

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

AMES, IOWA

JUNE 13, 2017

**AMES AREA METROPOLITAN PLANNING ORGANIZATION (AAMPO)
TRANSPORTATION POLICY COMMITTEE MEETING**

The Ames Area Metropolitan Planning Ordinance (AAMPO) Transportation Policy Committee meeting was called to order by Ames Mayor and voting member Ann Campbell at 6:02 p.m. on the 13th day of June, 2017, 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; Lauris Olson, Story County; and Peter Orazem, City of Ames. AAMPO Administrator John Joiner, City of Ames Transportation Planner Tony Filippini, and City of Ames Transit Director Sheri Kyras were also present. Voting members Bill Zinnel, Boone County Supervisor; Jonathan Popp, Gilbert Mayor; and the Transit Representative (who has not yet been appointed), were absent.

HEARING ON AMENDMENT TO FY 2015-2019 PASSENGER TRANSPORTATION PLAN (PTP): Transportation Planner Tony Filippini explained that due to changes in the number of shelters that have been installed, transit stop amenities have been identified for increased Enhanced Mobility for Seniors and Individuals with Disabilities (5310) Funding. This project was previously identified in the PTP to be funded at \$50,000 total annually and is proposed at \$200,000 total annually.

Mr. Filippini noted that the AAMPO Transportation Technical Committee had reviewed the amended 2015 Final PTP and unanimously recommended approval. He also stated that during the public input period, no revisions were requested by the public.

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

Moved by Beatty-Hansen, seconded by Olson, to approve the Amendment to the FY 2015-2019 Passenger Transportation Plan.

Vote on Motion: 8-0. Motion declared carried unanimously.

HEARING ON AMENDMENTS TO FY 2017-2020 TRANSPORTATION IMPROVEMENT PROGRAM (TIP): Mr. Filippini stated that the amendment involves changing the following:

1. Adding \$230,466 CMAQ - #9 Plum Weekday Route Expansion. The project was added to access ICAAP award, which was made by the Iowa Department of Transportation (Iowa DOT) on March 21, 2017.
2. Adding \$101,767 CMAQ - #2 Green/#6 Brown/#3 Blue Service Expansion. This project was added to access the ICAAP award, which was made by the Iowa DOT on March 21, 2017.
3. Increase 5310 Funding for Transit Project 920 Associated Transit Improvements. This was made to allocate additional 5310 Funds to the existing project.

4. Increase PTIG Funding for Transit Project 4119: In-Ground Hoist Replacement. This increased the funding from \$250,000 to \$506,261 due to an increase in the cost for the In-Ground Hoist project.

According to Mr. Filippini, the Transportation Technical Committee reviewed the amendment on May 18, 2017. The public input period ran from May 23, 2017, to June 13, 2017, and no comments requesting modifications were received.

Mayor Campbell opened the public hearing. There was no one wishing to speak, and the hearing was closed.

Moved by Beatty-Hansen, seconded by Olson, to approve the Amendments to the FY 2017-2020 Transportation Improvement Program.

Vote on Motion: 8-0. Motion declared carried unanimously.

ADJOURNMENT: Moved by Orazem to adjourn the AAMPO Transportation Policy Committee Meeting at 6:08 p.m.

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 13, 2017, in the City Council Chambers in City Hall, 515 Clark Avenue, pursuant to law. Present were Council Members Bronwyn Beatty-Hansen, Gloria Betcher, Amber Corrieri, Tim Gartin, Chris Nelson, and Peter Orazem. *Ex officio* Member Rob Bingham was also present.

