

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

AMES, IOWA

NOVEMBER 22, 2016

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

The Ames Area Metropolitan Planning Organization (AAMPO) Transportation Policy Committee meeting was called to order by Ames Mayor and voting member Ann Campbell at 6:02 p.m. on the 22nd day of November, 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; and Peter Orazem, City of Ames. Representing the AAMPO were City of Ames Public Works Director John Joiner, Transportation Planner Tony Filippini, and Transit Director Sheri Kyras.

REPRESENTATIVE TO SUDAS BOARD OF DIRECTORS: Moved by Gartin, seconded by Betcher, to approve the appointment of Ames Public Works Director John Joiner to the Statewide Urban Design and Specifications (SUDAS) Board of Directors.

Vote on Motion: 7-0. Motion declared carried unanimously.

IOWA CLEAN AIR ATTAINMENT PROGRAM GRANT APPLICATION: Transportation Planner Filippini explained that the Iowa's Clean Air Attainment Program (ICAAP) helps fund transportation projects and programs that result in attaining or maintaining the National Ambient Air Quality Standards (NAAQS). While the AAMPO is "in attainment" of the NAAQS, ICAAP funds are available for projects in the area that result in reductions in vehicle emissions and traffic congestion. The AAMPO is required to review all potential ICAAP applications within the area for completeness, financial feasibility, and conformity with AAMPO transportation planning processes and plan. Mr. Filippini explained the three projects: one for the City of Ames and one for CyRide.

Ms. Kyras advised that the Transit Board of Trustees had approved the applications as well.

Moved by Orazem, seconded by Corrieri, to adopt the following to certify that the projects conform to AAMPO's regional transportation planning process:

1. RESOLUTION NO. 16-673: South 5th Street Construction Project
2. RESOLUTION NO. 16-674: CyRide #2 Green Route, #6 Brown Route, and #3 Blue Route Service Expansion
3. RESOLUTION NO. 16-675: Plum Route Service Expansion

Vote on Motion: 7-0. Resolutions declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

ADJOURNMENT: Moved by Gartin, seconded by Betcher, to adjourn at 6:06 p.m.

Vote on Motion: 7-0. Motion declared carried unanimously.

REGULAR CITY COUNCIL MEETING

The Regular Meeting of the Ames City Council was called to order by Mayor Ann Campbell at 6:08 p.m. on the 22nd day of November, 2016, in the City Council Chambers in City Hall, 515 Clark Avenue, pursuant to law, with the following members in attendance: Bronwyn Beatty-Hansen, Gloria Betcher, Amber Corrieri, Tim Gartin, Chris Nelson, and Peter Orazem. *Ex officio* Member Sam Schulte was also present.

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

1. Motion approving payment of claims
2. Motion approving Minutes of Regular Meeting of November 15, 2016
3. Motion approving certification of civil service applicants
4. Motion approving Report of Contract Change Orders for November 1-15, 2016
5. Motion approving the following requests from Olde Main Brewing Company for 5-day Liquor Licenses:
 - a. Special Class C Liquor License (December 5 - 9) at the ISU Alumni Center, 420 Beach Avenue (pending dram)
 - b. Class C Liquor License (December 9 - 13) at Reiman Gardens, 1407 University Boulevard (pending dram)
 - c. Class C Liquor License (December 7 - 11) at the Hansen Ag Student Learning Center, 2516 Mortensen Road (pending dram)
6. Motion approving 5-day (December 10 - 14) Class C Liquor License for Gateway Market at Reiman Gardens, 1407 University Boulevard
7. Motion approving 5-day (December 10 - 14) Class C Liquor License for Greater Caterers of Iowa at CPMI Event Center, 2321 N. Loop Drive (pending dram)
8. Motion approving 5-day (December 2 - 6) Class C Liquor License for the Gateway Hotel & Conference Center, LLC at the ISU Alumni Center, 420 Beach Avenue
9. Motion approving renewal of the following Beer Permits, Wine Permits, and Liquor Licenses:
 - a. Class C Liquor & Outdoor Service- Outlaws, 2522 Chamberlain Street
 - b. Class B Native Wine - Chocolaterie Stam, 230 Main Street
 - c. Class B Liquor & Outdoor Service - Country Inn & Suites, 2605 SE 16th Street (pending dram)
 - d. Class C Beer & Class B Native Wine - Swift Stop #8, 705 24th Street
 - e. Class C Liquor & Outdoor Service - The Café, 2616 Northridge Parkway (pending dram)
10. RESOLUTION NO. 16-676 approving Annual Affirmative Action Report
11. RESOLUTION NO. 16-677 approving 2018-2022 Federal Airport Improvement Program
12. RESOLUTION NO. 16-678 approving annual 2016 Urban Renewal Report and certification of TIF Debt for Campustown and annual appropriation of Kingland TIF Rebate
13. RESOLUTION NO. 16-679 approving Agreement with Bottlesode Authorizing Commercial Use of Small Unmanned Aircraft System (drone)
14. Iowa Clean Air Attainment Program (ICAAP) Grant Application for Grand Avenue Extension Improvements:
 - a. Motion authorizing the ICAAP Application for the Grand Avenue Extension Improvements in the amount of \$931,000
 - b. RESOLUTION NO. 16-680 providing official certification to commit the necessary local matching funds and assuming responsibility for maintaining the facility for public use
15. RESOLUTION NO. 16-681 approving preliminary plans and specifications for City Hall Gym HVAC Renovations; setting December 21, 2016, as bid due date and January 10, 2017, as date of public hearing
16. RESOLUTION NO. 16-682 approving preliminary plans and specifications for Boiler Maintenance Services for Power Plant; setting December 21, 2016, as bid due date and January 10, 2017, as date of public hearing
17. RESOLUTION NO. 16-683 accepting completion of Power Plant Fuel Conversion - Electrical Installation General Work Contract
18. RESOLUTION NO. 16-684 accepting completion of Cooling Tower Replacement at Power Plant
19. RESOLUTION NO. 16-685 approving partial completion of public improvements and reducing amount of security held for Crane Farm Subdivision

