

**MINUTES OF THE REGULAR MEETING OF THE
AMES CONFERENCE BOARD AND
REGULAR MEETING OF THE AMES CITY COUNCIL**

AMES, IOWA

FEBRUARY 28, 2017

REGULAR MEETING OF THE AMES CONFERENCE BOARD

The regular meeting of the Ames Conference Board was called to order by Chair Ann Campbell at 5:30 p.m. on February 28, 2017. Present from the Ames City Council were Bronwyn Beatty-Hansen, Gloria Betcher, Amber Corrieri, Tim Gartin, Chris Nelson, and Peter Orazem. Story County Board of Supervisors present were Lauris Olson and Rick Sanders. Representing the Ames Community School Board were Lewis Rosser and Bill Talbot. Gilbert Community School District and United Community School District were not represented.

MINUTES OF JANUARY 24, 2017, MEETING OF THE CONFERENCE BOARD: Moved by Talbot, seconded by Sanders, to approve the Minutes of the January 24, 2017, meeting of the Ames Conference Board.

Vote on Motion: 3-0. Motion declared carried unanimously.

APPOINTMENT TO BOARD OF REVIEW: Moved by Betcher, seconded by Sanders, to adopt RESOLUTION NO. 17-066 approving the appointment of Ron Murphy to the Board of Review.

Roll Call Vote: 3-0. Resolution declared adopted unanimously, signed by the Chair, and hereby made a portion of these Minutes.

PUBLIC HEARING ON PROPOSED 2017/18 BUDGET FOR CITY ASSESSOR'S OFFICE: Chairperson Campbell opened the public hearing. After no one came forward to speak, the hearing was closed.

Moved by Talbot, seconded by Nelson, to adopt the FY 2017/18 budget for the Ames City Assessor's Office.

Vote on Motion: 3-0. Motion declared carried unanimously.

ADJOURNMENT: Moved by Betcher to adjourn the Ames Conference Board at 5:34 p.m.

MINUTES OF THE REGULAR MEETING OF THE AMES CITY COUNCIL

The Regular Meeting of the Ames City Council was called to order by Mayor Ann Campbell at 5:37 p.m. on the 28th day of February, 2017, in the City Council Chambers in City Hall, 515 Clark Avenue. Council Members Bronwyn Beatty-Hansen, Gloria Betcher, Amber Corrieri, Tim Gartin, Chris Nelson, and Peter Orazem were present. *Ex officio* Member Sam Schulte was also present.

CONSENT AGENDA: Mayor Campbell announced that Items 14 and 34 will be pulled from Consent for separate discussion.

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

1. Motion approving payment of claims
2. Motion approving Minutes of Regular Meeting on February 14, 2017
3. Motion approving certification of civil service applicants
4. Motion approving Report of Contract Change Orders for February 1-15, 2017
5. Motion directing City Attorney to draft ordinance establishing speed limits on new roads in ISU Research Park