Mayor Campbell announced that the City Council would be working from an Amended Agenda. Added under the Consent Agenda was a Resolution approving Heartland Senior Services o sublease office space to Bethany Life in connection with the City's Lease Agreement for 205 South Walnut Avenue. Stricken from the Consent Agenda was Item No. 25 pertaining to a contract renewal for Boiler Tube Spray Coating and Related Services and Supplies for the Power Plant. Item No. 23, a contract for Upfitting Two Tandem Chassis Dump Trucks, had been pulled by staff and will appear on a future agenda. In addition, Item No. 41 was corrected to reflect the correct date of June 12, 2007, pertaining to the U. S. Mayors Climate Protection Agreement. Lastly, added to the Agenda was a Closed Session to discuss matters presently in or threatened to be in litigation.

CONSENT AGENDA: Council Member Betcher asked to pull, for separate discussion, Item No. 5: Renewal of Beer Permits, Wine Permits, and Liquor Licenses, for a number of establishments; No. 6: Outdoor Service Privilege for Bar la Tosca at 400 Main Street; No. 14: Requests for Midnight Madness on July 8-9, 2017; and Item 21: the Agreement with Bluworld of Orlando, Florida, to a Water Feature at the New Water Treatment Plant. Council Member Beatty-Hansen requested that Item No. 8: New Special Class C Liquor License, Class B Wine Permit, and Outdoor Service Privilege for Wheatsfield Cooperative, 413 Northwestern Avenue be pulled for separate discussion.

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 May 23, 2017
3. Motion approving certification of civil service applicants
4. Motion approving Report of Contract Change Orders for May 16-31, 2017
5. Motion approving new Class C Liquor License & Outdoor Service for Old Chicago Pizza &

Taproom, 1610 S. Kellogg Avenue

6. RESOLUTION NO. 17-356 adopting 2017/18 New and Revised Fees
7. RESOLUTION NO. 17-357 approving Pay Plan for 2017/18
8. RESOLUTION NO. 17-358 approving proposal from National Insurance Services for continuing the current Group Life and Long-Term Disability policies for a three-year period (July 1, 2017 - June 30, 2020)
9. RESOLUTION NO. 17-359 approving appointment of Council Member Tim Gartin to Ames Economic Development Commission Board of Directors
10. RESOLUTION NO. 17-360 approving City's Appointments to Campus and Community Commission
11. RESOLUTION NO. 17-375 approving Heartland Senior Services to sublease office space to Bethany Life in connection with City's Lease Agreement for 205 South Walnut Avenue
12. Engineering Services for Traffic Signal Design at Various Locations:
 - a. RESOLUTION NO. 17-364 waiving Purchasing Policies that require competitive written proposals
 - b. RESOLUTION NO. 17- 365 approving selection of WHKS & Co. to perform design for the 2016/17 Traffic Signal Program (6th Street & Hazel/Brookridge), 2017/18 Traffic Signal Program (E. 13th Street & Dayton Avenue), and 2017/18 Traffic Signal Program (E. 13th Street & I-35 Northbound Off-Ramp)
 - c. Motion authorizing the Public Works Director to negotiate and approve the final contract with WHKS & Co.
13. RESOLUTION NO. 17-366 awarding Professional Services Contract to Burns & McDonnell of Chesterfield, Missouri, for Fire Risk Mitigation for Power Plant in an amount not to exceed \$50,000
14. RESOLUTION NO. 17-367 rescinding CDBG Public Facilities Improvement Grant award to Youth & Shelter Services
15. RESOLUTION NO. 17-368 approving Addendum No. 3 to Professional Services Agreement for Construction Services for 2015/16 Airport Improvements (Terminal Building)
16. RESOLUTION NO. 17-369 waiving purchasing policy requirement for formal bidding procedures and awarding three-year contract to Emerson Process Management Power & Water Solutions, Inc., of Tinley Park, Illinois, for SureService Contract for Power Plant Control System in the amount of \$158,012
17. RESOLUTION NO. 17-370 waiving purchasing policy requirement for formal bidding procedures and awarding sole source contract to Open Systems International, Inc., of Medina, Minnesota, for Monarch Diamond Support for SCADA in the amount of \$100,998
18. RESOLUTION NO. 17-372 awarding contract for Specialized Wet Dry Vacuum, Hydro Blast, and Related Cleaning Services for Power Plant to Harbors Environmental Services, Inc., of Des Moines, Iowa, in an amount not to exceed \$85,000
19. RESOLUTION NO. 17-373 awarding contract for Upfitting of Two Tandem Chassis Dump Trucks for Public Works Department, Street Maintenance Division, to Aspen Equipment of Ankeny, Iowa, in the amount of \$214,782 for base bid, Option #1 for 10' Underbody Snow Plow, and Option #2 for 14' Material Spreader
20. RESOLUTION NO. 17-374 approving contract renewal for purchase of Electric Meters from Fletcher-Reinhardt Co., of Cedar Rapids, Iowa, in accordance with unit prices bid
21. RESOLUTION NO. 17-376 approving contract and bond for 2015/16 West Lincoln Way Intersection Improvements (Franklin Avenue)
22. RESOLUTION NO. 17-377 approving contract and bond for Water Treatment Plant Five-Year Well Rehabilitation Project
23. RESOLUTION NO. 17-378 approving contract and bond for Water Pollution Control Facility