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

PUBLIC FORUM: Mayor Campbell opened Public Forum. Bradley Miller, 5417 Springbrook Drive, Ames, brought the Council's attention to a gap in the sidewalk on the north side of West Lincoln Way, west of North and South Dakota. He noted the City's policy of only having sidewalks installed by the developers when the land is developed, which he believes has caused this type leap-frog effect. Mr. Gartin asked Mr. Miller to send an email to the Mayor and City Council depicting the exact location of the gap in the sidewalk.

No one else requested to speak, and Public Forum was closed.

HEARING ON ANNEXATION OF TERRITORY EAST OF AMES BETWEEN INTERSTATE 35 AND 590TH AVENUE (EAST INDUSTRIAL AREA): City Planner Charlie Kuester stated that the City had received annexation petitions from property owners representing 1,082.78 acres on both sides of Lincoln Highway between Ames and Nevada in the planned East Industrial expansion area. The petitions were signed by 11 owners representing 36 separate parcels. At the August 23, 2016, City Council meeting, staff was directed to include additional properties under the 80/20 Rule. Seventeen parcels (owned by 12 separate owners) were included in the annexation. The proposed annexation now totals 1,349.63 acres, plus additional railroad and highway rights-of-way. The consenting owners comprise 80.23% of the entire annexation area. Annexations are governed by the *Code of Iowa* Section 368.7. The petitions initiated by individuals or entities are classified as a voluntary annexation. With a voluntary annexation, the City may include up to 20% of the total annexed land area with additional non-consenting property owners in order to avoid creating islands or to create uniformity in boundaries.

According to Mr. Kuester, the area had been identified as desirable for industrial development since the 1980s because of access to the Union Pacific railroad, to Interstate 35 and to U. S. Highway 30, to an industrial volume of natural gas, and the availability of large tracts of relatively flat land, all of which combine to make the area appealing for industrial development. The annexation petitions encompass properties recently designated as Planned Industrial in the Ames Urban Fringe Plan (AUFPP) Map. That designation was completed in March 2016 with the approval by the City Councils of Ames and Gilbert and the Story County Supervisors. The 28E Agreement that implements the Ames Urban Fringe Plan (AUFPP) requires the City to consider annexation applications only for those areas designated as Urban Residential or Planned Industrial in the AUFPP.

Planner Kuester said that City staff invited the Township Trustees and the Story County Supervisors to a meeting about this annexation; Story County was represented. Story County Supervisors had adopted a Resolution in support of the annexation at its meeting on October 4, 2016. At its meeting held October 5, 2016, the Planning and Zoning Commission voted 6-0 to recommend the annexation of 1,349.63 acres of land, including 266.85 acres owned by non-consenting owners.

The Council was informed that most of the consenting property owners have signed a waiver of their right to withdraw from the annexation process. One property owner has not provided a waiver to withdraw from the annexation, so that owner would have the right to withdrawn within three days of the conclusion of the public hearing. If that were to happen, the boundaries of the annexation would need to be adjusted. Prior to presenting the annexation petitions to the City Council to initiate the process, staff met with several of the owners of the non-consenting parcels on August 15, 2016. The meeting was intended to describe the impacts of annexation and measure their interest in joining the proposed annexation. The owners who attended had a number of questions about City services, taxes, and the timing of a possible annexation; however, none indicated a desire to join the annexation.

Planner Kuester reviewed the options available to the Council. If the Council were to approve the annexation, it will then go before the City Development Board. Mr. Kuester noted that it was the Manager's recommendation to annex the entire 1,349.63 acres of land.

Mayor Campbell opened the public hearing.

Dan Culhane, Executive Director of the Ames Economic Development Commission, 304 Main Street, Ames, said that he and the Board of Directors concur with the staff's recommendation and are greatly supportive of this annexation. They have been working on this in earnest for the past 12 to 18 months. Specifically noted was the fact that the City Manager was able to negotiate an agreement with the Rural Water Association. Mr. Culhane said that they had met with all area land owners. He also wanted it known that, in light of comments made at a Planning & Zoning Commission meeting that Hubbard Harvest is a land speculator out of Texas, Hubbard Harvest is actually the largest landowner in the subject area. They are third-generation land owners of seven parcels. Mr. Culhane said that Ames is missing out on large-scale industrial opportunities. He commented that many would say the City should be very cautious of pursuing industrial development; however, he noted that the City has always thoroughly vetted every industrial opportunity that has come to the area and the use of the infrastructure in the community. Mr. Culhane stated that this is a great opportunity for not only Ames, but all of Story County; this is a job-creator for the region.

