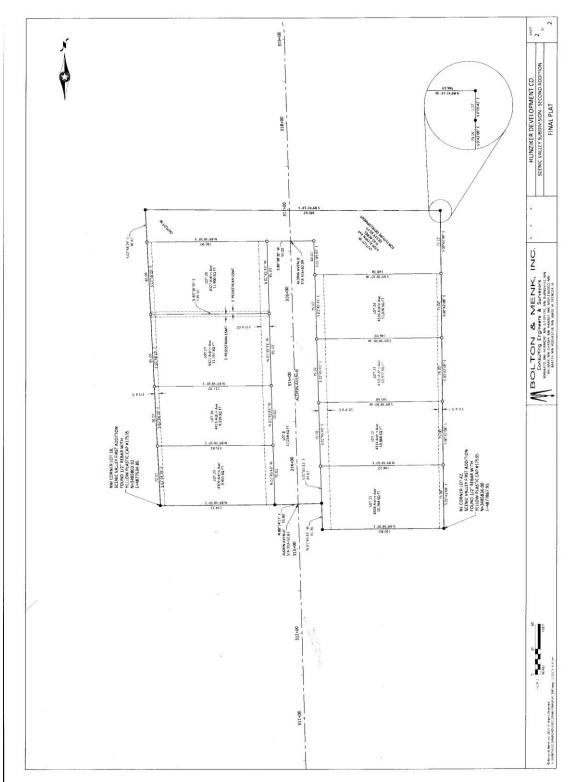
Approved Preliminary Plat



Scenic Valley Subdivision, Second Addition (South End of Aldrin Avenue)



Scenic Valley Subdivision, Second Addition (North End of Aldrin Avenue)



Applicable Laws and Policies Pertaining to Final Plat Approval

Adopted laws and policies applicable to this case file include, but are not limited to, the following:

Ames Municipal Code Section 23.302

- (10) City Council Action on Final Plat for Major Subdivision:
- (a) All proposed subdivision plats shall be submitted to the City Council for review and approval. Upon receipt of any Final Plat forwarded to it for review and approval, the City Council shall examine the Application Form, the Final Plat, any comments, recommendations or reports examined or made by the Department of Planning and Housing, and such other information as it deems necessary or reasonable to consider.
- (b) Based upon such examination, the City Council shall ascertain whether the Final Plat conforms to relevant and applicable design and improvement standards in these Regulations, to other City ordinances and standards, to the City's Land Use Policy Plan and to the City's other duly adopted plans.
 - (c) The City Council may:
- (i) deny any subdivision where the reasonably anticipated impact of such subdivision will create such a burden on existing public improvements or such a need for new public improvements that the area of the City affected by such impact will be unable to conform to level of service standards set forth in the Land Use Policy Plan or other capital project or growth management plan of the City until such time that the City upgrades such public improvements in accordance with schedules set forth in such plans; or,
- (ii) approve any subdivision subject to the condition that the Applicant contribute to so much of such upgrade of public improvements as the need for such upgrade is directly and proportionately attributable to such impact as determined at the sole discretion of the City. The terms, conditions and amortization schedule for such contribution may be incorporated within an Improvement Agreement as set forth in Section 23.304 of the Regulations.
- (d) Prior to granting approval of a major subdivision Final Plat, the City Council may permit the plat to be divided into two or more sections and may impose such conditions upon approval of each section as it deems necessary to assure orderly development of the subdivision.
- (e) Following such examination, and within 60 days of the Applicant's filing of the complete Application for Final Plat Approval of a Major Subdivision with the Department of Planning and Housing, the City Council shall approve, approve subject to conditions, or disapprove the Application for Final Plat Approval of a Major Subdivision. The City Council shall set forth its reasons for disapproving any Application or for conditioning its approval of any Application in its official records and shall provide a written copy of such reasons to the developer. The City Council shall pass a resolution accepting the Final Plat for any Application that it approves. (Ord. No. 3524, 5-25-99)

ITEM # <u>27a</u> DATE: 06-28-16

COUNCIL ACTION FORM

REQUEST: DEVELOPMENT AGREEMENT ON PROPERTY LOCATED AT 896 SOUTH 500TH STREET FOR CRANE FARM SUBDIVISION

BACKGROUND:

The Crane Farm Subdivision is a 50 acre site located in the Southwest I Allowable Growth Area. Southwest I is an area identified within Chapter 6 of the land Use Policy Plan where incentives may be granted for costs of major infrastructure. Specifically, non-village development may request incentives for the "oversizing" of infrastructure improvements. Over-sizing infrastructure applies when improvements are sized to a degree that exceeds the demands of the proposed development. City Council has discretion within the LUPP to grant incentives "if the improvements are determined necessary to meet future planning objectives within and outside the time frame of the LUPP, and deemed fiscally responsible and appropriate by the City of Ames.

The Preliminary Plat for the Crane Farm Subdivision was approved on May 24th to allow for development of a mix of single-family home lots and FS-RM lots for development of apartments. The Preliminary Plat includes requirements for the extension of Mortensen Road to the property boundary as a Minor arterial street, reservation of area for a bus turn around for Cy-Ride, pedestrian easement to the north, frontage improvements along 500th Avenue, and improvements to the intersection of 500th Avenue and Lincoln Way.

Staff estimates that approximately 1/3, or \$580,000, of the public improvement costs for Mortenson and Wilder will be related to oversizing. Therefore, the developer has requested that the City Council enter into a development agreement to defray the costs of over-sizing. Additionally, the developer has offered, as part of the Development Agreement, to not only reserve space for a CyRide bus turnaround, but also to construct the permanent bus turn around at their cost.

If the City Council decides to incentivize this Southwest I area project, then the City could either (1) take on the responsibility to construct Mortensen Road and Wilder Avenue with the Developer paying to the City the cost of the standard improvements, or (2) agree with the Developer that the City will assume the cost of <u>separate</u> infrastructure projects in an amount that equals the estimated cost for oversizing.

Due to increased costs attributable to the State's public bidding regulations, staff believes it is in the best interest of both parties to divide responsibility for the required improvements, rather than the Developer paying a pro-rata share of the cost of an

improvement to the City. The attached Development Agreement (Attachment A) includes certain obligations to reflect this tradeoff. The conditions are as follows:

- 1) The Developer will be responsible to construct Mortensen Road and Wilder Avenue (which includes oversizing).
- 2) The Developer will be relieved of the 500th street frontage improvements as well as the improvements at the intersection of Lincoln Way and 500th Street.

The City will assume responsibility to complete these improvements as needed in the future. However, the need for these road improvements are not anticipated until the extension of Mortenson to 500th Avenue.

3) The Developer will grade and prepare the land for paving of a shared use path along Mortensen Road with the City being responsible to install the pavement for the path.

The shared use path would be installed by the City at the time of its choosing. Staff recommends the shared use path project be added to the FY 2017-18 budget so it will be completed in a similar timeframe as the first phase of development on this site. The estimated cost to the City of paving the shared use path is \$285,000.

This agreement obligates the City to share in these development costs as an incentive for development within this Growth Area. Without such an agreement, the Developer would be responsible to pay for obligations 1, 2, and 3. In order to provide the incentive for oversizing in a way that meets the State's bidding regulations, the agreement calls for the City to assume the responsibility for items 2 and 3.

The Developer has the obligation to extend Mortenson Road through the site by December 31, 2019. Additionally, the Developer has the obligation of providing for easements and construction of the bus turnaround prior to the use and occupancy of development of the first phase of apartments.

ALTERNATIVES

- The City Council can approve the attached Development Agreement for the Crane Farm Subdivision if it finds that the proposed Development Agreement meets the improvement requirements of the Subdivision Code and is in the City's interest, as defined by the LUPP, to provide incentives to this project in the Southwest I Allowable Growth Area.
- 2. The City Council can deny approval of the Development Agreement if it finds that the proposed agreement does not meet the City's interest for incentivizing this

project within the Southwest I Allowable growth area in the LUPP.

3. The City Council can defer action on this request and refer it back to City staff and/or the applicant for additional information.

MANAGERS RECOMMENDATION:

Assuming that the City Council believes providing a financial incentive for this project within the Southwest I Growth Area is warranted, the attached agreement provides an equitable distribution of financial obligations. In addition, the agreement covers all necessary public improvements. To meet its responsibility under this agreement, the most immediate financial obligation of the City will be a \$285,000 investment in the shared use path in FY 2017/18.

Therefore, it is the recommendation of the City Manager that the City Council act in accordance with Alternative #1, thereby approving the attached Development Agreement for the Crane Farm Subdivision.

DO NOT WRITE IN THE SPACE ABOVE THIS LINE, RESERVED FOR RECORDER

Prepared by: Judy K. Parks, City of Ames Legal Department, 515 Clark Ave., Ames, IA 50010 (515-239-5146) Return recorded document to: City Clerk, City of Ames, 515 Clark Ave., Ames, IA 50010

DEVELOPER'S AGREEMENT WITH GW LAND HOLDINGS LLC REGARDING SITE IMPROVEMENT OBLIGATIONS FOR THE CRANE FARM SUBDIVISION

THIS AGREEMENT, made and entered into this _____ day of June, 2016, by and between the City of Ames, (hereinafter called "City") and GW Land Holdings, LLC (hereinafter called "Developer"), their successors and assigns,

WITNESSETH THAT:

WHEREAS, the Developer desires the improvement and development of an area legally described as set out on Attachment A, to be known as "Crane Farm Subdivision", and generally described as set out in Attachment B, hereinafter called the "Site"; and

WHEREAS, the Site, located at 896 South 500th Avenue, contains approximately 50 acres of land, which, at Developer's request, has recently been annexed to, and rezoned by, the City; and,

WHEREAS, Developer has received approval from the City of a Preliminary Plat in Resolution No. 16-312 and as part of that process, certain necessary public improvements for the development of Site have been identified; and,

WHEREAS, it is intention and representation of the Developer that the development of the Site will be carried out in Phases; and (See Exhibit A)

WHEREAS, the Developer is seeking Final Subdivision Plat approval, and the City desires that the Site be compliant with City infrastructure requirements, transportation system needs, and incorporation into the City's street design as the phases of the development take place, and that the land needed and costs for those improvements attributable to Developer are appropriately allocated to Developer; and

WHEREAS, an agreement between the Developer and the City with respect to public improvements is required by the City as a condition of approval of subdivision plats pursuant to section 354.8 of the <u>Code of Iowa</u>, and section 23.304 of the <u>Ames Municipal Code</u>.

WHEREAS, The City Council has an interest in supporting growth in the Southwest I Allowable Growth Area consistent with the Land Use Policy Plan by providing an incentive of cost sharing on the oversizing of infrastructure for a minor arterial street.

NOW, THEREFORE, the parties hereto have agreed and do agree as follows:

I. PURPOSE

It is the purpose of this agreement to document, record and give notice of grants of easements and cost sharing for certain public roadway and transportation system improvements which are necessary as a result of development of the Site. More specifically, these improvements will provide for construction of Mortensen Road as a Minor Arterial street; Wilder Avenue as a residential collector street; and will provide for bus turnaround improvements that will allow the CyRide mass transit system to have routes to and through the Site. Additionally, the development requires improvements for the intersection of 500th Avenue and Lincoln Way. Therefore the City and Developer have agreed on improvement costs through assigning responsibility to on site and off site improvements for individual improvements.

II. TRANSPORTION AND TRANSIT SYSTEM STREET IMPROVEMENTS

In anticipation of the needs of the transportation and mass transit systems for extension of roadways and mass transit routes westward into this subdivision, and acknowledging Developers desire to have this site accessible to mass transit, the Developer agrees to provide to the City all of the following:

- A. An easement on Outlot B that allows for development of a public transit system bus turnaround in a design that is similar to the public transit system bus turnaround that is presently found at the intersection of California Avenue and Ontario Street. The size and dimension of the easement are subject to approval of the Public Works Director.
- B. Construction of a bus turnaround to City specifications and standards on Outlot B at Developers sole cost prior to the use and occupancy of Lot 55. (See Exhibit A)
- C. The Developer shall construct all street improvements within the site to City specifications and standards and at the sole cost of the Developer. The Developer must complete said improvements for Mortensen Road to the City specifications and standards by December 31st, 2019.
- D. The City will be responsible for improvements to 500th Avenue and the intersection of Lincoln Way and 500th Avenue at the City's discretion of timing and scope of

improvements. The Developer shall bear no further costs associated with these improvements.