Structural Rehabilitation Project

24. RESOLUTION NO. 17-379 approving contract and bond for Scaffolding and Related Services and Supplies for Power Plant
 25. RESOLUTION NO. 17-380 approving contract and bond for 2017/18 Pavement Restoration Program - Contract 1: Concrete Joint Repair Program
 26. RESOLUTION NO. 17-381 approving Change Order No. 1 for Underground Trenching Secondary Contract for Electric Services with Communication Technologies
 27. RESOLUTION NO. 17-382 approving Change Order No. 2 for Electrician Services for Power Plant with The Baker Group
 28. RESOLUTION NO. 17-383 approving partial completion of public improvements and reducing security for Crane Farm Subdivision
 29. RESOLUTION NO. 17-384 accepting completion of Power Plant Fuel Conversion - Mechanical Installation General Work
 30. RESOLUTION NO. 17-385 accepting completion of 2015/16 Bridge Rehabilitation Program (6th Street Bridge over Squaw Creek)
 31. RESOLUTION NO. 17-386 accepting completion of 2016/17 Cemetery Water Service Line Replacement
 32. RESOLUTION NO. 17-387 accepting completion of Furman Aquatics Center Water Slide Restoration Project
 33. RESOLUTION NO. 17-388 approving Plat of Survey for 1428 and 1506 Boston Avenue
- Roll Call Vote: 6-0. Resolutions/Motions declared adopted/approved unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

RENEWAL OF BEER PERMITS, WINE PERMITS, AND LIQUOR LICENSES: Council Member Betcher said that she had pulled this item in order to point out that two of the locations had recently been cited with violations. She noted that, on April 21, 2017, the Council had received an email from the Police Department identifying places that had been cited under a compliance check. Two of those establishments were the Kum & Go on Mortensen and Bar la Tosca. However, those violations are not noted in the renewal memo. Chief Chuck Cychosz advised that the Police Department had made a coding error when entering information from the compliance check. Therefore, those violations were not caught when the review for the renewal was made. Both of the establishments had had a violation under the most-recent compliance check on April 20, 2017. He noted that one violation is generally not a reason to deny a renewal. It is most important that the cited establishments take the violation seriously and ensure that it doesn't happen again. Both establishments have seemed to learn from their mistakes and have taken corrective action.