Eric Hakmiller, President and Chief Executive Officer (CEO) of Lincoln Way Energy, which is located due east of the subject parcel, said that this is a very unique opportunity for light-industrial development that uses the resources of Iowa. Lincoln Way Energy also owns some parcels on the eastern edge of the subject site. When they have explored developing the lots of land that they have, they are generally in competition with Blair, Nebraska, and Fort Dodge facilities. Mr. Hakmiller believes the Ames area is more suited for light-industrial development than those two areas. Since a natural gas pipeline is already in the area, once the land is available, water and sewer just needs to be brought to the area to make it attractive to industries. Lincoln Way Energy is very supportive of the annexation.

Dan Oh, President and CEO of Renewable Energy Group (REG), offered the support of REG and himself for this annexation. He agreed this is a very unique opportunity and gave the reasons why he believed it was such. Mr. Oh pointed out that the research that comes out of Iowa State University is a great resource. Other companies might follow that use resources that are already in the area. The City and County infrastructure are very sound. Mr. Oh believes that the annexation of the land in question provides a special opportunity for Central Iowa, and he urged the Council to proceed with it.

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

Moved by Nelson, seconded by Corrieri, to adopt RESOLUTION NO. 16-686 approving the annexation of 1,349.63 acres of land, including 266.85 acres of non-consenting property, and directing staff to file the annexation with the City Development Board if there has been no withdrawal of a consenting property owner within three days of the conclusion of the public hearing.

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

HEARING ON 2016/17 U. S. HIGHWAY 69 IMPROVEMENTS PROGRAM (SOUTH DUFF AVENUE TRAFFIC SIGNAL): Traffic Engineer Damion Pregitzer noted that on October 11, 2016, the City Council had approved plans and specifications for this project (from South 5th Street to the Squaw Creek Bridge), and set the bid letting date for November 16, 2016. The project involves reconfiguring Walmart's west parking lot area along with its South Duff Avenue frontage to allow for

cross access for the east-side businesses. It is intended that the local match for this project be funded equally by agreement among Walmart, Hunziker, and the City. Mr. Pregitzer noted that the Traffic Safety funding expires this year, but can be extended.

A summary of the project funding was provided by Mr. Pregitzer. The one bid received puts the project \$162,899 over budget without including any amount for contingency. The lack of competitive bids is likely because the Iowa Department of Transportation (Iowa DOT) requires night work on all projects affecting the traveled lands of South Duff (U. S. Highway 69), limiting work from 7 PM to 7 AM. That makes it difficult for contractors; certain items were inflated because of the night work.

Council Member Nelson asked if staff could discuss waiving some of the requirements with the Iowa DOT, in particular the night work. Mr. Pregitzer said staff is still evaluating the one bid; however, staff will be working with the Iowa DOT on the analysis of the bid. Staff hopes to know by December 13 whether the Iowa DOT is willing to relax any of the requirements.

Council Member Gartin asked if the plans and specifications should be accepted tonight prior to the staff's discussion with the Iowa DOT. Mr. Pregitzer said that the plans and specifications need to be accepted as they are tonight. After the discussion with the Iowa DOT, if it is determined that significant savings will be realized if the project is rebid, that will be brought to the Council on December 13.

Bill Talbot, Newbrough Law Firm, Ames, said he is the attorney representing the Bundy Family. He noted that years ago, it was decided that a Lincoln Way and Duff median was bad for the community, and the Council at that time killed the project. Mr. Talbot recommended that the Council "kill" this project. According to Mr. Talbot, no one wants this project except for WalMart and Hunziker. He commented that the proposed project has absolutely nothing to do with traffic as South Duff is not that busy. During certain times, there are a few cars on Duff Avenue. Mr. Talbot believes that the problem is that the City does not have another north/south route. It would be better to invest the money in the Grand Avenue Extension project. According to Mr. Talbot, installing a stop light will not make it safer as accidents cluster at stop lights. Mr. Talbot commented that the proposed median will negatively impact every business except WalMart, and he asked why the City is preferring WalMart over the other businesses on South Duff. He questioned whether WalMart is "bribing" the City.

Chuck Winkleblack, Hunziker & Associates, 105 S. 16th Street, Ames, noted that the levels of service on Duff Avenue are substandard. He travels South Duff Avenue several times a day, and there are a lot more than a few cars on South Duff. Mr. Winkleblack acknowledged that taking Grand Avenue south will help; that is not the only solution. Mr. Winkleblack noted that the City would receive an Iowa DOT grant in the amount of \$850,000 as part of this project. If those funds go away, there are still going to be traffic problems on Duff. He pointed out that the median will not solve everything; however, it has been determined that it will help traffic flow through South Duff.