- E. Developer shall provide an easement having a minimum width of ten (10) feet on Outlot B, for the construction of a sidewalk to the north property line and with a ten (10) foot wide easement also provided along the north property line prior to the final plat of lots 25-28.
- F. The Developer has posted financial security for its improvement obligations which has been determined to be acceptable to the City. This obligation shall be ongoing until the secured improvements are complete and accepted by the City.
- G. Along Mortensen Road, Developer shall grade and prepare the land for construction of a shared use path. The City, at a time of its choosing and at its cost, will install the pavement for the path.

III. NON INCLUSION OF OTHER IMPROVEMENT OBLIGATIONS

The parties acknowledge and agree that this Agreement is being executed in contemplation of a conceptual plan for development, without further review or approval of subsequent specific plans for development of the Site. The parties acknowledge and agree that it is not possible to anticipate all the infrastructure and code requirements that the Developers may be required to complete or comply with to properly develop the site. Therefore, the parties agree that all work done by and on behalf of the Developers with respect to other improvements, including but not limited to, building design, building construction, and utilities, both on-site and off-site, with the specific exception of the costs for improvements as noted above in II, shall be made in compliance with the Iowa Code, SUDAS, and all other federal, state and local laws and policies of general application, including but limited to building and zoning codes, whether or not such requirements are specifically stated in this Agreement.

IV. COVENANT WITH THE LAND

This agreement shall run with the Site and be binding upon the Developer, its successors and assigns.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed effective as of the date first above written.

CITY OF AMES, IOWA

By:	
By: Ann H. Campbell, Mayor	
Attest by: Diane R. Voss, City Clerk	
Diane R. Voss, City Clerk	
personally appeared Ann H. Campbell and Diane R. sworn, did say that they are the Mayor and City Clerk, to the foregoing instrument is the corporate seal of the behalf of the corporation, by authority of its City Counthe City Council on the day of	16, before me, a Notary Public in and for the State of Iowa, Voss, to me personally known, and, who, being by me duly respectively, of the City of Ames, Iowa; that the seal affixed corporation, and that the instrument was signed and sealed on cil, as contained in Resolution No adopted by, 20, and that Ann H. Campbell and Diane R. Voss eir voluntary act and deed and the voluntary act and deed of
	Notary Public in and for the State of Iowa
GW LAND HOLDINGS, LLC	
By:Alex P. Galyon, Manager	
STATE OF IOWA, STORY COUNTY ss: This instrument was acknowledged before i Manager of GW LAND HOLDINGS, LLC.	ne on, 2016, by Alex P. Galyon, as
	Notary Public in and for the State of Iowa

ITEM # <u>27b</u> DATE: 06-28-16

COUNCIL ACTION FORM

SUBJECT: MAJOR FINAL PLAT FOR CRANE FARM SUBDIVISION FIRST ADDITION

BACKGROUND:

The City's subdivision regulations are included in Chapter 23 of the Ames Municipal Code. This "Subdivision Code" includes the process for creating or modifying property boundaries, and specifies whether any improvements are required in conjunction with the platting of property. The creation of new lots is classified as either a major or minor subdivision, with a major subdivision requiring a two step platting process to finalize the creation of new lots. The "Preliminary Plat" is first approved by the City Council, and identifies the layout of the subdivision and any necessary or required public improvements. Once the applicant has completed the necessary requirements, including provision of required public improvements or provision of financial security for their completion, an application for a "Final Plat" may then be made for City Council approval. After City Council approval of the Final Plat, it must then be recorded with the County Recorder to become an officially recognized subdivision plat.

Pinnacle Properties LLC, representing the owners of 896 South 500^{th} Avenue is requesting approval of a major final plat for Crane Farm Subdivision. The Crane Farm Subdivision lies north of Highway 30 on the east side of South 500^{th} Avenue as shown on Attachment A-Location Map.

The final Plat includes Lot 1 for development of apartment dwellings and three additional outlots for future development and open space. The lot being created for apartment dwellings is located along the south side of Mortensen Road and will have access via Mortensen Road once constructed. The proposed lot 1 totals 8.825 acres in size.

Three outlots in the proposed subdivision total 38.28 acres. Outlots A will be open space. Outlot Y will be for future development. Outlot Z will be for future development as well as open space that will contain a yet to be constructed bus turnaround in the northwest corner of the outlot. All lots meet minimum size requirements and frontage requirements for the FS-RL and FS-RM zoning district.

Public improvements, including streets, sidewalks, sanitary sewer, water, storm sewer system, street lights, trails, sub-drains and seeding for storm water detention basins are required as part of this major subdivision. New sewer and water connections are installed or available adjacent to the proposed Lot 1.

Public Works Department has reviewed a submitted Storm Water Management Plan for this subdivision and has determined that the development will comply with all applicable stormwater requirements.

DEVELOPMENT AGREEMENT:

At the time of the preliminary plat approval, the developer indicated a desire to enter into a Development Agreement to coordinate the City's sharing of costs for over-sizing of Mortenson Road and the responsibility of the developer for improvements. A Development Agreement has been proposed for City Council approval between the City and the developer. If City Council enters into the accompanying development agreement, it alters the applicant's improvement requires that were conditions of the preliminary plat approval. Out of consideration for over-sizing the construction of Mortenson Road as a minor arterial street, the developer will have no obligations for off-site or frontage improvements and must only complete improvements on site. The agreement explains the timeline for construction of the Mortensen Road extension, provision of easements, and the construction of a bus to fulfill the conditions of the preliminary plat approval.

ALTERNATIVES:

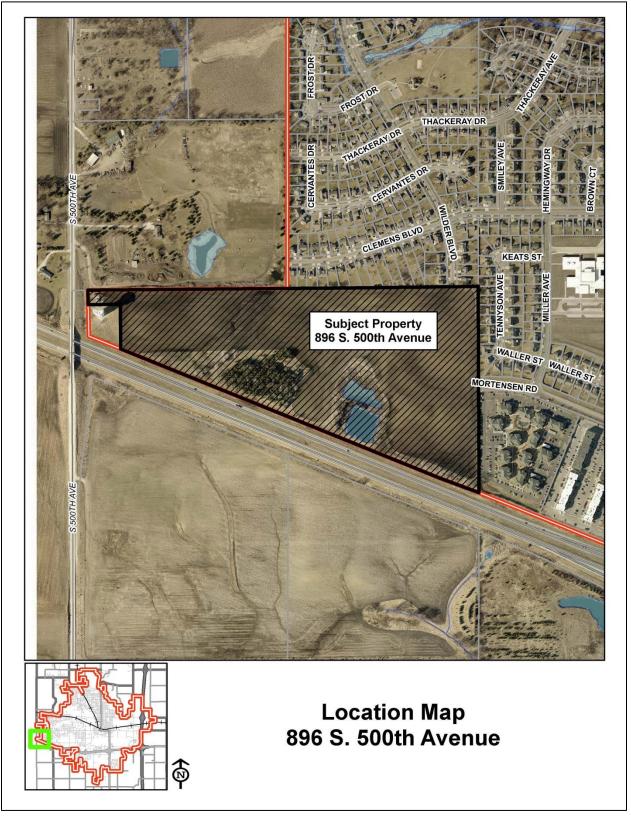
- 1. The City Council can approve the Final Plat of Crane Farm Subdivision First Addition based upon the staff's findings that the Final Plat conforms to relevant and applicable design standards, ordinances, policies, and plans with a Development Agreement included.
 - City Council can accept this alternative if it has approved the development agreement in the previous agenda item. If the development agreement is not approved, the conditions of the preliminary plat and financial security requirements for the first addition are not adequate.
- 2. The City Council can refer this request back to staff or the applicant for additional information.
 - If City Council does not approve the development agreement, City Council can defer action on the final plat to allow the applicant to update the plat documents and provide appropriate financial security for required improvements.
- 3. The City Council can deny the Final Plat for Crane Farm Subdivision First Addition, if it finds that the development creates a burden on existing public improvements or creates a need for new public improvements that have not yet been installed.

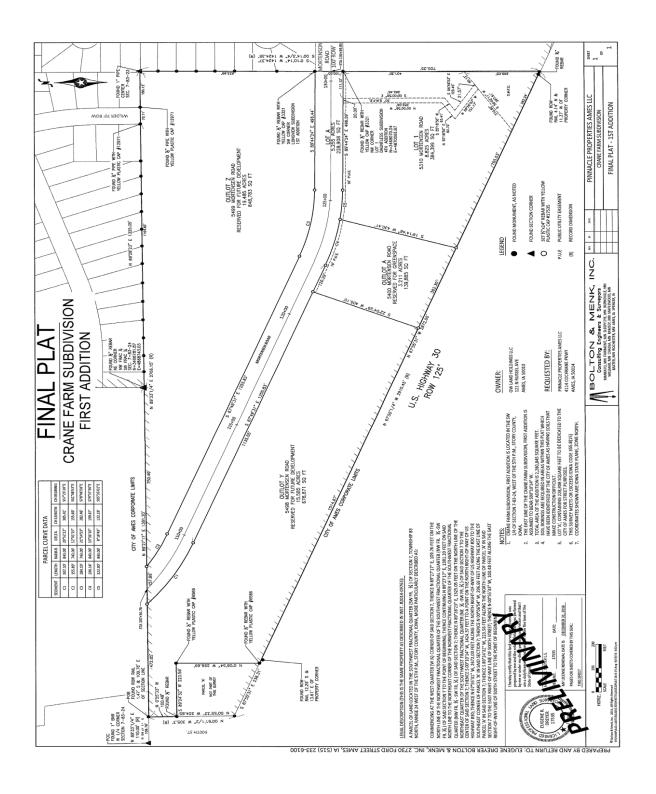
MANAGER'S RECOMMENDATION:

City staff has evaluated the proposed final subdivision plat and determined that the proposal is consistent with the master plan and preliminary plat and that the plat conforms to the adopted ordinances and policies of the City as required by Chapter 23 of the Municipal Code. The proposed development agreement modified the conditions of the original preliminary plat and replaces them with divided responsibilities for improvements, primarily recognizing the City benefit of over-sizing of Mortenson Road within the incentivized areas of the Southwest I Allowable Growth Area.

Therefore, assuming the City Council has approved the development agreement reflected in the previous agenda item, it is the recommendation of the City Manager that the City Council accept Alternative #1, thereby approving the final plat for Crane Farm Subdivision.

Attachment A- Location map





Applicable Laws and Policies Pertaining to Final Plat Approval

Adopted laws and policies applicable to this case file include, but are not limited to, the following:

Ames Municipal Code Section 23.302

- (10) City Council Action on Final Plat for Major Subdivision:
- (a) All proposed subdivision plats shall be submitted to the City Council for review and approval. Upon receipt of any Final Plat forwarded to it for review and approval, the City Council shall examine the Application Form, the Final Plat, any comments, recommendations or reports examined or made by the Department of Planning and Housing, and such other information as it deems necessary or reasonable to consider.
- (b) Based upon such examination, the City Council shall ascertain whether the Final Plat conforms to relevant and applicable design and improvement standards in these Regulations, to other City ordinances and standards, to the City's Land Use Policy Plan and to the City's other duly adopted plans.
 - (c) The City Council may:
- (i) deny any subdivision where the reasonably anticipated impact of such subdivision will create such a burden on existing public improvements or such a need for new public improvements that the area of the City affected by such impact will be unable to conform to level of service standards set forth in the Land Use Policy Plan or other capital project or growth management plan of the City until such time that the City upgrades such public improvements in accordance with schedules set forth in such plans; or,
- (ii) approve any subdivision subject to the condition that the Applicant contribute to so much of such upgrade of public improvements as the need for such upgrade is directly and proportionately attributable to such impact as determined at the sole discretion of the City. The terms, conditions and amortization schedule for such contribution may be incorporated within an Improvement Agreement as set forth in Section 23.304 of the Regulations.
- (d) Prior to granting approval of a major subdivision Final Plat, the City Council may permit the plat to be divided into two or more sections and may impose such conditions upon approval of each section as it deems necessary to assure orderly development of the subdivision.
- (e) Following such examination, and within 60 days of the Applicant's filing of the complete Application for Final Plat Approval of a Major Subdivision with the Department of Planning and Housing, the City Council shall approve, approve subject to conditions, or disapprove the Application for Final Plat Approval of a Major Subdivision. The City Council shall set forth its reasons for disapproving any Application or for conditioning its approval of any Application in its official records and shall provide a written copy of such reasons to the developer. The City Council shall pass a resolution accepting the Final Plat for any Application that it approves. (Ord. No. 3524, 5-25-99)

ITEM # <u>28</u> DATE: 06/28/16

COUNCIL ACTION FORM

REQUEST: REZONE PROPERTY LOCATED AT 104 SOUTH HAZEL AVENUE FROM "S-GA" (GOVERNMENT/AIRPORT DISTRICT) TO "NC" (NEIGHBORHOOD COMMERCIAL)

BACKGROUND INFORMATION:

The owner of this property, Story County, is interested in rezoning approximately 1.24 acres at 104 South Hazel Avenue (See Attachment A) from "S-GA" Government/Airport District to "NC" Neighborhood Commercial.