Moved by Betcher, seconded by Beatty-Hansen, to approve 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, & 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, C Beer, & B Native Wine – Casey's General Store #2560, 3020 S. Duff Avenue
- h. Special Class C Liquor – Hickory Park Restaurant Co., 1404 S. Duff Avenue

- i. Class E Liquor – MMDG Spirits, 126A Welch Avenue
- j. Class C Liquor & Catering Privilege – Texas Roadhouse, 519 S. Duff Avenue

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

OUTDOOR SERVICE PRIVILEGE FOR BAR LA TOSCA, 400 MAIN STREET: Ms. Betcher said that she had pulled this item for basically the same reason as the last item. She noted that Bar la Tosca had also been cited under the most-recent compliance check on April 20, 2017. She asked if this was for a Sidewalk Café, and if so, does the violation jeopardize its eligibility to be approved for the Outdoor Service Privilege. Assistant City Manager Brian Phillips explained that the Privilege that Bar la Tosca is requesting is in conjunction with its Sidewalk Café. He was not aware that they had had a violation, but noted that this establishment is considered a restaurant, and as such, it doesn't require the increased level of scrutiny for a Sidewalk Café that is required if were categorized as a bar only.

Moved by Betcher, seconded by Corrieri, to approve the Outdoor Service Privilege for Bar la Tosca, 400 Main Street.

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

SPECIAL CLASS C LIQUOR LICENSE, CLASS B WINE PERMIT, & OUTDOOR SERVICE PRIVILEGE FOR WHEATSFIELD COOPERATIVE, 413 NORTHWESTERN AVENUE: Council Member Beatty-Hansen advised that she had pulled this item because she has a conflict of interest and would need to abstain from the vote.

Moved by Corrieri, seconded by Gartin, to approve a new Special Class C Liquor License, Class B Wine Permit, & Outdoor Service Privilege for Wheatsfield Cooperative, 413 Northwestern Avenue.

Vote on Motion: 5-0-1. Voting aye: Betcher, Corrieri, Gartin, Nelson, Orazem. Voting nay: None. Abstaining due to Conflict of Interest: Beatty-Hansen. Motion declared adopted.

REQUESTS FOR MIDNIGHT MADNESS ON JULY 8-9, 2017: Council Member Betcher explained that she had pulled this item because even though it had been going on for years and years, it had been advertised ahead of the City Council's approval. In keeping with the Council's requests to other organizations hosting special events, she encouraged the organizers of Midnight Madness to not start advertising until after they had received approval of the event by the City Council.

Council Member Gartin noted that it was almost impossible to request approval from the City Council prior to advertising this event since it is held annually and is advertised almost on the day after the event has occurred. He felt it would be almost impossible to hold this event to the same standard; it will require them to get approval almost a year in advance. Ms. Betcher clarified that she has no problem with the event itself, but believes the same standard should be followed. Event organizer Roman Lynch advised that he starts sending the flyers around and posts the event on Facebook annually in June. He said he has no problem asking the Council for approval earlier. It was noted by Council Member Gartin that people were very pleased that they had kept the same course as last year. Mr. Lynch explained that, during the City's review last year, a new route had been suggested basically due to several streets being torn up. That route had actually worked out better, and so they kept it the same for this year. This allowed the organizers to actually control the course better. It was noted that two notifications to residents along the route have been made. Mr. Gartin stated that the new route had received a tremendously positive response from the

community.

Moved by Corrieri, seconded by Gartin, to approve the following:

- a. Motion approving blanket Temporary Obstruction Permit and blanket Vending License for closed area
- b. Motion approving 5-day (July 8-12) Class B Beer Permit & Outdoor Service Area in City Hall Parking Lot N
- c. Motion approving tapping of up to seven kegs at once during post-race party with maximum of 20 kegs total during the evening
- d. RESOLUTION NO. 17-361 approving closure of portions of 5th Street, Douglas Avenue, 10th Street, Clark Avenue, Main Street, Northwestern Avenue, 9th Street, Ridgewood Avenue, and 6th Street; Burnett Avenue and Kellogg Avenue, from 5th Street to 10th Street; 6th Street, 7th Street, 8th Street, and 9th Street, from Clark Avenue to Douglas Avenue; Park Way and City Hall Parking Lot N
- e. RESOLUTION NO. 17-362 approving suspension of parking regulations and enforcement from 6:00 p.m. to 11:00 p.m. on Saturday, July 8
- f. RESOLUTION NO. 17-363 approving waiver of fees for blanket Vending License and usage of electricity