Rick Thompson, Thomco, LLC, owner of property at 414 South Duff, Ames, said that they are totally against this project. He noted that they "really don't have a dog in this fight," but they do own two properties south of the bridge and two properties north of South 5th Street. Mr. Thompson said he believes that once a median is installed, more medians will follow. They would like assurance from the City Council that there will not be more medians on Duff Avenue after the one in question is installed. In addition, Mr. Thompson believes that if a median is installed, the value of property will go down, and tenants will "run to another location." He asked about the number of accidents in front of WalMart in the past year. Mr. Thompson said that adding another light is not going to help traffic flow; the light will only back up traffic when Duff is busy. He is also concerned that his property (Bbops and Swift Stop) is going to be the turnaround for those motorists who miss the turn.

Ted Sage, LOF Express, 520 South Duff, stated that he is opposed to the project. He commented that the signal light does not bother him as much as the Iowa DOT requirement for the median when there is a signal light. Mr. Sage indicated that he is very opposed to the raised median. He believes that the signal light will only benefit the developer (Hunziker). According to Mr. Sage, all other businesses are against this project. Mr. Sage is puzzled why the City would put in a million dollars to benefit one developer and asked doesn't why the Hunziker group just doesn't pay for the signal light.

Jim Howe, Howe's Welding on South Duff, Ames, (home address of 912 Clark Avenue, Ames) stated that he is very concerned about semis going in and out of his business with the median. His property is the only one that won't have another access or egress. There is a retaining wall between his property and the property owned by Hunziker, and there is no way there can be any cross-access. Mr. Howe noted that he had been at the current location for over 30 years and he cannot to move now. He indicated that he is opposed to this project until the City can prove that semis and large vehicles can get in and out and that it won't adversely affect his business.

Mayor Campbell asked Mr. Pregitzer to comment on the Iowa DOT guidelines placed on this project. Mr. Pregitzer said the design encompasses all Iowa DOT requirements. He noted that the City is still working with Mr. Howe regarding the turning radius. When this item comes back to the City Council on December 13, they will have more information on that. Staff hopes to have answers to most of the concerns raised at that time.

Council Member Beatty-Hansen asked what impact the Grand Avenue Extension project will have on the traffic on Duff Avenue. Mr. Pregitzer cited the Traffic Impact Study that had been done, stating that he didn't have the numbers memorized, but it was somewhere around a 15% drop in traffic on Duff. The model shows a significant reduction in traffic upon first opening, but lesser impact throughout the next 25 years. The Benefitted Cost Analysis shows the forecasted volume.

Council Member Gartin pointed out that the Council had discussed this project formally during at least two workshops plus other meetings that had been held on this issue. To hear those opposed at this meeting state that this project has absolutely nothing to do with traffic, but is somehow some kind of "give-away" to some local developers, frustrates him. He said that he was frustrated beyond words that that speculation would be offered in a public forum like this. In light of the "attacks" that have been levied against the City, there is a need to review some of the fundamentals that the Council had spent hours on in the Council Chambers. Mr. Gartin asked Mr. Pregitzer to make a couple of basic points to make the case. In response, Mr. Pregitzer said that a Traffic Study done in 2015 revealed that there are 26,400 cars on South Duff per day, not including game days or moving-in days. Mr. Gartin then asked Mr. Pregitzer to comment on the assertion that this has proposal has nothing to do with traffic. Mr. Pregitzer highlighted the Traffic Study. He said he looked at adding a signal and timing the signals. They did find an operational benefit to adding the signal in breaking up the traffic, even it out across the South Duff Corridor, and allows for the turning movements. According to Mr. Pregitzer, a Traffic Safety Grant would not have been received from the Iowa DOT if there were not going to be a positive cost-benefit ratio from the project.

Mr. Pregitzer explained the Cost Benefit Analysis, which showed that, with the project, there would be a 39% reduction in crashes. He acknowledged that signals do increase rear-end crashes, but they help manage the more-serious angle accidents, so there will also be the operational benefit of traffic flow.

Moved by Orazem, seconded by Gartin, to accept the report of bids for the 2016/17 U. S. 69 Improvements Program (S. Duff Avenue Safety and Access Project) and delay award of the project until December 13, 2016.

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

EMERGENCY RESIDENCE PROJECT (ERP) FY 2015/16 DRAW-DOWN REQUEST AND DEFINITION OF “AMES RESIDENT:” Assistant City Manager Brian Phillips stated that in July, the Council authorized staff to carry forward the \$28,272.42 that remained unpaid under the Emergency Residence Project’s FY 2015/16 Contract for shelter services. That was done to allow City staff more time to reconcile billings where clients were submitted to both the City and the County for draw-down in the same period. Since then, City staff met with ERP staff on several occasions and has reviewed client records from ERP to more accurately judge which client stays should be paid by which funder. City staff reviewed each client stay during fiscal years 2013/14, 2014/15, and 2015/16 and used the available information to determine whether the client should be considered a City, County, or out-of-County client.

According to Mr. Phillips, City staff was unable to verify the client entry and exit dates using an independent source besides the billings, so staff chose to separate clients into groups based on the residence recorded. After sorting clients by funder type, staff found that in both FY 2013/14 and FY 2014/15, ERP provided more nights of shelter to City-eligible clients than the number of contracted units; therefore, it was appropriate for ERP to draw down its full City contract amount in those years. In FY 2015/16, the City contract called for ERP to provide 2,919 nights of shelter to City clients in exchange for \$68,500. The review indicated that ERP provided a total of 2,824 City client-nights of shelter. Another 16 client-nights are likely to be City clients in City staff’s opinion based on the context of the entry in ERP’s records; however, complete information was not available. Mr. Phillips noted that an additional point of information mentioned in previous discussions with the City Council regarding ERP is that the Ames Police Department (APD) is a source of referrals for the Shelter. According to the data provided by ERP, 192 client-nights of shelter were provided to individuals referred by the APD who were considered non-Ames clients. A case could be made that those client-nights of service should be considered for City funding since they were referred by ERP by City staff.