6. Motion approving new Class B Beer Permit & Outdoor Service for Homewood Golf Course, 401 E. 20th Street
7. Motion approving ownership change for Class C Liquor License & Outdoor Service for Buffalo Wild Wings, 400 S. Duff Avenue
8. Motion approving ownership change for Class C Liquor License for Welch Avenue Station, 207 Welch Avenue
9. Motion approving Encroachment Permit for a projecting sign at 429 Douglas Avenue, Rippke Design-Octagon Building
10. Motion approving Encroachment Permit for projecting sign at 2420 Lincoln Way, Suite 101, Smokin Oak Pizza
11. Motion approving Encroachment Permit for wall sign at 2420 Lincoln Way, Suite 101, Smokin Oak Pizza
12. Greek Week Olympics Requests:
 - a. Motion approving blanket Temporary Obstruction Permit for Greek activities on April 1
 - b. RESOLUTION NO. 17-067 approving closure of portions of Gray Avenue, Ash Avenue, Greeley Street, Pearson Avenue, Lynn Avenue, and Sunset Drive from 7:00 a.m. to 6:00 p.m. on Saturday, April 1
 - c. RESOLUTION NO. 17-068 approving suspension of parking regulations for closed areas from 5:00 p.m. Friday, March 31, until 6:00 p.m. Saturday, April 1
13. RESOLUTION NO. 17-069 approving submission of application for 2017/18 Governor's Traffic Safety Bureau Enforcement Grant, and if awarded, authorizing participation by Police Department
14. RESOLUTION NO. 17-071 approving Federal ICAAP Agreement for Traffic Network Master Plan Project
15. Grant Avenue (Hyde) Paving Project:
 - a. Motion adopting Preliminary Resolution (RESOLUTION NO. 17-072)
 - b. Motion adopting Resolution of Necessity (RESOLUTION NO. 17-073)
 - c. RESOLUTION NO. 17-074 adopting Plat and Final Assessment Schedule and amending, confirming, and levying assessments
16. RESOLUTION NO. 17-075 approving preliminary plans and specifications for 2015/16 Sanitary Sewer Rehabilitation; setting March 22, 2017, as bid due date and March 28, 2017, as date of public hearing
17. RESOLUTION NO. 17-076 approving preliminary plans and specifications for Ames Municipal Cemetery Water Service Line Replacement; setting March 22, 2017, as bid due date and March 28, 2017, as date of public hearing
18. RESOLUTION NO. 17-077 approving preliminary plans and specifications for 2017/18 Pavement Restoration Program Contract 1: Concrete Joint Repair Program; setting March 22, 2017, as bid due date and March 28, 2017, as date of public hearing
19. RESOLUTION NO. 17-078 approving preliminary plans and specifications for 2017/18 Pavement Restoration Program Contract 2: Slurry Seal Program; setting March 22, 2017, as bid due date and March 28, 2017, as date of public hearing
20. RESOLUTION NO. 17-079 approving preliminary plans and specifications for 2015/16 and 2016/17 Seal Coat Street Pavement Improvements; setting March 22, 2017, as bid due date and March 28, 2017, as date of public hearing
21. RESOLUTION NO. 17-080 approving preliminary plans and specifications for 2015/16 Low-Point Drainage Improvements (Westwood Drive); setting March 22, 2017, as bid due date and March 28, 2017, as date of public hearing
22. RESOLUTION NO. 17-081 awarding contract for 15kV Aluminum Cable for Electric Distribution Inventory to Wesco of Des Moines, Iowa, in the amount of \$73,188, subject to metals adjustment at time of order
23. RESOLUTION NO. 17-082 waiving purchasing policy requirement for competitive bidding and

awarding contract for Ceram Core Pipe for Electric Services to Fluid Technology Corporation of Des Moines, Iowa, in the amount of \$111,722

24. RESOLUTION NO. 17-083 reallocating Capital Improvements Plan funding from Northwood Lift Station to East 30 Lift Station
 25. RESOLUTION NO. 17-084 approving contract and bond for 2014/15 Low-Point Drainage Improvements (Northwood Ravine Stabilization)
 26. RESOLUTION NO. 17-085 approving contract and bond to Replace Tipping Floor Concrete at Resource Recovery Plant
 27. Distributed Control System for Power Plant:
 - a. RESOLUTION NO. 17-086 reallocating funding from Electric Fund to the project
 - b. RESOLUTION NO. 17-087 approving Change Order No. 4 with Emerson Process Management Power & Water Solutions
 28. RESOLUTION NO. 17-088 approving Change Order with Bolton & Menk, Inc., for Engineering Services for South Skunk River Basin Improvements (City Hall Parking Lot)
 29. RESOLUTION NO. 17-089 approving Change Order No. 1 with M & M Engineering Associates for Power Plant Unit 7 Boiler Tube Piping Headers
 30. RESOLUTION NO. 17-090 accepting completion of 2014/15 Sanitary Sewer Rehabilitation (Manhole Rehabilitation Basins 1 and 5)
 31. RESOLUTION NO. 17-091 approving Plat of Survey for 1109 E. Lincoln Way and 200 Sondrol Avenue
 32. RESOLUTION NO. 17-092 approving Plat of Survey for 4303 Cochrane Parkway and 400 South Dakota Avenue
 33. RESOLUTION NO. 17-094 approving Plat of Survey for 114 South Duff Avenue
 34. RESOLUTION NO. 17-095 approving Plat of Survey for 1712 E. Lincoln Way
- Roll Call Vote: 6-0. Resolutions/Motions declared adopted/approved unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

2016 URBAN REVITALIZATION TAX ABATEMENT REQUESTS: Council Member Beatty-Hansen stated that she would abstain from voting on this item due to a conflict of interest. Council Member Nelson indicated the same.