Story County no longer uses the property or building for government services and desires to rezone the property for sale to a private social services organization known as Optimae. The current building is principally an office building that previously was operated by Story County. Changing the zoning to NC would allow small scale commercial uses to operate on the property, subject to conformance with zoning standards. In contrast, if the property maintains its current S-GA zoning the property may only be allowed to be used for government related activities. This would considerably narrow the range of potential tenants or buyers.

The surrounding neighborhood consists primarily of single-family and some two-family homes and other uses along Lincoln Way. Story County owns and will continue to retain ownership of a group home facility on the property immediately south of this location.

The Ames Land Use Policy Plan (LUPP) Future Land Use Map shows the subject site with the One and Two Family Medium Density Residential land use designation. (See Attachment C) The applicant believes that the use of the site supports rezoning to NC because of the existence of a modern commercial office building on the property. To support the rezoning to NC, the Council would need to find the rezoning to be consistent with the LUPP overall, despite the lack of an underlying commercial zoning designation. Alternatively, the Council could determine that rezoning to UCRM is appropriate for the site based upon the underlying land use designation.

While NC zoning does not have its own distinct LUPP designation, the LUPP does describe this type of district as being integrated with residential neighborhoods. As stated in Chapter 2 of the Commercial Land Use Designations in the LUPP, "Neighborhood Commercial represents existing clustered commercial land uses that integrate aesthetically and physically with existing adjacent residential neighborhoods. Since Neighborhood Commercial land use are among residential areas, higher design, building materials, and landscape standards apply."

Staff has reviewed the pattern of NC zoning across the community for consistency with

the above language from the LUPP and finds it to conform to the intent. NC zoning has been applied to areas with residential low density, residential high density, residential medium density, commercial, and Downtown Service Center. Generally, these areas reflect small sites with existing commercial uses that differ from their surrounding residential neighbors. Staff finds this to be the same situation for the Hazel site.

The Planning and Zoning Commission reviewed this request at its June 1 meeting and recommended rezoning 104 S Hazel from Neighborhood Commercial (NC) zoning district to Downtown Service Center (DSC) zoning district. Members of the public spoke concerning the allowed commercial use within the residential neighborhood. The Commission voted 6-1 in support of rezoning the site to NC.

CONTRACT REZONING:

Subsequent to the Planning and Zoning Commission, staff contacted the County to discuss if they would enter into a Contract Rezoning to limit use of the property to office and social service provider uses. These are the categories of use in the Zoning Ordinance that would best reflect the past 25 years of use of the site. County representatives indicated they are willing to contract rezone the property with the above limitation of use with NC zoning. The County has agreed to proceed with entering into a contract rezoning as discussed with staff (See Attachment F). This contract rezoning must be formally agreed to prior to the third reading of an ordinance for rezoning of a property.

ALTERNATIVES:

- The City Council can approve on first reading rezoning of the property located at 104 South Hazel Avenue from "S-GA" (Government/Airport District Zone) to "NC" (Neighborhood Commercial), subject to a signed contract being completed with limits on the use of the site to office and associated social service provider uses prior to third reading.
- 2. The City Council can initiate a rezoning from "S-GA" (Government/Airport District Zone) to "UCRM" (Urban Core Residential Medium Density) for the property located at 104 South Hazel Avenue.
- 3. The City Council can deny the request for rezoning of the property located at 104 South Hazel Avenue, if the Council finds that the request is not consistent with the City's regulations and policies.
- 4. The City Council can defer action on this request and refer it back to City staff and/or the applicant for additional information.

MANAGER'S RECOMMENDED ACTION:

The proposed rezoning fits within the context of the established use. The location along Lincoln Way is supportive of commercial uses and that the site – as a pre-existing modern commercial building – would be maintained as a permitted use rather than becoming a non-conforming structure in a residential zoning district. Adding a contract rezoning limitation that stipulates any future use must be an office use type can be justified based upon the nature of the proposed commercial designation and the interest to limit potential impacts to existing neighborhoods from an unanticipated future use of the property. Neighborhood Commercial zoning has standards in place and requirements for a special use permit based upon the specific site to ensure any future changes are designed to be compatible with the neighborhood.

Therefore, it is the recommendation of the City Manager that the City Council act in accordance with Alternative #1, thereby approving on first reading rezoning of the property located at 104 South Hazel Avenue from "S-GA" (Government/Airport District Zone) to "NC" (Neighborhood Commercial), subject to a signed contract being completed with limits on the use of the site to office and associated social service provider uses prior to third reading.

ADDENDUM

REZONING BACKGROUND:

Existing Site. The property totals approximately 53,940 square feet. The site has frontage along South Hazel Avenue and Lincoln Way. The current structure on the property was constructed in 1990 and has had parking additions constructed throughout the years.

The current site layout presents non-conformities with regard to lot size limits in the Neighborhood Commercial Zoning District. The primary issue is the site was not developed with a Special Use permit, which is required due to overall size of the site. Future construction or modifications to the current building will require a Special Use Permit to be obtained from the Zoning Board of Adjustment per the requirements of the Zoning Ordinance.

Existing Land Use Policy Plan. The LUPP Map designates the property as One and Two Family Medium Density Residential. The One and Two Family Medium Density designation exists all throughout the nearby neighborhood in all directions. Based on the LUPP Map, this designation supports both the UCRM Urban Core Medium Density Zone while also not prohibiting the NC Neighborhood Commercial Zone. Therefore it can be concluded that the proposed re-zoning of the property is consistent with the LUPP overall based upon the language describing the intent for neighborhood commercial locations that do not have a specified LUPP Map designation.

Zoning. The Government/Airport (S-GA) District exists on the property proposed for rezoning as well as the property to the immediate south abutting this property. The S-GA zoning designation is reserved for government facilities such as School, state, federal and City owned properties. The S-GA zoning has been in place at this location since 2000. S-GA is a unique zoning district that does not have specified base zone standards, but in turn has a limited range of allowed use targeted as government services.

The Neighborhood Commercial zone is intended for small areas in or near residential neighborhoods. Uses are restricted in size to promote local orientation to limit adverse impacts on nearby residential areas with development intended to be pedestrian oriented and compatible in scale with surrounding residential areas. Parking is strictly regulated to promote residential compatibility and character.

Infrastructure. The site is fully served by City infrastructure. Sanitary sewer and water are available, as is electric service.

Access. Vehicular access is provided to the site from South Hazel along the west side of the property. No traffic improvements are anticipated.

Applicant's Statements. (See Attachment D)

Findings of Fact. Based upon an analysis of the proposed rezoning and laws pertinent to the applicant's request, staff makes the following findings of fact:

- 1. Ames *Municipal Code Section 29.1507(2)* allows owners of fifty percent (50%) or more of the area of the lots in any district desired for rezoning to file an application requesting that the City Council rezone the property. The owner of this single parcel has requested the rezoning.
- 2. The subject property has been designated on the Land Use Policy Plan (LUPP) Future Land Use Map as "One and Two Family Medium Density Residential."
- 3. The "One and Two Family Medium Density Residential" land use designation can also accommodate the "NC" (Neighborhood Commercial) zoning designation as described within Chapter 2 for Commercial uses.
- 4. Under the "NC" zoning designation, small scale office development can be accommodated subject to the Zone Development Standards allowed within this zone, as described in Chapter 29, Article 7, of the <u>Municipal Code</u>.
- 5. Infrastructure is available to this site. The owner will need to ensure any necessary upgrades to the services at this site are coordinated through public works should a new structure be constructed on this site in the future.
- 6. Access to this site is from South Hazel Avenue, a public street right-of-way. There is no direct access to the arterial roadway of Lincoln Way.

Public Notice. Notice was mailed to property owners within 200 feet of the subject site and a sign was posted on the subject property. As of this writing, no comments have been received.

Conclusions. Based upon the analysis in this report, staff concludes that the proposed rezoning of the subject property is consistent with the Future Land Use Map, as well as the Goals and Objectives of the City of Ames Land Use Policy Plan.

Attachment A- Location Map





Proposed Rezoning
104 South Hazel Avenue

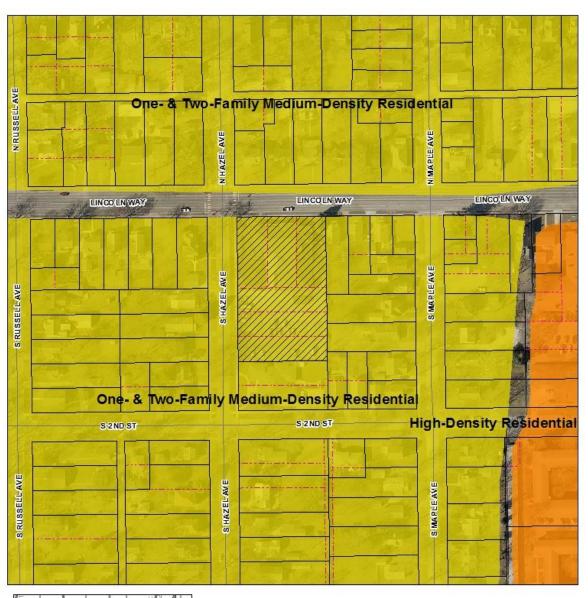
Attachment B- Current Zoning





© Current Zoning 104 South Hazel Avenue

Attachment C-LUPP Designation





LUPP Designation
104 South Hazel Avenue

Attachment D- Proposed Rezoning



Attachment E- Applicant Statement



Story County Planning and Development Administration Building 900 6th Street, Nevada, Iowa 50201

Ph. 515-382-7245 www.storycountyiowa.gov

April 18, 2016

Ames Planning and Zoning Commission & Ames City Council City of Ames 515 Clark Avenue Ames, Iowa 50010

Subject: Requested Rezoning of the subject property located at 104 S Hazel Avenue

To the Ames Planning and Zoning Commission & Ames City Council:

Thank you for your consideration of Story County's Rezoning Request for approximately 1.24 acres of the property located at 104 S Hazel Avenue. We respectfully request a zoning map amendment change from the S-GA Government Airport District to the NC Neighborhood Commercial Zone.

Reason for Requesting Rezoning

The subject property located at 104 S Hazel Avenue (proposed Parcel A) is currently owned by Story County. The existing building located on the property was constructed in 1990 for community based human services benefiting persons with physical and mental disabilities. Due to the regionalization of mental health services by the State of Iowa on May 1, 2015 Story County outsourced this service to Optimae Life Services, a for-profit organization. Optimae has been serving people with physical and mental disabilities for over 22 years and has operations in 21 counties, five located within central Iowa. In general, Optimae provides integrated services and support to persons with physical and mental disabilities including helping them live successfully in the community they choose, with the services and support they need and desire, and to move toward a personal vision of achieving individual goals. While the use of the property will continue, Story County proposes to sell the land (1.24 acres) and building to Optimae. The subject property (proposed Parcel A) will be created through a division of the original parcel through a Plat of Survey and will include Lots 1-6 Block 1 Lincoln Place Addition. The balance of the original parcel (proposed Parcel B.42 acres) will consist of Lots 7 & 8 Block 1 Lincoln Place Addition. The use of the existing building located within proposed Parcel B at 124 S Hazel Avenue, is an eight person unit group home for persons with physical and mental disabilities. This use will continue and the building and property will also continue to be owned by Story County. This property is not, however a part of the rezoning request and will continue to be zoned S-GA Government Airport District.