Mr. Phillips reviewed the draw-down options available to the City Council, as follows:

1. Allow ERP to draw down the 2,824 nights of shelter provided in FY 2015/16 to clients who were definitively from Ames.
2. Allow ERP to draw down the 2,824 nights of shelter to Ames residents plus the 16 additional nights of shelter provided to those who were likely Ames clients.
3. Allow ERP to draw down the 2,824 definitively Ames units of service, plus the 16 units of service likely from Ames, plus the 192 Ames Police Department referrals.

It was noted that once the City’s allocation has been fully drawn down, clients who would have otherwise been eligible for City funding are provided shelter using ERP’s donor funds.

Kerri Dunlow, Director of ERP, noted some of the changes that had taken place since she became the Director, including the intake procedures to be more thorough to collect the demographic information. They are also tracking how many people have to be turned away from the Shelter because it is full.

Residency Options. Assistant City Manager Phillips advised that City staff had communicated to ERP that it would only accept clients for City funding whose last mailing address was Ames. He specified options, as follows:

1. Continue allowing ERP to claim as City clients those whose last mailing address was Ames.

2. Allow ERP to claim as City clients those who stayed in Ames for some period prior to entering the Shelter.
3. Allow ERP to claim as City clients those who are clients at a local social services agency, but who do not have any documentation identifying them as a resident of another community.
4. Allow ERP to claim as City clients those who are registered to vote or have a driver's license or other identification listing an Ames address.

Council Member Gartin noted that if ERP had to ask for a mailing address, the clients might not have the documentation that would then indicate a specific place. He also pointed out that social services agencies might not be available to verify whether a person is a client.

Ms. Dunlow said she preferred that the definition would be that a person spent at least one night in Ames before they came to the Shelter, they would be considered an Ames resident. She advised that they do not turn away anyone if they have room at the Shelter.

Council Member Gartin recommended that Ms. Dunlow interface with her peers who are affiliated with other shelters to see how this is handled in those communities. He commented that the definition of residency might change in the future.

Council Member Orazem said he would like the cause of the homelessness to be asked. Ms. Dunlow said that that information is being asked and they do look for any correlation as to what led the person to the Shelter.

Moved by Gartin, seconded by Corrieri, to allow ERP to draw down the 2,824 definitively Ames units of service, plus the 16 units of service likely from Ames, plus the 192 Ames Police Department referrals. Vote on Motion: 6-0. Motion declared carried unanimously.

Moved by Nelson, seconded by Beatty-Hansen, to indicate that it is the expectation that Ames Police Department referrals will be paid by the City as "City clients" in the future.

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

Regarding residency, Council Member Orazem offered that asking the last mailing address would be less useful.

Moved by Beatty-Hansen, seconded by Betcher, directing the use of Options 1 through 4, adding that under No. 2, the period of time would be one night in Ames prior to entering the Shelter. Specifically, 1 through 4, are:

1. Continue allowing ERP to claim as City clients those whose last mailing address was Ames.
2. Allow ERP to claim as City clients those who stayed in Ames for one night prior to entering the Shelter.
3. Allow ERP to claim as City clients those who are clients at a local social services agency, but who do not have any documentation identifying them as a resident of another community.
4. Allow ERP to claim as City clients those who are registered to vote or have a driver's license or other identification listing an Ames address.

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

CLEAR IMPACT SCORECARD (HUMAN SERVICES OUTCOMES): Jean Kresse, President and CEO of United Way of Story County (UWSC), advised that this year UWSC began implementing an outcomes measurement system called the Clear Impact Scorecard. She said the Scorecard was an internet-based tool for establishing measurements, recording progress, and retrieving data. United Way has indicated to the agencies that it funds that they will need to work towards using the Scorecard to track their measurements; that will become a requirement of UWSC's agency agreements beginning in July 2017. The Scorecard assists with identifying outcomes.

Ms. Kresse introduced Shannon Bardole, Community Impact Director. Ms. Bardole provided definitions to help facilitate understanding of the Scorecard concept. She reviewed the Scorecard in detail.

According to Ms. Kresse, the cost is currently \$285/Scorecard license/agency/year; that is a 50% discount. She noted that United Way hopes to form partnerships to share the cost of the Scorecards and that the Clear Impact Score Card could be incorporated into the ASSET progress. There are currently 32 agencies in the ASSET process.

At the inquiry of Council Member Gartin, Ms. Kresse noted the categories that United Way will be charting. She also stated that the data will be available to the public some time in the future.

Council Member Orazem noted that the City of Ames had been desiring of a standard practice of measuring outcomes. He suggested that the each agency add it to its application for funding.