Moved by Corrieri, seconded by Betcher, to adopt RESOLUTION NO. 17-070 approving 2016 Urban Revitalization tax abatement requests.

Roll Call Vote: 4-0-2. Voting Aye: Betcher, Corrieri, Gartin, Orazem. Voting Nay: None. Abstaining: Beatty-Hansen, Nelson. Resolution declared adopted, signed by the Mayor, and hereby made a portion of these Minutes.

PLAT OF SURVEY FOR 2510 - 2526 LINCOLN WAY: Council Member Betcher asked for a brief explanation since people are interested in development that is occurring in and around Campustown. Planning and Housing Director Kelly Diekmann stated that this particular Plat of Survey is to consolidate four existing lots into one lot. The applicant intends to demolish the existing buildings and develop a mixed-use building, which will be four stories high with eight apartments and commercial space on the ground floor.

Moved by Nelson, seconded by Corrieri, to adopt RESOLUTION NO. 17-093 approving Plat of Survey for 2510 - 2526 Lincoln Way.

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

PUBLIC FORUM: Mayor Campbell opened Public Forum.

Merlin Pfannkuch, 1424 Kellogg Avenue, Ames, wished to remind the public that the hearing before the State's City Development Board regarding annexation of land (East Industrial Area) is continued to March 8 at 1:30 p.m. in Des Moines. Those who might want to participate in the public hearing may do so via teleconference. Mr. Pfannkuch stated that he would leave that teleconference information with the City Clerk's Office; anyone interested should contact them.

Mr. Pfannkuch indicated that, for years, he has suggested that a clear line be drawn amongst the City, the Ames Chamber, and the Ames Economic Development Commission. He noted that the Chamber belongs to an Iowa Chamber Alliance, which is a 16-member consortium of related groups in Iowa. It has become fairly active in legislation in the state, and he was disappointed that four of the Chamber lobbyists were listed for the collective bargaining bill. Mr. Pfannkuch said that the Chamber should want to promote economic activity and not draw down wages and benefits. He had yet to identify any elected official that was for this legislation. He suggested that the Council not pay the \$2,500 in dues to the Chamber next year.

With regard to the East Industrial Area, Mr. Pfannkuch stated that on February 17, 2016, during a Planning and Zoning Commission meeting, Planning Director Kelly Diekmann had indicated that the time line for development was undefined, but probably meant the Utility Construction Program in the Capital Improvements Plan would be within the next two years. On February 9 last year, the Council approved funding. Mr. Pfannkuch said that there is still time for the Council to involve public input by holding a workshop. He felt that by going forward with this Industrial Area and the public contributing \$5 million, there should be more assurances that new companies will be developing in this area. He felt that most of the taxpayers' monies is going to be wasted.

Public Forum was closed by the Mayor.

DISCUSSION OF ADDITIONAL QUESTIONS PERTAINING TO RESIDENTS SATISFACTION

SURVEY: Public Relations Officer Susan Gwiasda explained that the City is working with Iowa State University's Institute for Design Research and Outreach to produce, distribute, and analyze the 2017 Resident Satisfaction Survey. The Survey is on schedule to get out the end of March, which will be sent to 1,350 utility bill customers. It also goes out digitally to Iowa State students. She advised that a small amount of space is reserved in the survey for the Council to ask policy questions of the city's residents. The City's goal with the annual survey is to use feedback from our citizens regarding their satisfaction with City of Ames programs and services, capital improvement projects, and future allocations of funding to guide decision making.

Council Member Betcher referred to information the Council has received regarding interest in developing housing in Downtown Ames. She believed there will be the question of whether the City will want to support an Urban Revitalization Area(s) in Downtown or elsewhere. Ms. Betcher was concerned about the policy of whether the Council incentivizes the demolition of buildings that are potentially eligible for listing in the National Register of Historic Places. She would like to know whether citizens think the Council should incentivize that kind of demolition. She wanted to know how the public felt about using public funds for Urban Revitalization in the Downtown area or any other location in Ames.

Moved by Betcher, seconded by Beatty-Hansen, to include the following question in the Resident Satisfaction Survey: "What are your thoughts about the City providing monetary incentives, tax abatements, TIFs, etc., for Urban Revitalization projects that result in demolition of buildings that any

Ames historic resource survey has identified as potentially being placed in the National Register of Historic Places?”