Page 1 of 4 PLEASE RECYCLE



Attachment E Continued



Story County Planning and Development Department Ph. 515-382-7245 Fax: 515-382-7294

Consistency of this rezoning with the Land Use Policy Plan

The subject property is located generally in the southwest area of the Urban Core area of the Ames Land Use Policy Plan located on the south side of Lincoln Way amid an established mixed use area that includes single family, two family, and high density housing, a church (Ames Meeting of the Religious Society of Friends) and near the Iowa Department of Transportation's main headquarters. The subject property has the government overlay designation and it is surrounded by the one and two family medium density residential designation. While Story County plans to sell the subject property the use of providing daily assistance to persons with physical and mental disabilities will continue benefiting many clients, the neighborhood and the community. The subject property is also in close proximity (directly west) of the South Lincoln Sub Area. The requested rezoning is compatible with the surrounding uses in the neighborhood and its also consistent with the goals for the South Lincoln Sub Area.

Goals for the South Lincoln Sub area include:

1.Encourage sense of place.

The use of the subject property has existed for 26 years and will continue to provide a valuable service to the neighborhood and entire community.

2. Continue develop as most mixed use areas also limit impact of conflicts and challenges associated with integrating a variety of land uses.

The building located on the subject property is providing a unique service to the neighborhood and community that is not provided by the adjacent or nearby properties. The property has frontage on Lincoln Way and S Hazel Avenue including off street parking on the south side of the building with two separate accesses off of S Hazel Avenue. The eight unit group home located to the south also has double frontage on S Hazel Avenue and S 2^{nd} St and primarily shares off street parking with the subject property and also has a separate off street parking area with a separate access off of S 2^{nd} Street. The uses adjacent to the subject property primarily include single and two family residential dwellings, residential high density facilities, and a church and the Iowa Department of Transportation's main headquarters located to the east.

3. Help increase supply of housing and provide wider range of housing choices.



Page 2

of 4 PLEASE RECYCLE

Attachment E Continued



Story County Planning and Development Department Ph. 515-382-7245 Fax: 515-382-7294

The use of the subject property primarily provides daily services to persons with physical and mental disabilities. The building south of the subject property however is an eight person unit group home that will continue to be owned by Story County.

4. Provide clear simply effective strategies for implementing.

Optimae plans to continue offering services to persons with physical and mental disabilities that previously were offered by Story County. No further division of the subject property is planned for housing or commercial uses, however the property to the south will continue to be owned by Story County and used as an eight person unit group home for persons with physical and mental disabilities.

Current Zoning

S-GA Government Airport District

Proposed Zoning

NC Neighborhood Commercial Zone

Proposed Use

The existing use of the subject property will continue under the new ownership of Optimae. Optimae is a community based human services agency that assists persons with disabilities to live, learn, work and socialize in their environment of choice. The program utilizes a person-centered approach to service delivery that recognizes the unique needs and abilities of all persons served. Each person's program is individualized to enable them to advance their goals. The program focuses on interventions that develop skills and supports needs in particular environments.

The use of the subject property as described above relates partly to Community Facilities and Social Service Providers identified in Article 8, Commercial Zones of the City's Municipal Code Chapter 29, Section 29.801 (2) both permitted uses in the requested NC Neighborhood Commercial Zone. According to the Ames regulations, Community Facilities may include services provided to persons at the site that are on-going, special counseling, education, and training for public, nonprofit or charitable organizations. Also Social Service Providers uses include on-site counseling and meals.



Page 3

of 4 PLEASE RECYCLE

Attachment E Continued



Story County Planning and Development Department Ph. 515-382-7245 Fax: 515-382-7294

Legal Description

Parcel 'A':

Lots 1-6 in Block 1 of Lincoln Place Addition to the City of Ames, Story County, Iowa, all together being more particularly described as follows: Beginning at the Northwest Corner of said Lot 3; thence N89°24'09"E, 182.14 feet to the Northeast Corner of said Lot 1; thence S00°31'31"E, 295.92 feet to the Southeast Corner of said Lot 6; thence S89°27'38"W, 182.54 feet to the Southwest Corner thereof; thence N00°26'53"W, 295.74 feet to the point of beginning, containing 1.24 acres.

Land Area

1.24 acres (53940.97 sq. ft.)

Thank you for your consideration of the requested rezoning of the subject property located at 104 S Hazel Avenue from the S-GA Government Airport District to the NC Neighborhood Commercial Zone.

Sincerely, Jerry L. Moore

Jerry L. Moore, Planning and Development Director

Page 4

Attachment F

Assistants, Nevada Office
-Criminal
Joseph S. Danielson
Shean D. Fletchall
Tyler J. Grimm
Jonathan L. Holscher
Adam J. Kenworthy
Timothy C. Meals
Tiffany L. Meredith
Jesse T. Ramirez
Crystal W. Rink

1st Assistant-Civil Jessica A. Reynolds

STORY COUNTY ATTORNEY Stephen H. Holmes

Story County Courthouse 1315 South B Avenue Nevada, Iowa 50201

(515) 382-7255 FAX (515) 382-7270 Assistants, Ames Office 126 S. Kellogg Suite 203, 50010 (515) 232-4185 FAX (515) 232-6405

-Civil
Ethan P. Anderson
-Juvenile, Commitment
Shawna M. Johnson
Lynnette Van Wyngarden
-Simple Misdemeanor
Benjamin Matchan

Friday, June 24, 2016

Justin Moore City of Ames 515 Clark Ave. Ames, IA 50010

Mr. Moore,

This letter is a follow up to our phone conversation earlier this week, the County would like to add the contract provisions to the rezoning of 104 S. Hazel Ave., Ames Iowa. My understanding is that this would limit the future use to "office and associated social service provider uses" only. As we don't have a definitive answer from the Buyer on their position, we would like to reserve the right to revisit this contract if and/or when the Buyer has any objections.

Thanks for your help with this matter, and please let me know if I can be of further assistance.

Sincerely,

/s/ Ethan P. Anderson

Ethan P. Anderson Assistant Story County Attorney

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

|--|

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

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

Section 1: The Official Zoning Map of the City of Ames, Iowa, as provided for in Section 29.301 of the *Municipal Code* of the City of Ames, Iowa, is amended by changing the boundaries of the districts established and shown on said Map in the manner authorized by Section 29.1507 of the *Municipal Code* of the City of Ames, Iowa, as follows: That the real estate, generally located at 104 South Hazel Avenue, is rezoned from Government/Airport District (S-GA) to Neighborhood Commercial (NC).

Real Estate Description:

Survey Description-Parcel 'A':

Lots 1-6 in Block 1 of Lincoln Place Addition to the City of Ames, Story County, Iowa, all together being more particularly described as follows: Beginning at the Northwest Corner of said Lot 3; thence N89°24'09"E, 182.14 feet to the Northeast Corner of said Lot 1; thence S00°31'31"E, 295.92 feet to the Southeast Corner of said Lot 6; thence S89°27'38"W, 182.54 feet to the Southwest Corner thereof; thence N00°26'53"W, 295.74 feet to the point of beginning, containing 1.24 acres.

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

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

ADOPTED THIS	day of	
Diane R. Voss, City Clerk		Ann H. Campbell, Mayor

COUNCIL ACTION FORM

SUBJECT:

ROADWAY PRESERVATION EASEMENT VACATION - 3599 GEORGE WASHINGTON CARVER AVENUE (SCENIC POINT SUBDIVISION)

BACKGROUND:

At the May 10, 2016 Council meeting, Council referred a **request to vacate** the existing roadway preservation easement located on the east side of 3599 George Washington Carver. A map of the location is shown in Attachment A.

The developer of 3599 George Washington Carver Avenue recently made application and was approved for annexation in anticipation of developing the property into single family residential housing as Scenic Point Subdivision.

The July 2015 plat of survey shows a roadway preservation easement over the eastern 60' of this property. This easement was approved by Resolution 15-440 by City Council and recorded at Story County in anticipation of the eventual extension of Bloomington Road over Squaw Creek to County Line Road as shown in the 2035 Long Range Transportation Plan. The easement was intended to accommodate the realignment of GW Carver Avenue in association with the extension of Bloomington Road (the curve will be taken out, creating a "T" intersection). This roadway preservation easement impacts the developer's desired development of the property.

With the recent adoption of the 2040 Long Range Transportation Plan (LRTP), the extension of Bloomington Road over Squaw Creek to County Line Road is not currently shown as a project in the LRTP. The LRTP identifies and prioritizes projects over a 25-year period; and projects that may become a priority beyond that time frame are not shown in the Plan.

Continued growth in the northern area, combined with future growth in the northwest growth area, may lead to this extension project being included in a subsequent LRTP. Maintaining the preservation easement preserves the City's ability to provide right-of-way for the extension should this project be prioritized in the future.

ALTERNATIVES:

1. The City Council can decide to deny the request and maintain the existing roadway preservation easement.

This alternative should be approved if the City Council believes that it is possible, sometime in the future, that an east/west arterial will be needed to facilitate traffic demands due to development in the northern and northwest growth areas.

2. Approve the request to vacate the existing roadway preservation easement as shown on the July 2015 Plat of Survey and set June 28, 2016, as the public hearing date to vacate the easement.

This alternative should be approved if the City Council does not believe that an east/west arterial will be needed to accommodate growth in the northern and northwest growth areas, or that an alternate street corridor can be identified.

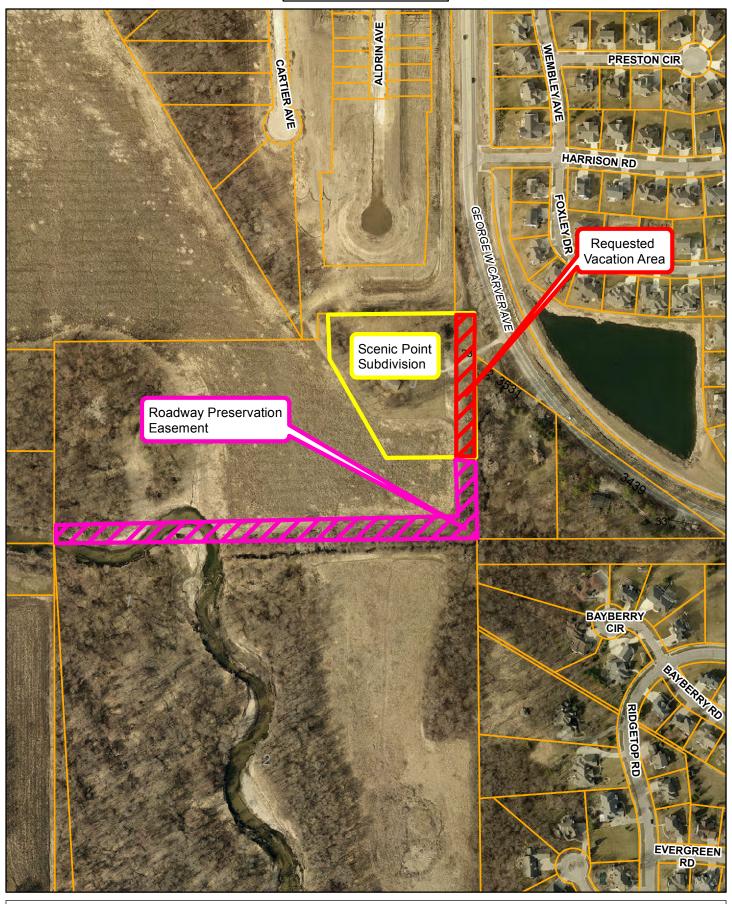
MANAGER'S RECOMMENDED ACTION:

This is a legitimate request from the developer, since the current LRTP no longer includes this arterial extension as a future project. It is natural to assume that the roadway may never be built, and thus that the easement is no longer necessary.

On the other hand, given the amount of growth that is currently projected for the northern area, as well as long-term growth that may occur in the northwest growth area, it is possible that a future update to our LRTP will reflect the need for an additional east/west arterial across this portion of the city. Maintaining the reservation easement helps preserve the ability to provide right-of-way for the Bloomington Road Extension should a future LRTP show the need for the project.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as stated above. However, if the City Council is confident that an east/west arterial will not be needed in the future or that an acceptable alternate route can be identified, then Alternative #2 could be supported.