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

AGREEMENT WITH BLUWORLD OF WATER, LLC, FOR WATER FEATURE AT NEW WATER TREATMENT PLANT: Council Member Betcher advised that she had requested to discuss this item separately because she was concerned about the “high-ticket” item. Noting that this feature will cost \$80,000+, she asked to learn more about the feature and its total cost. It was noted that this had to move forward at this time so that it could be in prior to the Plant’s open house. Christina Murphy, Assistant Director of Water and Pollution Control, stated that the elevator shaft was poured as an architectural feature; however, it is a “rough finish” and credit will be received from the contractor. The full amount of that credit is not yet known. Ms. Betcher commented that she had a problem with spending approximately \$80,000 for a waterfall feature. Council Member Orazem offered his opinion that the feature is appropriate to have at the Water Plant. He said that on public improvement projects, there is a standard that 1% to 2% of the construction costs would be spent on art. It seems appropriate for the Water Plant to have a water feature. He added that \$80,000 is nowhere near 1% of the cost of the facility. Council Member Nelson commented that the funding comes from the Water Fund; if it is not spent here, it cannot be spent on other items outside of the Water Department.

Moved by Orazem, seconded by Nelson, to adopt RESOLUTION NO. 17-371 authorizing the single source procurement and approving Agreement with Bluworld of Water, LLC, of Orlando, FL, to construct and ship Water Feature at New Water Treatment Plant.

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

PUBLIC FORUM: Dan Culhane, Executive Director of the Ames Chamber of Commerce and Ames Economic Development Commission, presented the “Technology Community of the Year Award for 2017” to Mayor Campbell, who accepted the Award on behalf of the City of Ames. Mr. Culhane noted that the Award is a reflection on the technology companies, technology infrastructure, City of Ames, Iowa State University (ISU), and ISU Research Park.

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

AMES ECONOMIC DEVELOPMENT COMMISSION ANNUAL REPORT (AEDC): Executive Director Dan Culhane presented the Commission's Annual Report for 2016/17, which is required by the Agreement between the City and the AEDC. He highlighted several of the exceptional opportunities in which the AEDC had played a role during the past fiscal year. It was noted by Mr. Culhane that the City of Ames, which formerly provided one-third of the AEDC's annual budget, now contributes a much smaller proportion due to the private sector committing over \$1 million.

At the inquiry of Council Member Orazem, Mr. Culhane answered that the AEDC is the primary user of the Buxton software.

Council Member Gartin noted that 32% of the property in Ames is government-owned (federal, state and city). He commented that Council Member Orazem had previously pointed out that if there was ever a large draw-down of federal funding, that could have a very detrimental effect on the City of Ames. Mr. Gartin thanked Mr. Culhane for his leadership of the efforts of the AEDC to expand the tax base in the City.

Council Member Betcher encouraged the AEDC and Chamber of Commerce to get involved with the Campus and Community Commission. She believes that those two organizations could help bring about more of a shared vision for the newly formed Campus and Community Commission.

Noting the private investment of over \$1 million, Council Member Nelson asked Mr. Culhane to comment to the extent possible about the optimism of their partner private organizations. Mr. Culhane advised that Alliant Energy had stepped up in a considerable way by helping to develop options for properties along the I-35 Corridor.

Council Member Beatty-Hansen asked if the AEDC had any goals to grow cultural diversity in its membership. Mr. Culhane replied that the AEDC welcomes opportunities to connect with all those who want to be involved. He said it was very important for Ames, especially as a university town, to have a diverse work force. The AEDC and Chamber believe that Immigration Reform could help solve issues in Ames if it is done in a positive way.

Moved by Betcher, seconded by Gartin, to accept the 2016/17 AEDC Annual Report.
Vote on Motion: 6-0. Motion declared carried unanimously.