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

Merlin Pfannkuch, 1424 Kellogg Avenue, Ames, felt that jargon should be kept out of the questions. Simple, straight forward questions need to be asked that anyone can follow. Mr. Pfannkuch stated that he would like to ask the question, “should utility revenues be used for extending infrastructure for business and industrial development?”

FIREFLY COUNTRY NIGHT ON MAIN STREET: Assistant City Manager Brian Phillips gave background regarding the Firefly Country Night special events. In the past, the Main Street Cultural District (MSCD) has organized these Country Night events. This year, the organizers, Jess Clyde of London Underground and Bill Malone of Café Diem, were planning to host two Firefly Country Nights - one on July 14 and the other on the Thursday before Cy-Hawk football weekend. Staff was fine with the July 14 date, however, there were concerns regarding the second event. Staff has since had discussions with the event planners, and has received an application to hold this second Firefly event on Friday, September 8, the day before the Cy-Hawk football game. Historically, the Firefly Country Night has had a successful track record, however, City staff anticipates that this will be a very busy weekend. Organizers did propose certain measures will be taken to mitigate potential safety concerns.

Cindy Hicks, Executive Director of the Main Street Cultural District, 304 Main Street, Ames, stated that the Cy-Hawk football game is arguably the biggest event of year. Economically, that week is good for Ames. Part of her job is to make sure that with these big events, that Downtown Ames shared in that spotlight. She said that by holding the Firefly Country Night on September 8 gives Ames the opportunity to show off all that is great in an organized manner, which is also safe and responsible. Ms. Hicks stated that they would not be asking the Council to approve this special event on that night if they weren't 100% sure that they could do it without incident. She reported that the MSCD has held 17 events with zero police calls.

Council Member Orazem asked if it is the presumption that the MSCD is missing out because all of the concentration is in Campustown, or is it that there will be 1,500 more people in Ames on top of those turning out for the football game. Ms. Hicks stated that the Cy-Hawk football game weekend is pretty good in Downtown Ames, however, it could be better.

Mayor Campbell questioned why the event was now planned for Friday instead of Thursday night. Ms. Hicks indicated that they never had definite discussions as to what date the event would take place.

In reference to the 17 events hosted by the MSCD with zero police calls, Council Member Betcher asked how many were held on football, Cy-Hawk football, or VEISHEA weekends. Ms. Hicks responded that there have been none.

Jess Clyde of the London Underground, 212 Main Street, Ames, reported that this weekend is similar to that of the Big 12 Tournament in Kansas City, where people want additional activities besides basketball. What they are trying to do is tap into that market to provide entertainment options that are responsible and safe. In previous years, the Firefly Country Nights have been held on Thursdays, and one on a Sunday; it was felt they should try a Friday night. Mr. Clyde said they do take the Police Department's concerns very seriously. Furthermore, they understand that because of it being such a busy weekend, the Police are not sure they can respond to any issues in the Downtown in a timely manner. He stated that it is their intent to hire several security guards above and beyond what is recommended by normal event standards. He reviewed some of the steps they will take in order to run

a safe event. Mr. Clyde reiterated that they want to give people something to do other than attend a house party or tail gate the night before the game.

Bill Malone of Café Diem, 229 Main Street, Ames, stated that, as business people, they are excited to offer this business opportunity for a Firefly Country Night on the Friday before the football game, which will feature a nationally known act. From their perspective, it was hard for them to imagine the kinds of problems the Police Department are facing. He felt that if there are entertainment options offered in the Downtown district, then there is another entertainment option for people to attend. As organizers, they are prepared to make changes to their plan in order to make this work.

Council Member Beatty-Hansen asked if staff will have another opportunity to review this application and to come back with its recommendation to Council. Assistant City Manager Phillips responded that it is staff's role to warn the Council about the potential consequences. At this point, staff is needing to know whether or not the Council would accept the application for this event on September 8. If the Council approves acceptance of the application, the intent is to bring this item back at the March 7 meeting.

Police Chief Cychosz reported that, as a Police Department, they have had quite a bit of experience with this type of event. He stated that, as with VEISHEA, entertainment was put in place to draw people away from the house parties and some more of the volatile settings. A Taste of VEISHEA worked – until it no longer did. These events gather a momentum of their own. Chief Cychosz said that this event may have great aspects to it, but he does have a sense of caution. He further said that the ISU/Iowa football weekend has become the new VEISHEA for the Police in terms of the number of calls that are received by the Department.