SUPERVISED TRANSITION LIVING HOMES: City Planner Karen Marren reminded the Council that, in April 2016, it had received a request to consider initiating a Zoning Text Amendment to create a transitional housing use option for residential zoning districts. The interested parties' desires were to allow for a broader range of choices for meeting transitional living needs within existing single-family dwellings. They wanted to acquire facilities for youth or adults needing transitional housing with live-in support. Through conversations with service providers, staff anticipates that such facilities would exceed the maximum occupancies of household living category with a family as defined by the Zoning Ordinance and would be group living, which is only allowed within a limited number of zoning districts and areas.

Council Member Gartin asked if staff had gotten any feedback from requesting parties as to what staff is recommending. Director Diekmann answered that there had been no more discussion with the requesting parties.

Moved by Orazem, seconded by Beatty-Hansen, to direct staff to prepare an ordinance and public notice for a public hearing to amend the Zoning Ordinance to create Supervised Transitional Homes as a new group living use with special standards for approval in Article 13 of Chapter 29 of the *Ames Municipal Code* with the additional directive that, at the time of the next Code update of Chapter 8 (Fire Code), the requirements for inspections of Transitional Group Homes be required.

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

AMES URBAN FRINGE PLAN AMENDMENTS: Director Diekmann stated that, at its September 13, 2016, meeting, the City Council initiated an amendment to the Ames Urban Fringe Land Use Framework Map as required by Trinitas Ventures. The area for the proposed change is on the south side of Lincoln Way adjacent to and immediately west of the Ames corporate limits and extending to the Boone County line of 500th Avenue. The letter from Mr. Vencel of Trinitas had asked the Council to

authorize applying for an amendment to the AUF Land Use Framework Map Plan that would change the land use designation from Highway Oriented Commercial to Urban Residential for approximately 11 acres owned by Mr. Belitsos and Mr. Wolfe for the north portion of property that is already Urban Service Area for the south half of the property. As part of the proposed amendment, staff has also included an abutting developed commercial property (Campus Fortress) on the south side of Lincoln Way with the amendment request. Story County and the City of Gilbert had agreed to initiate the amendment process on October 4, 2016, and October 3, 2016, respectively.

According to Mr. Diekmann, staff proposes a slightly different amendment to the Fringe Plan than originally envisioned by the applicant. Staff believes that the Urban Services Area designation should be changed as was requested. However, rather than change the area designated as Highway Oriented Commercial to Urban Residential to allow for annexation, a text amendment that allows for annexation of commercial area would be appropriate for this site and for broader application in the future. The applicant's goal of annexation can be met with either staff's approach or their original request. It was also noted by Mr. Diekmann that the 28E Agreement among the cities requires that, before any land may be annexed into a city, the Land Use Class Map for a property must have an Urban Service Area designation.

The Council was told by Mr. Diekmann that the subject area is Highway Oriented Commercial and Rural Urban Transitional. For it to be annexed, it must be changed from Rural Urban Transitional to Urban Service Area as a Land Use Class. However, City staff believes that there is a disconnect in the Fringe Plan policies about the Land Use Framework and annexation requirements because they prohibit the annexation of Highway Oriented Commercial lands even when the policies for the Convenience Commercial Node that overlap the Highway Oriented Commercial (HOC) designation support annexation for new development. To address the apparent conflicting policies for this area, staff proposed retaining the Land Use Framework Map designation of Highway-Oriented Commercial to reflect the general use of the area and intent of the nearby Convenience Commercial Node and to adopt a text amendment for annexation. The text amendment would also create a new Policy 10 that specifies HOC land can pursue annexation if it is within the Urban Service Area designation.

According to Director Diekmann, the proposed text amendment would at this time only apply to the same three properties that are part of the proposed Urban Service Area designation amendment. The remaining HOC properties in the Urban Fringe would not be able to seek annexation without a separate Fringe Plan Amendment for an Urban Service Area designation.

Mr. Diekmann stated that the 23 acres described for the Land Use Class designation of Urban Services is consistent with the City's Land Use Policy Plan that includes this area within the Southwest Allowable Growth Area. Decisions on use and density and infrastructure capacity would be addressed in subsequent steps of annexation and rezoning.

Council Member Gartin asked if the owners of properties around the subject property had been given notice and if staff had received any feedback. Director Diekmann advised that they were noticed prior to the Planning and Zoning Commission meeting, and staff had not heard from anyone regarding this item.

Moved by Nelson, seconded by Betcher, to adopt RESOLUTION NO. 16-687 approving an amendment to the Ames Urban Fringe Plan to change the Land Use Map of Ames Urban Fringe Plan on the south side of Lincoln Way adjacent to and immediately west of the Ames corporate limits west to the Boone County line of 500th Avenue from Rural Urban Transition Areas to Urban Service Area (5508 Lincoln Highway and 5820 Lincoln Highway).

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 Corrieri, to adopt RESOLUTION NO. 16-688 to include a new policy for lands designated as Highway-Oriented Commercial.

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

The meeting recessed at 8:02 p.m. and reconvened at 8:08 p.m.