Attachment A



Geograph: Information System (GIS) Product Dischaimer: City of Ames GIS map data does not replace or modify land surveys, decide, and/or or drive replan instruments defining land ownership & land use not does it replace field surveys or distiller or other features contained in the data. All features represented in his product all provided by federate data as "wittout survering" or any representation of accuracy, immediates are completeness. The burner for determining accuracy, completeness, fundamentality and fifteness for the appropriateness for use relates solely not the User.



Date: 5/19/2016

COUNCIL ACTION FORM

SUBJECT: REQUESTED PURCHASE OF ALLEY BETWEEN NORTH DAKOTA AVENUE AND DELAWARE AVENUE – NORTH OF TORONTO STREET

BACKGROUND:

The property owner of 1501 North Dakota Avenue wishes to build a storage shed near the rear of the property. However, due to setback requirements the owner is unable to do so in the desired location. In March 2016 the Public Works Department received a request from the property owner regarding the possible purchase of the alley at the rear of their property in order to build the shed at the desired location.

Public Works staff explained the procedures to the property owner for purchasing as well as the policy of not creating "islands" of city property surrounded by private property. The property owner was also made aware that if the neighboring properties were not interested in purchasing their adjacent pieces of alley, 1501 would have the option to purchase those as well. Finally, it was explained to the property owner that public utility easements would be required over the areas to ensure the existing rights of the utilities in the area. The sale areas of interest are shown in Attachment A.

It should be noted that other portions of the alley have been previously sold to adjacent property owners. These areas are shown in Attachment B.

In accordance with City Policy, staff performed a valuation of the requested area as well as the adjacent areas within the alley. These valuations include a 25% deduction for quit claim deed and easement. These were then sent to all adjacent property owners along with an inquiry as to the property owners' interest in purchasing the alley portions immediately adjacent to their property. To date, <u>all</u> property owners are interested in the purchase of their respective portions of the alley. These areas and the property valuations are shown in Attachment C.

ALTERNATIVES:

- 1a. Approve the process of vacating alley right-of-way between Toronto Street and Reliable Street, west of North Dakota, and set the date of public hearing as May 24, 2016, for first passage of the Ordinance.
 - b. Initiate the process for the sale and conveyance of these parcels, set June 28, 2016, as the date of public hearing, and direct the City Clerk to publish notice of these proposed sales as follows:

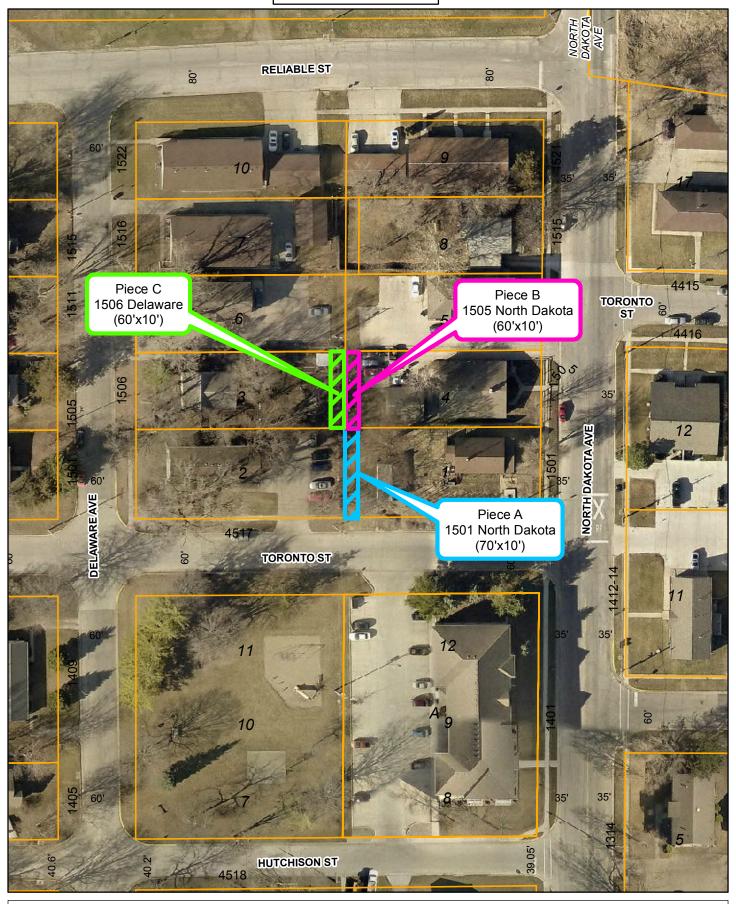
- Piece A to Cheryl Kruger in the amount of \$1,989.75;
- Piece B to John Fisher and Kasandra Somers in the amount of \$1,705.50;
- Piece C to Le and Joan Lubka in the amount of \$1,705.50;
- 2. Retain the land and deny the request to purchase the alley.

MANAGER'S RECOMMENDED ACTION:

These alley remnants no longer function as a connection between Toronto Street and Reliable Street. All of the adjacent property owners are willing to purchase their respective pieces, as well as provide easements for existing utilities. By approving Alternatives No. 1 a. and b., the final passage of the ordinance vacating the alley and the hearing on the sale of the land will both occur on June 28, 2016.

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

Attachment A

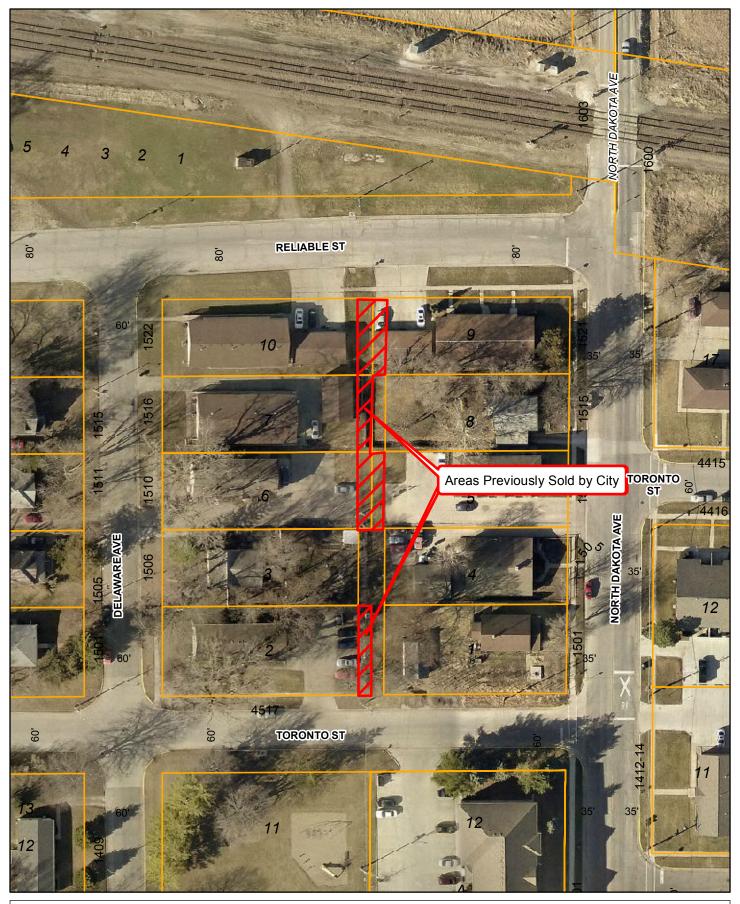


Geograph: Information System (IGS) Product Dischiemer: City of Ames CIS image data does not replace or modify land surveys, deeds, and/or other healthress or complete in few final ruses not does it replace field surveys or dislikes or other features contained in the data. All features represented in his product all provided as Provided as a "willow surversing or any representation" of accuracy, immediates are completeness. The burner for determining accuracy, completeness, fineless, merinerstandingly and filteres for or the appropriate representation or law representations or documents or filtered in the surveys of the surveys o



Scale: 1 in = 75 ft
Date: 4/29/2016

Attachment B



Geograph: Information System (CIS) Product Discisioner: City of Ames GIS may data does not replace or modify information in System (See a fine product Discisioner: City of Ames GIS may data does not replace or modify information (See a fine product Discisioner). This Product is provided "as "ell'antica maring" or any representation of accuracy, Centendate of a see a fine product discisioner. Every membrane of accuracy, completeness time inferes, mechanically in any mechanically in any mechanically in any mechanically in any mechanically any mechanically any mechanically and fines for or the appointments of use and the second of the second



ATTACHMENT C

PROPOSED SALE OF CITY LAND ALLEY BETWEEN NORTH DAKOTA AND DELAWARE FROM TORONTO TO RELIABLE

Piece	Address	Assessed SF	Α	Assessed Land Value	\$/SF
Α	1501 North Dakota	10,590	\$	34,000	\$ 3.21
В	1505 North Dakota	8,400	\$	35,400	\$ 4.21
С	1506 Delaware	9,000	\$	35,500	\$ 3.94

Average SF Cost \$	3.79

		Sale	Value of	Value
Piece	Alley ROW Abutting Address	Area	Sale Area	Minus 25% Deed & Easement
Α	1501 North Dakota (70' x 10')	700.0	\$ 2,653.00	\$ 1,989.75
В	1505 North Dakota (60'x 10')	600.0	\$ 2,274.00	\$ 1,705.50
С	1506 Delaware (60' x 10')	600.0	\$ 2,274.00	\$ 1,705.50

ITEM # <u>31</u> DATE: 06-28-16

COUNCIL ACTION FORM

<u>SUBJECT</u>: 2016/17 PAVEMENT RESTORATION PROGRAM – CONTRACT 1: CONCRETE JOINT REPAIR PROGRAM

BACKGROUND:

This is an annual program for preventative and proactive maintenance activities on City streets. This program allows for a wide variety of pavement maintenance techniques to preserve and enhance City street infrastructure. The techniques in this program are typically more specialized or larger in scope than can be performed with City street maintenance staff. The goal of projects in this program will be to repair and extend the lifespan of the City streets

The 2016/17 Pavement Restoration Program Contract 1: Concrete Joint Repair Program will focus on joints in existing concrete streets that are experience rapid deterioration from freeze thaw cycles in the winter months. The two work areas that have been indentified are 6th Street from Clark Avenue to Duff Avenue and 13th Street Extension from Hyland Avenue to east of the Union Pacific Railroad overhead bridge. Traffic will be maintained on 6th Street and 13th Street with one lane in each direction. Intersection work on 6th Street may close the roadway to traffic while repair work is completed. Work in all locations will be coordinated with other local projects to minimize traffic disruptions.

On June 22, 2016 bids for the project were received as follows:

Bidder	Base Bid	
Engineer's Estimate	\$74,000.00	
Cedar Falls Construction Company, Inc.	\$106,400.00	

Funding is identified in the 2016/17 Capital Improvements Program in the amount of \$250,000. The table below shows anticipated program costs and funding.

Contract 1: Concrete Joint Repairs (this action) Contract 2: Slurry Seal Program (as bid)	Project Costs \$106,400.00 \$100,931.46	Funding
2016/17 Pavement Restoration CIP		\$250,000
	\$207,331.46	\$250,000

Left over funding will be utilized for other pavement restoration priorities across the City.

ALTERNATIVES:

- 1. a) Accept the report of bids for the 2016/17 Pavement Restoration Program Contract 1: Concrete Joint Repair Program.
 - b) Approve the final plans and specifications of this project.
 - c) Award the 2016/17 Pavement Restoration Program Contract 1: Concrete Joint Repair Program to Cedar Falls Construction Company, Inc. of Cedar Falls, Iowa, in the amount of \$106,400.00.
- 2. Do not proceed with this project at this time.

MANAGER'S RECOMMENDED ACTION:

By awarding this project it may be possible to move forward with the street rehabilitation before the winter of 2016.

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

ITEM # <u>32</u> DATE: 06-28-16

COUNCIL ACTION FORM

<u>SUBJECT</u>: 2016/17 PAVEMENT RESTORATION PROGRAM – CONTRACT 2: SLURRY SEAL PROGRAM

BACKGROUND:

This is an annual program for preventative and proactive maintenance activities on City streets. This program allows for a wide variety of pavement maintenance techniques to preserve and enhance City street infrastructure. The techniques in this program are typically more specialized or larger in scope than can be performed with City street maintenance staff. The goal of projects in this program will be to repair and extend the lifespan of the City streets

The 2016/17 Pavement Restoration Program Contract 2: Slurry Seal Program will focus on various areas around Ames. The Slurry Seal Program will level dips in joints and provided a new thin wearing surface for traffic. This work will take place predominately in residential areas. Work in all locations will be coordinated with other local projects to minimize traffic disruptions.