Upon questioning by Council Member Orazem, Chief Cychosz responded that there is value in terms of spreading the density of groups out into smaller groups or gatherings. In response to further questioning, the Chief reported that Iowa City had tried an outdoor music event on central campus during a Cy-Hawk football weekend, and it got out of hand. Since then, the concerts were moved to parking lots north of campus in a fenced off area in more of a remote location. The city didn't see any real problems with those events.

Mayor Campbell asked that if extra Police action was needed in the Downtown area, would extra response time be needed elsewhere. Chief Cychosz stated that his Department would have to prioritize calls; he could not promise the same kind of support on the September 8 weekend that they normally would provide.

Council Member Betcher asked about the number of calls the Police Department has received during the Cy-Hawk football weekends. Mr. Cychosz indicated that the last three times the games have been in Ames they have seen a growth in numbers each time.

Mayor Campbell asked Ms. Hicks what security has been arranged for the Firefly Country Night. Ms. Hicks reported that they have engaged CSC as their security company, which is the same company that works events at Iowa State. It was suggested to them to hire one security guard per 250 people; however, they will be hiring one guard per 107 people. Furthermore, they have paid staff who will be working that night. Mayor Campbell noted that if arrests were needed, it would involve the Police.

Council Member Betcher stated that she has severe doubts about planning this event for that football weekend when the Council hasn't allowed events to be hosted during other football weekends by the Campustown Action Association. She had no problems with the July 14 Firefly Country Night, and it

has been proven to be a successful event. However, she does not know what is to come on Cy-Hawk weekend, and the Police will already be stretched. She indicated it is not about the event – it is about that particular weekend.

Moved by Betcher, to reject the Special Event Application to hold Firefly Country Night on Main Street on Friday, September 8, 2017. The motion died for lack of a second.

Moved by Gartin, seconded by Orazem, to accept the Special Event Application to hold Firefly Country Night on Main Street on Friday, September 8, 2017.

Council Member Orazem said that he sees the value of having an organized event other than in Campustown. He sensed that it could be a benefit rather than more of a harm. He felt the more times you can split populations into smaller, more manageable groups, the better.

Council Member Gartin stated that the organizers are invested in our community and have organized similar events. He appreciated the fact that they are open to guidance from our Police force, and that events held like this in the past give him reason to hope that this could be a successful event for Ames.

Council Member Betcher indicated that VEISHEA was planned by people who knew what they were doing, and under the best laid plans, things still managed to go array and result in significant disturbances. She would like to see a trial run for an event such as this on another football weekend, but not on Cy-Hawk weekend.

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

REQUEST FOR CITY INCENTIVES FOR BARILLA EXPANSION: City Manager Steve Schainker explained that the City has received a request from Barilla for tax incentives to help support its proposed expansion project. He gave an overview of the company's operations in Ames. The company is currently receiving an industrial tax abatement on existing improvements. And, with its next expansion, the project will include over 71,000 square feet to house two additional processing lines, a rail yard expansion to accommodate a larger number of train cars, and six silos to store wheat. City Manager Schainker stated that the total investment in this project is estimated to be about \$62 million, with the taxable value estimated at \$16,320,000. If the Council approves Barilla's request for incentives, it is hoped that construction will begin this year, with completion in the spring of 2018.

Mr. Schainker reported that Barilla is considering two sites for its expansion. Ames is competing with another of the company's sites located in Avon, New York. He has been advised that Avon has offered quite an attractive incentive package to Barilla; the value of this tax abatement incentive is estimated to be \$8,000,000 over a 10-year period.

City Manager Schainker reviewed the State of Iowa's incentive package through the Iowa Economic Development Authority (IEDA). It has recommended to its board approval of an incentive package totaling \$1,591,000. He indicated that Alliant Energy had also offered substantial incentives.

Mr. Schainker reviewed the City's incentive package options:

Alternative 1: Offer a five-year, partial Industrial Tax Abatement incentive. The value of this incentive based on an incremental assessed value for the expansion project of \$16,320,000 would be \$1,046,220. Under this incentive program, the City would be paid \$1,278,714 over

this same five-year period. No action is required under this alternative. If the project qualifies for the incentive as determined by the Assessor, this incentive is automatically provided.