Moved by Betcher, seconded by Gartin, to adopt RESOLUTION NO. 17-389 approving the 2017/18 Agreement with the AEDC.
Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

PROGRESS REPORT FROM SUSTAINABILITY COORDINATOR FOR 2016/17: Merry Rankin, Sustainability Coordinator, presented a summary of events for 2016/17. She noted that the City had entered into a contract with Iowa State University many years ago to utilize the services of its full-time Director of Sustainability. Ms. Rankin highlighted the priority areas related to energy consumption reduction and waste reduction and diversion that had been targeted by the Scope of Services in this fiscal year's Agreement. She specifically highlighted the Rummage Rampage event that will be occurring this August. This will be the second event; it was

very successful last year.

Moved by Gartin, seconded by Beatty-Hansen, to accept the Report.

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

Moved by Gartin, seconded by Betcher, to approve the Contract with Iowa State University for Sustainability Advisory Services from July 1, 2017, through June 30, 2018, in an amount not to exceed \$25,000.

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

U. S. MAYORS CLIMATE PROTECTION AGREEMENT: Mayor Campbell advised that she had added this item to the Agenda in part given the nationwide reaction to the Executive Order to rescind the United States' participation in the Paris Accord. Attention to climate change had been reverted to the local and state levels. She noted that other mayors in Iowa have been doing this on their own; however, she felt that it was important for the Council to vote on this.

Council Member Orazem offered that the City of Ames has gone way beyond the Paris Accord in its efforts. He thought it was important to note what the Ames community as a whole had done.

Council Member Betcher advised that she preferred to affirm something that is more forward-thinking than going back and reaffirming something that was done in the past. She said that she would prefer to set the City's goals or simply reaffirm the current Paris Accord, but not reaffirm what was done by the Council in 2007.

Andrew Marion James, 548 Forest Glen, Ames, spoke. He said he had recently held a rally at City Hall on this topic. Twenty-six members of the community had attended. They wanted the Mayor of Ames to join with other Mayors in support of the Paris Accord. According to Mr. James, Des Moines, Iowa City, Fairfield, and Dubuque have already joined.

Council Member Betcher asked Mayor Campbell how she would feel about signing onto the Paris Accord and then having the Council set a City policy that updates the 2007 statement. Mayor Campbell replied that she would be fine with that; she has wanted the Council to get behind this.

Ex officio Member Bingham said that he had discussed this with several ISU students. He advised that most of them said that they wanted to see tangible action - more than just "lip service."

Council Member Gartin suggested that Brian Phillips could come back to the Council with some proposals. He believed that a substantive conversation about ways to improve sustainability should be held. Mr. Gartin commented that he would rather do that than sign onto some symbolic agreement. Mayor Campbell noted that the Council had received a rather lengthy memo from Assistant City Attorney Brian Phillips that listed items that the City of Ames has already done or is doing and offering suggestions.

Council Member Beatty-Hansen offered that the City should review its current goals and set new goals. She suggested that the topic be put on a future workshop.

Council Member Orazem pointed out that there is an updated Mayors' Accord, which the City of Ames has apparently not adopted. Mayor Campbell noted that that comes through the U. S. Mayors'

Conference. Ames is not a member of the U. S. Mayors Conference; it is expensive, and Ames is already a member of the Iowa League of Cities.

Moved by Orazem, seconded by Gartin, to direct that the proposal to sign on to the 2014 U. S. Mayor Climate Protection Agreement be placed a future agenda.

Mr. Orazem noted that he had a problem with signing on to an international agreement, i.e., the Paris Accord, since he believes that the City is already way beyond that what it contains. Council Member Corrieri said she could not see any downside to signing on to the Paris Accord.

Council Member Beatty-Hansen said she liked the motion, but even that still doesn't set new goals for the City.

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

Moved by Beatty-Hansen, seconded by Betcher, to direct that a workshop be scheduled to discuss goals specific on how the City can meet the 2014 Agreement standard.