On June 22, 2016 bids for the project were received as follows:

Bidder	Base Bid	
Engineer's Estimate	\$83,895.00	
Fort Dodge Asphalt Company	\$100,931.46	

Funding is identified in the 2016/17 Capital Improvements Program in the amount of \$250,000. The table below shows anticipated program costs and funding.

Contract 1: Concrete Joint Repairs (as bid) Contract 2: Slurry Seal Program (this action)	Project Costs \$106,400.00 \$100,931.46	Funding
2016/17 Pavement Restoration CIP		\$250,000
	\$207,331.46	\$250,000

Left over funding will be utilized for other pavement restoration priorities across the City.

ALTERNATIVES:

1. a) Accept the report of bids for the 2016/17 Pavement Restoration Program Contract 2: Slurry Seal Program.

- b) Approve the final plans and specifications of this project.
- c) Award the 2016/17 Pavement Restoration Program Contract 2: Slurry Seal Program to Fort Dodge Asphalt Company of Fort Dodge, Iowa, in the amount of \$100,931.46.
- 2. Do not proceed with this project at this time.

MANAGER'S RECOMMENDED ACTION:

By awarding this project it may be possible to move forward with the street rehabilitation before the winter of 2016.

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

ITEM # <u>33</u> DATE: 06-28-16

COUNCIL ACTION FORM

<u>SUBJECT</u>: 2015/16 STORM SEWER IMPROVEMENT PROGRAM – VARIOUS LOCATIONS

BACKGROUND:

This annual program is to repair or replace deteriorated storm sewer pipes and intakes. Areas of concentration for storm sewer repairs are those locations programmed for street improvements and those areas where structural deficiencies have been identified.

Many intakes are brick or concrete and have experienced years of "freeze/thaw" conditions during winters and springs. This repeated freeze/thaw cycle causes bricks and mortar to deteriorate, resulting in collapsed intakes. This program provides for a proactive response by contractually repairing or replacing intakes on a scheduled basis. In addition to the contractual work provided in this program, City crews provide immediate repair of those intakes that pose an immediate concern for life, health, or safety.

The 2015/16 Storm Sewer Improvement Program locations identified in the Capital Improvements Plan are Mortensen Parkway (University to Beach) and between Lincoln Way and the UPRR tracks (just west of the Depot). This specific project is for intake repair on Mortensen Parkway, as well as seven other locations that are larger in scope than can be performed with City street maintenance staff.

On June 22, 2016, bids on the project were received as follows:

Bidder		Amount		
Engineer's Estimate	\$	108,700.00		
Synergy Contracting LLC	\$	206,040.00		

After reviewing bids, staff has determined the increased bid costs received are related to the acute depth of the particular intakes to be reconstructed. Additionally, the multiple locations increased the contractor's costs to mobilize their equipment and work forces to each location. The extra depth of these intakes does not allow City forces to complete the work, due to lack of excavating and safety equipment to perform the job safely and correctly.

Revenues and expenses for this program are shown below:

	<u>Revenue</u>	<u>Expenses</u>
2014/15 & 15/16 Storm Sewer Improvement Program	\$ 350,000	
2015/16 Storm Sewer Improvement (This Project)		\$ 206,040
2015/16 Storm Sewer Improvement (Main Street)		\$ 50,000
2015/16 Arterial Street Pavement Improv. (13 th Street)		\$ 30,000
2015/16 Shared Use Path Expansion (S. Dakota)		\$ 6,000
Engineering/Administration		\$ 38,000
	\$ 350,000	\$ 330,040

Any unused funding will be utilized for storm sewer improvements on other projects.

ALTERNATIVES:

- 1. a. Accept the report bids for the 2015/16 Storm Improvement Program Various Locations.
 - b. Approve the final plans and specifications for this project.
 - c. Award the 2015/16 Storm Improvement Program Various Locations to Synergy Contracting LLC of Bondurant, Iowa in the amount of \$206,040.
- 2. Do not proceed with this project.

MANAGER'S RECOMMENDED ACTION:

Approving this project will make it possible to move forward with the intake replacements on Mortensen Road prior to the first ISU football game.

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

ITEM # <u>34</u>__ DATE: 06-28-16

COUNCIL ACTION FORM

<u>SUBJECT</u>: CITY HALL PARKING LOT RECONSTRUCTION (SOUTH SKUNK RIVER BASIN WATERSHED IMPROVEMENTS)

BACKGROUND:

Bids were taken on this project to facilitate storm water quality and quantity improvements, but the lone responsive bid received is significantly over budget. Staff is therefore recommending that the bid be rejected and the project redesigned and rebid at a later date.

On February 24, 2015, City Council supported application for two state-funded grants to help facilitate these improvements in the downtown area. The City has successfully received \$100,000 from the Iowa Department of Agriculture and Land Stewardship (IDALS) for water quality improvements as proposed in the application. Funding from the State Revolving Fund (SRF) Sponsored Project Program has also been awarded in connection with two SRF funded sewer improvement projects. Essentially, the interest paid to the Iowa Department of Natural Resources (IDNR) on the SRF loans for those projects is being returned to the City for use on the storm water-related parking lot improvements.

The project site is within the Squaw Creek Watershed. Staff created a master plan for the overall site including the area between 5th Street and 6th Street, around City Hall, and within Parking Lots M, MM, and N. The scope for this specific project is defined to include the area around City Hall and Parking Lot M (lot west of City Hall). Work in the remaining areas will be considered as additional funding is identified.

This project includes soil quality restoration and replacing all standard lawn turf with native turf/landscape. In addition, permeable pavers and bio-retention cells will be constructed at various locations on the site. Other storm water "best management practices" (BMPs) will also be considered as the project is designed.

Management of the water quality and quantity volumes of storm water runoff will be met, thereby satisfying the requirements of the City's Post Construction Ordinance, Chapter 5.B. This project will serve as a model for others who develop residential and commercial properties within the City who desire to achieve responsible post-construction storm water management.

An informational meeting was held for City Hall staff members to outline the parking displacement plan for those employees who will be temporarily displaced during the parking lot construction. The project will be staged to maintain access to Lot MM (the

parking lot north of the Veterans Memorial) at all times and to reconstruct Lot M one half at a time and maintain access to the other half during construction. City staff will utilize Lot M, Lot N (the lot east of City Hall), and Lot TT (the lot west of Kosama on Main Street), as well as approximately 25 spaces made available by Fareway, for official vehicle parking and for daily staff parking on a first come, first served basis. Staff will not utilize the free public parking in Lot MM during construction. This project is coordinated with the 5th Street reconstruction project so that work will not begin on Lot M until that project is complete and after the Fourth of July Parade and Midnight Madness.

On June 22, 2016 one responsive bid and one non-responsive bid on the project were received. The lone responsive bid is shown below:

Bidder	Amount		
Engineer's Estimate	\$ 987,265.00		
Synergy Contracting LLC	\$ 1,371,176.50		

Projected revenue and expenses for the project are shown below:

	Available Revenue	Estimated Expenses
City Hall Parking Lot Reconstruction low bid		\$1,371,176.50
City Hall Parking Lot Reconstruction Funding	\$ 500,000	
Savings from City Hall Roof Project*	\$ 100,000*	
IDALS Water Quality Grant	\$ 100,000	
Iowa DNR SRF Sponsored Project Funding	\$ 320,000	
15/16 Storm Water Quality Improvement Program	\$ 100,000	
Engineering/Administration		\$ 127,250.00
	\$ 1 120 000	\$ 1 498 426 50

^{*}The City Hall roof project was budgeted at \$700,000. The actual contract plus engineering/inspection will cost \$500,000. By using \$100,000 for this parking lot project, \$100,000 will still remain for any needed roof project change orders.

ALTERNATIVES:

- 1. a. Accept the report bids for the City Hall Parking Lot Reconstruction (South Skunk River Basin Watershed Improvements).
 - b. Approve the final plans and specifications for this project.
 - c. Reject the bid as received and rebid the project at a future date.

- 2. a. Accept the report bids for the City Hall Parking Lot Reconstruction (South Skunk River Basin Watershed Improvements).
 - d. Approve the final plans and specifications for this project.
 - c. Award the project bid to Synergy Contracting LLC of Bondurant, Iowa in the amount of \$1,371,176.50.

MANAGER'S RECOMMENDED ACTION:

This demonstration project can be a unique application of permeable pavers, soil quality restoration and native landscape in an urban setting to improve water quality in our community and in the state. Although the project is a high priority for our community, the high bid makes it economically infeasible to complete as bid. If bids are rejected, staff will work with the engineering consultant to look at ways to modify the design for future re-bid opportunities.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative # 1, thereby <u>rejecting</u> the one responsive bid and directing the staff to rebid the project at a future date.

35a&b

Staff Report

FY 2015-16 END OF YEAR SUSTAINABILITY REPORT AND AUTHORIZATION TO RENEW SUSTAINABILITY SERVICES CONTRACT

June 28, 2016

This report provides an end of year update of the FY 2015-16 activities and accomplishments related to the Sustainability Advisory Services contract between the City of Ames and Iowa State University.

BACKGROUND:

On July 1, 2010, the City entered into a contract with Iowa State University to utilize the services of ISU's full time Director of Sustainability. The initial Scope of Services focused on the reduction of electric consumption. As additional opportunities and needs have been identified related to sustainability, the Scope of Services has been expanded and diversified. In accordance with Council's direction, during FY 2015-16 the Scope of Services targeted priority areas related to energy consumption reduction, as well as adding waste reduction and diversion. These priorities are shown below:

- 1) Work with Public Works Department and Water and Pollution Control Department staff on reuse and diversion programs related to the waste stream, including but not limited to the exploration of a composting and food waste program.
- 2) Continue to support and strengthen the Smart Business Challenge through outreach and recruitment of participants, oversight of Challenge interns, and marketing of outcomes and accomplishments of Challenge participants.
- 3) Continue to represent the City at events that educate residents about ongoing City sustainability efforts, rebates, and waste reduction opportunities including but not limited to the Eco Fair and WelcomeFest.
- 4) Continue work with Iowa State University professors and students to develop a residential energy consumption comparison tool with the possibility of expanding to other City utilities.
- 5) Continue to assist departments in enhancing and updating the EcoSmart program websites as the City converts to a new website redesign. Continue to provide student feedback on developing useful, easy-to-navigate web pages that provide helpful information on sustainability.

PROGRESS ON SCOPE OF SERVICES:

1. Work with Public Works Department and Water and Pollution Control Department on reuse and diversion programs related to the waste stream, including – but not limited to – the exploration of a composting and food waste program.

End of FY 2015/16 accomplishments include the following for Priority Area #1:

- Completed milestones related to the \$20,000 forgivable loan from the Iowa Department of Natural Resources exploring beneficial opportunities and options to improve the Resource Recovery Plant's (RRP) process and improve the quality of refuse derived fuel (RDF):
 - Survey questions were included in the City of Ames annual Resident Satisfaction Survey focusing on knowledge, interest, and engagement of residents in current community recycling opportunities, potential expanded recycling opportunities, and opportunities specifically related to composting of food waste. Analysis of responses is in progress.
 - Survey questions are being distributed through a separate mailed survey to Story County residents who would not have received the City of Ames survey.
 - A waste audit of materials brought to RRP for processing was completed. Sample waste sorts were completed in four waste categories: residential, business, "vehicle line" drop-off, and tipping floor. Each sample was sorted into one of the following nine categories: desirable other, undesirable other, textile, metal, organic, paper, plastic, wood, construction demolition (C&D), and glass, and was documented by volume and weight.
- Received an Ames Convention and Visitors Bureau Community Grant for a Reuse, Repurpose, Recycle Market – A Street Market to Find that Special Treasure.
 - This will be held on August 28 from 10am-4pm on the 200 and 300 blocks of Main Street.
 - The purpose is to provide a community outlet for items having reuse options, rather than putting them into the waste stream – connecting useful items with community needs.
- Collaboration partners: Electric Services Steve Wilson; Public Works Bill Schmitt, Mark Peebler and Lorrie Hanson; Water and Pollution Control – John Dunn and Christina Murphy, Iowa State University – Institute for Design Research & Outreach, Iowa Department of Natural Resources Waste Exchange Program, Campustown Action Association, Worldly Goods, and Public Relations Officer – Susan Gwiasda.