Alternative 2: Offer a 10-year, partial tax abatement incentive under the Urban Revitalization Program. The value of this incentive based on an incremental assessed value for the expansion project of \$16,320,000 will be \$2,045,942. Under this incentive program, the City would be paid \$2,603,926 over this same 10-year period. To accomplish this alternative, the City Council will need to create an Urban Revitalization Plan and area, and to adopt a resolution approving the plan and an ordinance approving the area for the Barilla site

Alternative 3: Offer Tax Increment Financing (TIF) Rebate incentive to the company for 10 years or up to \$3,000,000, whichever comes first. Assuming a \$16,320,000 assessed value for the incremental value of the expansion project and that the tax rate and assessed value remains the same over a 10-year time frame, \$3 million of tax rebates will be generated for the company in 10 years. However, if the tax rate and/or the assessed value increases in the future, \$3 million of tax rebates could be generated sooner for the company. Under this incentive program, the City would be paid \$491,314 over this same 10-year period. To accomplish this alternative, the City Council must establish an Urban Renewal Area, prepare a developer's agreement for the company to sign agreeing to create the 41 new jobs within three years, and create a minimum assessment agreement for the company to sign equal to \$16,320,000, which is the estimated value of the new improvements associated with the expansion project.

City Manager advised that he is recommending Alternative 3. He said that this project is unique and a precedent should not be established with this type of incentive, should the Council approve this Alternative for Barilla. He stated that an additional investment of this magnitude at the Ames Barilla plant should reflect favorably on this site should further expansion possibilities in the future cause a similar competition between Ames and Avon.

Dan Culhane, Executive Director of the Chamber of Commerce, 304 Main Street, Ames, provided background for this project expansion, which began in 2009. He reviewed the incentives offered by the State. Mr. Culhane advised that Barilla had met with its Board of Directors, which voted to bring the expansion to Ames, subject to the City's and State's incentive processes moving forward.

Discussion was held regarding final commitment to these terms (Alternative 3) by both Barilla and the City. Mr. Schainker said the deal is not finalized until both parties sign the development agreement. If the City Council agrees to these terms, Barilla will want to begin construction in the spring, and will have to rely on the Council's word that it can move forward with the design, permit applications, etc.

When questioned by Council Member Gartin, Mr. Culhane responded that if things would fall apart and Barilla would close, the worse case scenario would be that there is about 600,000 square feet of industrial space that bodes well to other opportunities with other companies. It is a highly visible facility along the interstate with significant rail capacity. Mr. Culhane stated that Barilla owns the facilities, with market shares continuing to grow. It is a highly successful company. Mr. Schainker added that Barilla is a market leader in pasta production in the United States.

Merlin Pfannkuch, 1424 Kellogg Avenue, stated that he was pleased to hear some additional background on this, however, he questioned what sort of opportunity the public will have to discuss this. He said that the City cannot continue to subsidize businesses and industries, and unless the valuation for this project goes up, the City will receive no property taxes for 10 years. He stated that the Council is kidding itself if it thinks a precedent will not be set. He felt that this is not a good deal for the City.

The Council discussed the City's proposed offers and the incentivizing of industrial expansion in the Ames community. Council Member Corrieri stated that this is a unique circumstance, and it is offering incentives to an already established business. She felt that it is unfair to say that the City would not be getting a good deal.

Moved by Orazem, seconded by Nelson, to offer a Tax Increment Financing (TIF) Rebate incentive to Barilla for 10 years or up to \$3,000,000 whichever comes first; and, to accomplish this alternative, the City must establish an Urban Renewal Area, prepare a Developer's Agreement for Barilla to sign agreeing to create 41 new jobs within three years, and to create a Minimum Assessment Agreement for Barilla to sign equal to \$16,320,000, which is the estimated value of the new improvements associated with the expansion project.

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

REQUEST FOR PROPOSALS FOR 321 STATE AVENUE: Housing Coordinator Vanessa Baker-Latimer reported that at its January 10 meeting, the Council provided direction to staff to proceed with developing a Request for Proposals (RFP) for the development of the City-owned property at 321 State Avenue.

She reviewed the five objectives as directed:

- Prepare an RFP to select a partner developer to design and construct an affordable housing development;
- Allow for proposals to include detached or attached single-family homes;
- Require the developer to specify details on any properties that may be made available for rental;
- Offer financial incentives of land at no cost, up to \$550,000 to assist in construction of infrastructure, down payment assistance for qualified low and moderate income households, and support for the developer to apply for state Workforce Housing Tax Credits;
- Require that a minimum of 60% of total homes shall be available to qualified low and moderate income households.