PROPOSED STORY COUNTY TEXT AMENDMENT FOR SOCIAL SERVICE PROVIDERS WITHIN AGRICULTURAL ZONING DISTRICTS: Director Diekmann explained that Story County had notified the City's Planning staff that it will soon be considering a text amendment to allow Social Service Providers in the A-1 Zoning District, subject to the approval of a Conditional Use Permit issued by the Story County Board of Adjustment. The request for a text amendment was made after an agency expressed interest in a number of properties near Ames; specifically, one of the McCay properties located at 5500-240th Street in the Southwest Growth Area. It was noted that much of the Southwest Growth Area is zoned A-1, but is designated in the Ames Urban Fringe Plan as an Urban Service Area for future annexation and development within the City.

Jerry Moore, Story County Planning and Development, advised that the application was submitted by Youth and Shelter Services (YSS) several weeks ago. He said that when Story County reviewed the application, staff believed the project to be very narrow in scope. Mr. Moore said that County A-1 zoning currently allows for agriculture uses, single-family dwellings, cemeteries, stables and riding academies, and parks. It also includes a very broad list of conditional uses, but does not specifically include social service providers. The proposed amendment would add social service providers to the list of uses allowed by Conditional Use Permits. The proposed amendment would apply throughout the County, not just to areas within the Ames Urban Fringe Plan.

Mr. Diekmann told the Council that no specific action was required by the City Council for Story County to proceed with consideration of the proposed text amendment. He noted, however, that the Urban Service Areas should be protected from any form of development that would constrain the efficient growth of the communities. According to Director Diekmann, if the Council so desired, it could choose to direct staff to prepare a formal response on the proposed amendment. He wanted the City Council to understand that the implication of the amendment is that individual sites could be approved with a Conditional use Permit in the Fringe Area that are not likely to be urban scale developments. That may or may not impede future annexation and urbanization. Mr. Diekmann noted that the McCay property is situated in the area that the Council had directed staff to develop a Master Plan to support future development in the City of Ames. Whatever is built in this area in the immediate future could impact the City's future plan for development in the Southwest Growth Area. While the City would hold no formal role in the review of a County Conditional Use Permit, City staff could provide comments about any concerns for a specific site and its consistency with the Fringe Plan. The City would only have direct authority over a proposal if subdivision was requested as part of a project.

Council Member Gartin expressed his concerns over the size of the proposed YSS project, which would encompass 74 acres. He noted that the project would be located in the Ames School District. Council Member Betcher noted that the subject property is located in Ames Southwest Growth Area. She noted that there are other locations available. Council Member Orazem disagreed, stating that the location in question is as good as any for a treatment facility. He felt that YSS would want it to be in proximity to the City. Council Member Gartin said he was struggling because of the size of the proposed project.

Moved by Nelson, seconded by Gartin, to direct staff to prepare a recommended list of conditions to be presented to the Story County Board of Supervisors to be incorporated into the County's Conditional use standards or be presented to the County Zoning Board of Adjustment as conditions of approval or a Conditional Use Permit if the project moves forward.

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

UPDATE ON LINCOLN WAY CORRIDOR PLAN FOCUS AREA WORKSHOP: Director Diekmann and Planner Karen Marren provided a chronological review of the community outreach and Corridor-wide outreach efforts to the five Focus Areas, as identified by the City Council during its April review of the consultant's initial findings. The Focus Areas were named as:

1. Westside Mixed Use (West Hy-Vee Area/Beedle Drive to Colorado Avenue)
2. Campustown Transition (Sheldon Avenue to Campus Drive)
3. Oak to Riverside Neighborhood
4. Lincoln Way and Grand Avenue (Oak Avenue to Grand Avenue)
5. Downtown Gateway (Clark Avenue to Duff Avenue)

The objectives derived from the public input by the consultants were presented as was the conceptual development modeling for each area.

The Council was told that the Workshops averaged between ten and 15 people for each of the three sessions. Staff believes that some clear priorities and options emerged during the process: The greatest priority for identifying a vision and expected redevelopment is the Downtown Gateway area centered upon Kellogg due to development and community interest.

Council Member Betcher said she was concerned about the large amount of surface parking and was hoping for more public green space. She was also envisioning taller buildings.

Council Member Nelson asked if it would be possible to delineate on the graphics the new versus existing buildings. Mr. Diekmann stated that he could do that.

According to Mr. Diekmann, the next step for the consultant is to prepare a complete draft plan that addresses the whole Corridor with continued refinements to the Focus Areas. It is believed that the first draft of the plan will be available for staff before the end of the year.

PLANNING DIVISION WORK PLAN: Director Diekmann provided an updated status of projects within its Work Plan and is now requesting direction on the Council's next set of priorities. He reviewed Committed Projects and Status; Previously Committed, but not Yet Started; Additional Projects; and Pending Referral Requests. Staff is asking to know what Council's priorities are for the next six months and what its expectations are for 2017. Future steps on existing priorities have not been factored into the Plan.

Council Member Betcher asked to look at the "Recommended to Delete" table. She was under the impression that the item on Page 5: "Rental concentration standard in low-density residential zones" would be returning to Council for discussion. Ms. Betcher said she recollected that the item was tabled because of reservations expressed by the City Attorney over what the outcomes of some legal issues would be; however, Ms. Betcher did not want that item to go away.