Planned work for FY 2016/17 -

Completion of survey analyses.

- Selection of a consultant to complete the audit of waste management programs and develop diversion options for unsuitable RRP materials in other communities. Compile a Story County comprehensive waste analysis and beneficial use report.
- o Completion of the Reuse, Repurpose, Recycle Market event.
- 2. Continue to support and strengthen the Smart Business Challenge through outreach and recruitment of participants, oversight of Challenge interns, and marketing of outcomes and accomplishments of Challenge participants.

End of FY 2015/16 accomplishments include the following for Priority Area #2:

- Recruitment of additional businesses for a total of twenty-two Smart Business Challenge participants, including five platinum certified businesses.
- Featuring Smart Business Challenge participants in City Side with photos.
- Collaboration partners: Electric Services Steve Wilson; The Energy Group, and Public Relations Officer – Susan Gwiasda

Planned work for FY 2016/17 -

- Hire two part-time interns, working in conjunction with Electric Services as well as the Smart Business Challenge.
- Continue recruitment of businesses as well as offering assistance to currently enrolled businesses related to checklist completion, goal setting, and connection to resources and contacts.
- Continue enhancement of marketing efforts related to Challenge recruitment as well as highlighting current success and future accomplishments of Challenge participants. Continue to feature participants in City Side.
- Develop short video features on Smart Business Challenge participants to share best practices
- 3. Continue to represent the City at events that educate residents about ongoing City sustainability efforts, rebates, and waste reduction opportunities, including but not limited to the Eco Fair and WelcomeFest.

End of FY 2015/16 accomplishments include the following for Priority Area #3:

- Coordinated Smart Business Challenge Interns participation in the first annual "Ames Home and Garden Show."
- Participated in the City of Ames Eco Fair and coordinated Smart Business Challenge Interns to also take part.
- Coordinated Smart Business Challenge Interns to take part in Wheatsfield's Earth Week Events.
- Participated in WelcomeFest as part of the City of Ames efforts in explaining Ames sustainability initiatives.
- Participated in planning activities and volunteer recruitment for Stash the

Trash.

- Began hosting a regular radio program focused on sustainability broadcast on local radio station KHOI.
- Collaboration partners: Electric Services Steve Wilson, Volunteer Center of Story County, Wheatsfield Cooperative, Public Relations Officer – Susan Gwiasda

Planned work FY 2016/17 -

- Participation in the City of Ames Fourth of July parade driving an ISU electric truck.
- o Participation in WelcomeFest, Stash the Trash and Eco Fair.
- Completion of six monthly radio programs on KHOI.
- 4. Continue work with lowa State University professors and students to develop a residential energy consumption comparison tool with the possibility of expanding to other City utilities.

End of FY 2015/16 accomplishments include the following for Priority Area #4:

- ENERGY YARDSTICK UPDATE: Work has been postponed on this project due to concerns related to ensuring confidentiality of customer information within current IT system constraints and Energy Yardstick interactive data needs.
 - o Continued consideration will be given as opportunities may arise.
 - o lowa State University Department of Computer Engineering has offered assistance for completion as opportunities may arise to move forward.
- Collaboration partners: IT Services Stan Davis and Miriam Carlson; Iowa State University – Department of Computer Engineering; and Public Relations Officer – Susan Gwiasda.

Planned work for FY 2016/17 -

- No work currently planned ON HOLD.
- 5. Continue to assist departments in enhancing and updating the EcoSmart program websites as the City converts to a new website redesign. Continue to provide student feedback on developing useful, easy-to-navigate web pages that provide helpful information on sustainability.

End of FY 2015/16 accomplishments include the following for Priority Area #5:

- Continued work on developing City of Ames website content template focusing on sustainability and promotion of Smart Energy, Smart Water, Smart Watersheds and other EcoSmart programs.
- Continued work with Iowa State University computer science students to create

an online interactive resource, "Ames Pay-It Forward database," offering waste diversion opportunities (reuse and donation) available to Ames business and residents. This would include how to responsibly dispose of items (anything from clothing to furniture to household hazardous waste), where to get more information on disposal, and organizations that accept items for donations.

 Collaboration partner: Iowa State University – Computer Engineering Department; and Public Relations Officer – Susan Gwiasda

Planned work for FY 2016/17 -

- o Continue work to update, redesign, and improve the City's web pages.
- Finish and post Ames Pay-It Forward database to the City of Ames website.

RENEWAL OF CONTRACT FOR FY 2016/17:

Staff is recommending the Sustainability Service contract with Iowa State University be renewed for FY 2016/17. The recommended tasks would continue to include four of the five current areas of emphasis. However, Task 4 included in the current contract would be eliminated and replaced by the Rummage RAMPage.

This new task will require the coordination of the Rummage RAMPage event at the Ames Intermodal Facility in partnership with the Resource Recovery Plant, Public Relations, CyRide, and Iowa State University. This new event will address concerns that usable housewares and furniture are being needlessly discarded and hard-to-process materials are being sent to the Resource Recovery Plant.

Given the success of the assistance provided to the City by ISU's Director of Sustainability, it is the recommendation of the City Manager that the City Council approve the attached contract for FY 2016/17 reflecting the five tasks desired by the City at an annual cost of \$25,000.

To: Mayor and City Council

From: Diane Voss, City Clerk

Date: June 24, 2016

Subject: Item No. 35b: Sustainability Contract

The Legal Department review of the above-referenced Contract has not yet been completed. The Contract will be sent to you on Monday, June 27, 2016.

Thank you.

/drv

Staff Report

ARTSPACE CONSULTING

June 28, 2016

BACKGROUND:

At the June 14, 2016 meeting, the City Council directed staff to place on the next meeting agenda the request from Councilperson Beatty-Hansen to consider soliciting the services of Artspace Consulting to come to Ames to analyze existing buildings that could be transformed into live/work affordable space for artists. While many buildings might be considered, special attention could be given to the two vacant Ames School District properties, Crawford and Edwards elementary schools, along with the City's 6th Street site.

WHO IS ARTSPACE?

Artspace, a non-profit Minneapolis based company, focuses on developing affordable space that meets the live/work needs of artists through adaptive reuse of historic buildings or new construction. They have projects in more than 20 states across the nation. Their programs fall into three broad categories:

- Property Development

Most of Artspace's projects involve the adaptive reuse of older buildings, but they also participate in new construction. To date, they have completed 35 major projects.

- Asset Management

Artspace owns or co-owns all of the buildings it develops. Its portfolio now comprises more than \$500 million worth of real estate. They seek to manage properties that are affordable to low and moderate income artists.

- Consulting Services

Artspace will also serve as a consultant to communities, organizations and individuals seeking information and advice about developing affordable housing and work space for artists, performing arts centers, and cultural districts.

HOW DOES ARTSPACE HELP COMMUNITIES?

- Guides groups through the process of refining their vision for arts space
- Provides practical advice on how to move a project forward, independently or with Artspace as the developer
- Analyzes operating budget and capital needs for long-term affordability and sustainability

- Advises on how to align funding proposals with larger civic agendas
- Shares knowledge as educators and conveners at creative community development gatherings
- Identifies the buildings and/or sites most suitable for arts facilities

TWO APPROACHES TO ASSISTING COMMUNITIES:

According to Lucas Koski, a Consulting Associate with Artspace, they can offer two approaches to their consulting services.

Approach #1 – If They Are Expected To Develop A Property

If they are being asked to develop the property in your community, they have a process that takes approximately 18 months to allow them to accomplish the necessary due diligence. This process involves a Preliminary Visit, Art Market Community Survey, and Follow-up with community discussions in order to convince them to proceed with developing a project.

The fees associated with this approach are: \$25,000 for Preliminary Visit; \$30,000 for the Art Market Survey; and, should the information indicate a viable project exists, approximately \$600,000 to \$900,000 to pay Artspace for a Pre-Development contract to complete the necessary due diligence for such items as securing financing, preparing conceptual designs, developing operating performa.

Approach #2 – If They Provide Consulting Service Without Any Expectation Of Becoming A Developer

They will send a group of experts to Ames to look at buildings/sites that they believe could be transformed into live/work projects for artists or other creative sectors. This approach is what they call "Creative Spaces Consulting." This process typically involves a two day visit, a site tour, and meetings with focus groups. A final report is issued to the community regarding their findings and possible next steps to accomplish the project.

Lucas estimated that this approach could take three months with a fee of \$20,000. Staff requested a copy of one of their consulting reports to better understand the final product that would be provided the City. He is checking with his supervisor to determine if such a report can be provided to us.



artspace

Building better communities through the arts



WHO WE ARE

Artspace Consulting is a division of Artspace that helps communities identify effective, affordable ways to incorporate the arts into their civic agendas. Our practice builds on Artspace's expertise as America's leading real estate developer for the arts and operator of more than 30 successful arts facilities around the country.

Our community-based approach bridges the traditional gap between the arts and the civic arena. Our clients benefit from direct access to our three decades of experience as a developer of arts facilities that deliver sustainable, affordable space for artists, arts organizations, and creative businesses.

We help communities revitalize downtown areas and inner city neighborhoods, reanimate historic properties, develop arts districts, and create and preserve affordable space for artists. We help arts organizations evaluate their existing facilities, identify new ones, and determine how their spaces can best serve their needs. Artspace Consulting works with you to determine the next steps toward making your community the best it can be.

Artspace's mission is to create, foster, and preserve affordable space for artists and arts organizations.





Artspace Consulting helps communities by...

...creating a facility to provide affordable live/work or studio space for artists, homes for arts organizations, or space for other creative activities. We identify the most suitable buildings and sites, develop realistic capital and operating budgets with an eye to long-term sustainability, and offer practical advice about how to move a project forward.

...imagining a place, such as an arts or cultural district, neighborhood, campus, or other cluster of people, buildings, and uses. We guide our clients through the process of refining their vision and review plans for arts districts, campuses, and centers.

...improving what exists, whether it's a single facility, a campus, or an entire arts district. Our clients include arts organizations that are thinking about expansion, groups that wish to operate a shared facility more efficiently, and other entities that want to make their facilities better.

...sharing what we know through articles, speaking engagements, presentations at conferences, and other gatherings attended by national policy-makers, urban planners, and community leaders of all kinds.

. OUR SERVICES

Preliminary Feasibility Visit

An intensive two-day fact-finding mission to assess the potential for an Artspace live/work or mixed-use project in a community. An Artspace team tours buildings and sites; meets with artists, city officials, and other stakeholders; and conducts a public meeting to welcome community participation and generate a buzz. We recommend the Preliminary Feasibility Visit for communities with populations of more than 50,000 and an established base of local support.

Creative Spaces Consulting Visit

A two-day visit, similar to a Preliminary Feasibility Visit, that focuses on a community's vision for creating an arts facility or district that is not likely to result in an Artspace-developed project. This visit helps communities address civic challenges such as finding a creative use for a city-owned property, evaluating the artist component of a project led by a for-profit developer, or assessing an arts district.

Deliverables for both the Preliminary Feasibility Visit and the Creative Spaces Consulting Visit include a written report that documents our findings and recommendations for next steps.