Ms. Baker-Latimer advised that the draft RFP includes a description of the goals for the development of the site, minimum development requirements, submittal requirements, and evaluation/scoring criteria. She indicated that the completed RFP should be sent out by the second week of March with a proposed submittal deadline of April 14. The final selection will be before the Council at its May 9 meeting.

Ms. Baker-Latimer summarized all of the components included in the RFP. She indicated that staff has attempted to provide a basic framework to help guide the development proposal while, at the same time, trying to allow for creative development approaches.

Council Member Gartin referred to "modular housing" which is mentioned in the RFP and asked if there were other situations where modular housing has been constructed. Housing Coordinator Baker-Latimer advised that this type of housing was constructed in the Bentwood Subdivision, offering 48 modular homes. She stated that this Subdivision project was very successful.

In reference to the area that relates to "if rental homes are included," Council Member Corrieri asked if providing rental homes is not a requirement. She stated that the Council had earlier indicated a preference that there be some rental housing component.

Planning and Housing Director Kelly Diekmann advised that the way this component was phrased at the January 9 Council meeting was, "would you consider a proposal that included rental housing?" –

not that it must be in the project. The direction was to identify any rental housing that would be in the proposal.

Council Member Betcher questioned how the scoring will be done. Director Diekmann indicated that it will have to be some sort of composite score, because it can not be done per unit (a 60-unit project would score much higher than a 30-unit project). He said that staff is trying to indicate preference by the points that are assigned in the project design and amenities; staff will have to give a composite average value – it can not be earned per structure. Mr. Diekmann explained that staff will be trying to evaluate by preference rather than by score (e.g., weighting a three-bedroom home over something else). City Manager Schainker reiterated that this process will not be bound by the highest point score, and that staff will try to come up with some type of scoring system for the Council.

Sharon Guber, 2931 Northwestern Avenue, Ames, indicated that this procedure is a new introduction to her, and that she was pleased to see, from a neighborhood perspective, an emphasis on design and creativity. She asked if this RFP would be finalized at this meeting, or will it be coming back to Council with some other criteria. Planning and Housing Director Diekmann stated that it may come back with some minor changes, but Council is being asked to approve the content and form of the RFP tonight.

Ms. Guber asked staff to clarify if it is being suggested in the RFP that basements be included or if this is an option. Mr. Diekmann responded that everything on the list is optional, and nothing is mandatory. Staff will be sorting out what is proposed in each RFP, and doesn't automatically believe that basements should be proposed. It is the same with garages – all on the list are optional.

Moved by Beatty-Hansen, seconded by Corrieri, to direct staff to proceed with issuing an RFP consistent with the draft as presented to Council.

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

The meeting recessed at 7:37 p.m.

The meeting reconvened at 7:47 p.m.

MULTI-MODAL ROADWAY IMPROVEMENTS PROGRAM LOCATIONS: Public Works Director John Joiner stated that this action before the Council is to affirm changes to the original program that was presented to the Council during the CIP overview at its workshop on January 17, 2017. The amendments were requested by the Ames Bicycle Coalition and approved by the Council at its February 14, 2017, meeting.

Moved by Corrieri, seconded by Betcher, to adopt RESOLUTION NO. 17-096 removing on-street improvements along Duff Avenue (Lincoln Way to 6th Street) and Beach Avenue (Mortensen Parkway to Lincoln Way) from consideration in future Capital Improvements Plans.

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

Moved by Corrieri, seconded by Betcher, to recommend to the Ames Area Metropolitan Planning Organization that the aforementioned on-street improvements need not be considered during the 2045 Long-Range Transportation Program update.

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

HEARING ON VOLUNTARY ANNEXATION OF PROPERTY LOCATED AT 5508 LINCOLN WAY AND 632 NORTH 500TH AVENUE: Mayor Campbell declared the hearing open. She noted that staff has requested that the hearing be continued to the Council's March 7, 2017, meeting.

Moved by Nelson seconded by Corrieri, to continue the hearing until the March 7, 2017, City Council meeting.

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

HEARING ON CITY-INITIATED REZONINGS OF PROPERTIES: Planning and Housing Director Diekmann explained that these City-initiated rezonings are to clean up the Zoning Map.