Ms. Betcher also suggested that the item: "Reevaluate building and zoning codes to determine if changes should be made to improve the existing housing stock at a lower cost," did not have to be handled by the Planning staff. She said that perhaps it didn't have to be Planning staff gathering data from

developers and others as far as what are the impediments. Mr. Diekmann said he needed more direction on where this item fits in. Ms. Betcher said she did not see this as a process-oriented issue; the Council just isn't getting the information as to what are the impediments. She would like it removed from the Planning Work Plan and have the information gathered by a third-party. Director Diekmann said this is one of the items that staff really didn't know what the Council's expectation was.

Moved by Betcher, seconded by Beatty-Hansen, to ask the City's partners in the Chamber office to do some surveying for the City on the "Building and Zoning Codes that might be causing impediments to improving the existing housing stock at a lower cost."

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

Council Member Nelson noted that "housing stock" doesn't necessarily describe what the Council is trying to accomplish. It doesn't capture Council's intent.

Moved by Betcher, seconded by Beatty-Hansen, to take the "rental concentration standard in low-density residential zones" off the table and get a report from Legal.

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

Moved by Gartin, seconded by Corrieri, to delete the "Hotel Floor Area Ratio (FAR) Text Amendment to increase Allowance."

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

Moved by Orazem, seconded by Corrieri, to delete "Expand airport protection area for land uses outside of the City."

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

Director Diekmann reviewed the projects that had been identified to be most likely worked on for the next six months (Table 2: January Through June 2017). An update on the redevelopment of 321 State was given.

Discussion ensued on the best way to analyze current planning and Building Code approval processes. It was suggested that each process would be reviewed. Council Member Nelson thought this could be started later, perhaps in June. Director Diekmann noted that staff would need to explain the notice requirements, criteria for approval, and time commitment for each so that the Council could get a better understanding of each process. He suggested that the elements would be grouped and put on three or more Council Agendas. Mr. Nelson said he thought that the Chamber could gather the data in three or four months.

Another one that staff needed direction on, according to Director Diekmann, was partnering with Campustown and Downtown on priorities and review of standards. Council may want to wait on this until it has a better idea of what its priorities are and what the vision is for redevelopment.

Pertaining to the project to work on the Southwest Growth Master Plan, Mr. Diekmann said staff assumed the Council still wanted to do that. There are a couple of ways to address this; staff is leaning toward hiring a consultant to lead the initiative. Council had indicated that it wanted to move on to this one next.

An explanation of what needs to be done to get the RFP together for the review of the Land Use Policy Plan (LUPP) was given by Director Diekmann. The best case scenario would be to hold a workshop with the Council in late spring or early summer to set its expectations and goals for the update. The

expectation would be to hire a consultant in the fall. Council Member Gartin noted how important the LUPP review was to many other processes. Mr. Diekmann indicated that the LUPP review would take at least two years.

Director Diekmann reviewed projects that had been placed on Table 3: July through December 2017.

Moved by Nelson, seconded by Beatty-Hansen, to move Table 2, but cut the hours down from 80 to 40 for “Analyze current planning and Building Code approval processes to help decision-making be more predictable, more strategic, and more timely.”

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

Regarding Table 3: July through December 2017, Director Diekmann stated that most of those projects are big items. City Manager Schainker noted that a lot could change by then and perhaps Council should not take any action.

Regarding Table 4: Remaining Items, Council Member Betcher asked about the “LUPP Policy for RH Land Use.” Director Diekmann said he added in that the Council might want to review the effectiveness of the RH Checklist.

ORDINANCE ESTABLISHING PARKING REGULATIONS ON HYDE AVENUE: Moved by Gartin, seconded by Corrieri, to pass on second reading an ordinance establishing parking regulations on Hyde Avenue.

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

ORDINANCE ESTABLISHING SPEED LIMIT ON HYDE AVENUE: Moved by Gartin, seconded by Corrieri, to pass on second reading an ordinance establishing the speed limit on Hyde Avenue.

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

ORDINANCE ESTABLISHING 2700, 2702, 2718, AND 2728 LINCOLN WAY; 112 AND 114 SOUTH HYLAND AVENUE; AND 115 SOUTH SHELDON AVENUE URBAN REVITALIZATION AREA: Moved by Gartin, seconded by Corrieri, to pass on second reading an ordinance establishing 2700, 2702, 2718, and 2728 Lincoln Way; 112 and 114 South Hyland Avenue; and 115 South Sheldon Avenue Urban Revitalization Area.

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

ORDINANCE CHANGING BOUNDARIES OF THE CAMPUSTOWN URBAN REVITALIZATION AREA BY REMOVING PROPERTIES ADDRESSED AS 2700, 2702, AND 2718 LINCOLN WAY: Moved by Beatty-Hansen, seconded by Corrieri, to pass on second reading an ordinance changing boundaries by removing properties addressed as 2700, 2702, and 2718 Lincoln Way

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

COUNCIL COMMENTS: Moved by Nelson, seconded by Betcher, to request a listing of the backlogged projects from Legal.

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

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

Moved by Gartin, seconded by Corrieri, to hold a Closed Session, as provided by Section 21.5(1)c, *Code of Iowa*, to discuss matters presently in or threatened to be in litigation.

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

The Council returned to Open Session at 10:46 p.m.

ADJOURNMENT: Moved by Gartin, to adjourn the meeting at 10:47 p.m.

Diane R. Voss, City Clerk

Ann H. Campbell, Mayor