Washington Studios in Duluth, MN Photo by Sequest Photography



CREATING AFACILITY



CASE STUDY

Loveland, Colorado

THE CHALLENGE

Help the City of Loveland preserve its historic Feed & Grain Building and generate economic development in its downtown

GOALS

- > Identify a viable and sustainable concept for adaptive reuse of the Feed & Grain Building
- > Incorporate affordable housing for artists into the project vision

SCOPE OF WORK

- > Preliminary Feasibility Visit
- > Arts Market Survey

DELIVERABLES

- > Feasibility Report that discusses potential for arts facility in Loveland and identifies next steps for moving the community's vision forward
- > Survey Report identifying strong need for artist live, work, and exhibition space

UPDATE

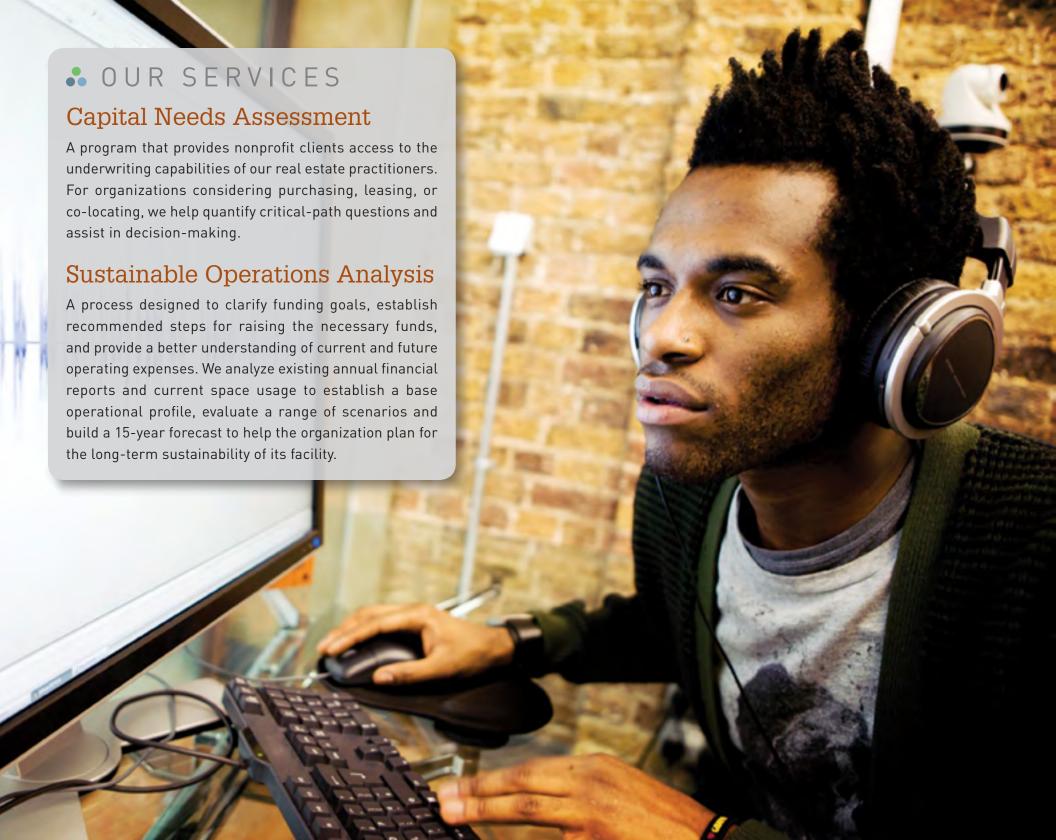
> Two-phase project that includes an art center in the Feed & Grain Building, 30 units of artist live/work housing, and a public plaza

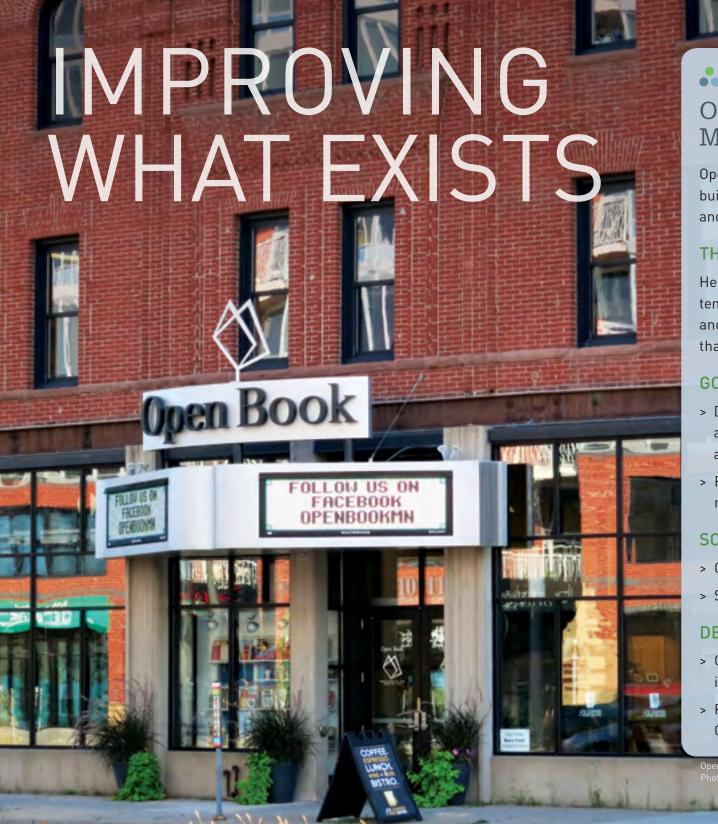
Artspace Loveland, Loveland, CO, Love and Light Exhibition, 2012 Photo by Alanna Brake, www.luckybrakelimited.com





The Commerce Street arts district in downtown Wichita, KS Photo by Spacefem / Wikimedia Commons / CC-BY-SA-3.0





· CASE STUDY

Open Book Minneapolis, Minnesota

Open Book is a multi-tenant nonprofit building that serves as a home for literary and book arts

THE CHALLENGE

Help the Open Book and its three anchor tenants analyze their current space usage and financial status and create a vision that defines their "story" moving forward

GOALS

- Define the challenges and opportunities available to the building and its anchor tenants
- > Frame the project in ways that make it most relevant to prospective funders

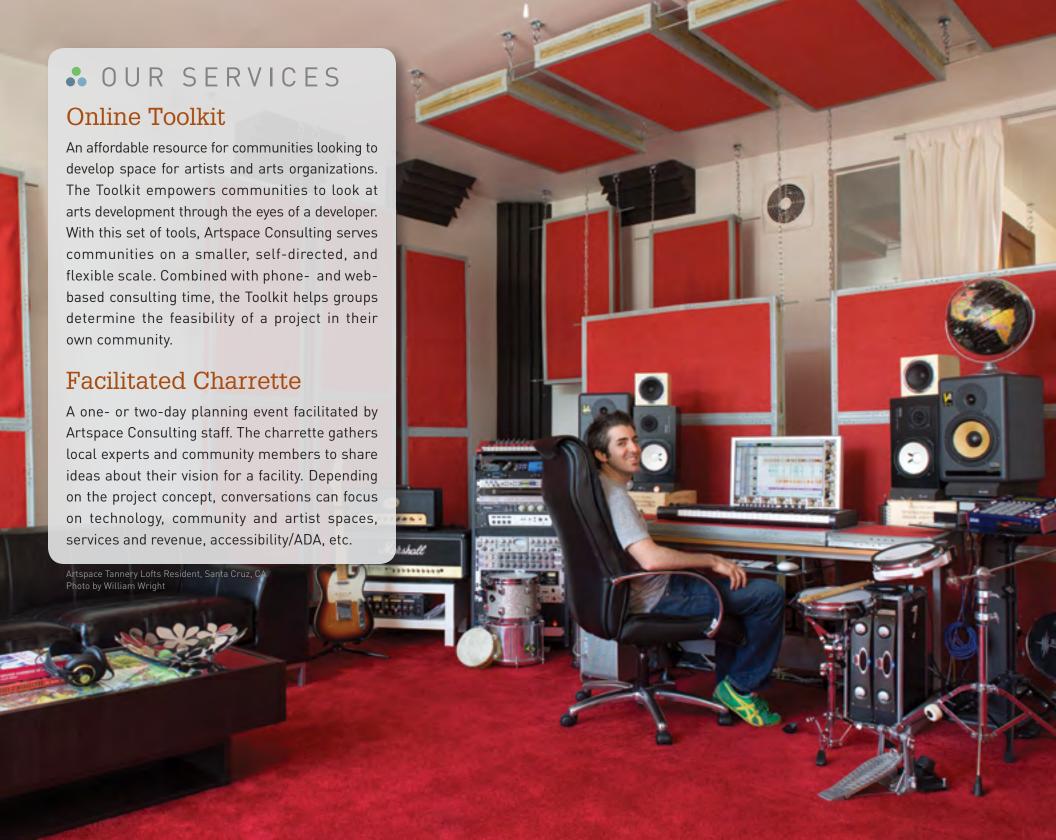
SCOPE OF WORK

- > Capital Needs Assessment
- > Sustainable Operations Analysis

DELIVERABLES

- > Capital and operating budgets, including a 15-year forecast
- > Presentation of findings to the Open Book Board of Directors

Open Book, Minneapolis, MN Photo by Emily Taylor





Speaking, facilitating, and convening

Artspace Consulting shares its experience developing, owning, and operating arts facilities with groups around the world. We participate in conferences, workshops, and webinars, offering our unique, community- and arts-driven approach to real estate development. We take a multi-disciplinary approach influenced by our personal commitment as artists and our firsthand experience as developers.

Our Clients

Artspace Consulting's recent clients include:

- > Albany Housing Authority / Albany, NY
- > Bemidji Community Arts Center / Bemidji, MN
- > Boston Center for the Arts / Boston, MA
- > Buchanan Center for the Arts / Monmouth, IL
- > City of Long Beach / Long Beach, CA
- > Community and Economic Development Office / Burlington, VT
- > Creative Portland Corporation / Portland, ME
- > Dance/USA / Philadelphia, PA
- > Dubugue Main Street / Dubugue, IA
- > Fleisher Art Memorial / Philadelphia, PA
- > Intermedia Arts / Minneapolis, MN
- > Pregones Theater / New York, NY
- > Wilshire Boulevard Temple / Los Angeles, CA

Wendy Holmes of Artspace Consulting touring potential properties in Dubuque, IA Photo by Roy Close





Introduction to the Creative Spaces Consulting Visit

The Creative Spaces Consulting Visit provides feedback about the feasibility of creating a multi-use arts facility, repurposing a building for arts use, establishing an arts district, or advancing other arts related project concepts. This is accomplished while simultaneously engaging community members, exploring next steps, and creating a buzz around the project.

There are six areas of consideration:

- 1. Project Concept
- 2. Market Need
- 3. Site Suitability
- 4. Potential to Fund and Sustain a Project
- 5. Local Leadership Support
- 6. Potential for Sustained Community Impact

The Creative Spaces Consulting Visit galvanizes the process of creating affordable space for artists and arts organizations. Artists and creatives participate, stakeholders collaborate, volunteers emerge, and the vision advances towards reality.

Our Clients Include:

- City Councils and Civic Organizations
- Arts, Creative and Cultural Organizations
- Downtown Organizations

What is Included:

- Consulting phone and email time in preparation for the visit, including review of guest lists, invitations, and summaries of potential properties
- Original Artspace materials to aid in preparing and presenting information from the visit
- One or two days of Artspace staff time on the ground to facilitate meetings with artists, city officials, funders, and other stakeholders, give a public presentation, tour potential properties and existing creative spaces, and collect information about the project
- Written Executive Summary to summarize findings and recommended next steps



What to Expect from a Typical Two-Day Visit:

Each visit is customized to meet the needs of the community and project. Unique meetings/events suitable to the community's or project's needs may be substituted. Focus groups begin with a short presentation to set the context for discussion.

DAY 1

- Tour of the community.
 - Understand context for the project; walk potential sites/buildings
 - See existing arts communities, meet artists in the "arts scene." i.e. studios, live/work facilities, and key arts organizations
- Working lunch.
 - Discuss topics such as site selection criteria, site tour impressions, project concept with core group or key leadership
- Artists and Arts Organization focus group.
 - Understand the space needs of artists and arts organizations, including current space descriptions, space needs, economic considerations, and representative arts disciplines
- Finance and Funder Leadership focus group.
 - Learn more about potential funding sources for a project; gauge the support of the community's finance and business leaders
- Public Meeting.
 - An interactive presentation designed to educate the community about Artspace, successful national project models, and the economic and community impact of the arts; build community support for a project while addressing questions/concerns; gather information about community needs and interest in a project

DAY 2

- Civic Leadership focus group.
 - Build support, understand concerns, learn about their priorities and vision for the future
- Community Organization/Business Sector focus group.
 - Meet with individuals and organizations whose input is relevant to the assessment of the project's feasibility and ability to have a positive, sustainable community impact. Identify potential project community partners, resident service providers, non-residential tenants and other stakeholder groups unique to the community initiative
- Core Group meeting.
 - Debrief, answer any outstanding questions and confirm next-steps