The hearing was opened by Mayor Campbell, and she closed same after no one wished to speak.

Moved by Nelson, seconded by Corrieri, to pass on first reading an ordinance rezoning properties at 2901 Harrison Road from Suburban Residential Low Density (FS-RL) to Government/Airport (S-GA); 1002 6th Street from Government/Airport (S-GA) to Residential Low Density (RL); 820 Miller Avenue from Residential Low Density (RL) to Government/Airport (S-GA); 601 State Avenue from Residential Low Density (RL) to Government/Airport (S-GA); 925 Airport Road, from Highway-Oriented Commercial (HOC) to Government/Airport (S-GA); 1216 South Bell Avenue from General Industrial (GI) to Government/Airport (S-GA); and, 900 South 500th Avenue from Agricultural (A) to Government/Airport (S-GA).

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

HEARING ON 2016/17 CYRIDE ROUTE PAVEMENT IMPROVEMENTS (S. 3RD/4TH STREET): Mayor Campbell opened the hearing. No one came forward to speak, and the hearing was closed.

Moved by Corrieri, seconded by Betcher, to accept the report of bids and delay award of contract.

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

ORDINANCE MODIFYING REQUIREMENTS FOR SIDEWALK CAFES: Assistant City Manager Brian Phillips indicated that one of the components to the Sidewalk Café Code is to allow for the use of parklets to extend the sidewalk café into a parking space.

Moved by Gartin, seconded by Corrieri, to pass on first reading an ordinance modifying the requirements for Sidewalk Cafes.

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

CAMPUS AND COMMUNITY COMMISSION: Assistant City Manager Phillips stated that the Council will need to take action in creating this eight-member commission. The appointed representatives would serve three-year terms, with some having shortened initial terms to create a staggered effect.

Moved by Betcher, seconded by Corrieri, to adopt RESOLUTION NO. 17-097 establishing the Campus and Community Commission.

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

Moved by Corrieri, seconded by Betcher, to pass on first reading an ordinance repealing ORDINANCE NO. 3876 creating the Student Affairs Commission.

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

ORDINANCE MAKING CLARK AVENUE “NO PARKING” AT ALL TIMES FROM LINCOLN WAY TO MAIN STREET: Moved by Betcher, seconded by Corrieri, to pass on second

reading an ordinance making Clark Avenue “no parking” at all times on both sides of the street from Lincoln Way to Main Street.

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

COUNCIL COMMENTS: Moved by Corrieri, seconded by Betcher, to not refer the request to amend the Urban Fringe Plan map for property located on 190th Street.

Council Member Corrieri stated that she made this motion, because she believes that staff needed direction on how to respond to the property owner’s request.

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

Moved by Nelson, seconded by Betcher, to refer to staff the request from U-Haul regarding height and roof style, thereby allowing it to apply for a text amendment.

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

In reference to a letter received from the Human Relations Commission, ex officio Sam Schulte asked that a member of the Council refer those recommendations regarding the Human Rights Campaign’s Municipal Equality Index to City staff. Assistant City Manager Phillips indicated the Commission is required by ordinance to provide an annual report to the Council, which will probably come before the Council in the Spring. This report will include the activities that it has worked on. If the Council wishes to discuss these items, he will advise the Commission members to be prepared to discuss them at that time.

Moved by Betcher, seconded by Beatty-Hansen, to place the Human Relations Commission’s referral on the Council’s agenda when the Commission presents its Annual Report.

Vote on Motion: 5-1. Voting Aye: Beatty-Hansen, Betcher, Corrieri, Nelson, Orazem. Voting Nay: Gartin. Motion carried.

Council Member Betcher stated that the Council has received a number of emails from parents whose children attend Fellows School and the traffic issues occurring there. The cause of these safety issues can not be addressed by the City until the School District resolves some of these issues.

Moved by Betcher, seconded by Beatty-Hansen, to direct that the City Manager meet with the School District Superintendent regarding these traffic issues and to initiate some productive discussions.

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

Moved by Gartin, seconded by Beatty-Hansen, to request that the Mayor provide a letter of support to Elizabeth Wentzel for her application to the Iowa Walking College.

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

ADJOURNMENT: Moved by Gartin to adjourn the meeting at 8:00 p.m.

Diane R. Voss, City Clerk

Ann H. Campbell, Mayor

Jill L. Ripperger Recording Secretary