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

Moved by Corrieri, seconded by Betcher, to give the Mayor authority to decide whether or not to sign on to the Paris Accord on behalf of the City of Ames.

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

Council Member Gartin asked the Council members how many of them had actually read the Paris Accord. He pointed out that the Council had just voted on something that many of them had never even read. Mr. Gartin said he was concerned about setting a precedent and having staff spend time on this.

REQUEST FOR PROPOSAL (RFP) FOR 321 STATE AVENUE (AFFORDABLE HOUSING): City Housing Coordinator Vanessa Baker-Latimer stated that the City had initiated a RFP for the development of the City's ten-acre site at 321 State Avenue at its February 28, 2017, City Council meeting. The RFP had included minimum development requirements, an outline of City assistance for the development, and required content of a proposal. Proposals were accepted from March 10 to April 18, 2017. According to Ms. Baker-Latimer, the City received one formal proposal for the site from JCorp, Inc., represented by Duane Jensen.

Ms. Baker-Latimer advised that the proposal includes a plan for a total of 48 detached housing units consisting of 19 market-rate homes and 29 affordable homes. The homes would be developed in two phases. The proposal commits JCorp to be the developer of the site and building the affordable homes. The market-rate homes would be on the south and the affordable homes would be on the north side; the affordable homes would be on the smaller lots. JCorp had laid out three designs for the affordable homes; the price would range between \$135,000 to \$155,000.

According to Ms. Baker-Latimer, staff reviewed the proposal and met with the developer as part of the assessment of the proposal. Staff found that the concept, in general was desirable and feasible with some adjustments. It was, in general, responsive to the requirements of the RFP. Ms. Baker-Latimer stated, however, that there is a significant financial gap between the City's proposed financial assistance reflected in the RFP and the financial assistance requirements by the developer. Additionally, the cost estimates provided by the developer for infrastructure may underestimate

certain infrastructure costs based on recent City project costs. The RFP identified that the City would make the land available at no cost, provide a minimum of \$392,000 and up to a total of \$550,000 for public infrastructure, depending on CDBG funding and CDBG funding for first-time home buyer assistance. The developer, however, has requested approximately \$950,000 of public assistance for infrastructure. Assuming that the developer's cost estimates are correct, there remains a gap of \$400,000 to \$558,000 for the development of the site related to infrastructure. With the uncertainty in the cost estimates, there could be an additional \$300,000 of infrastructure costs based on the City's experience for similar projects.

It was stated by Council Member Gartin that he would like to see affordable housing on this parcel; that is what the City directed, however, he felt that "the price tag on this model is really steep." Also, Council Member Gartin said when he looked at the concept, he was struck by the separation of the affordable housing and the market-rate housing. The way it is currently set up, it really is not interchangeable. It will all be new construction; there should be no problem

Council Member Gartin said there is a fundamental question as to how much the City is willing to spend on affordable housing. He felt that a substantive conversation should be held on the amount of subsidy the City should contribute.; there might be other ways to do that. Council Member Beatty-Hansen noted that this is not only involving Ames taxpayers, but federal taxpayers as well. Council Member Gartin believes that the Council has to be comfortable as a community with the level of contribution towards affordable housing. Director Diekmann advised that, with the numbers in the proposal, the amount of subsidy would result in approximately \$72,000/per house to make it an owner-occupied house.

Planning and Housing Director Kelly Diekmann advised that, due to the significant gap between identified funding and requested assistance, staff had identified a number of options on how to proceed with the development. The gap is really the "stumbling block" for the project. The options presented were as follows:

Option 1: Increase City Financial Incentives. Ms. Baker-Latimer advised that, currently, the City has set aside \$392,000 of CDBG funding in the current 2016-17 Annual Action Plan for the project-related infrastructure. The funding was planned to be rolled-over in the upcoming fiscal year (2017-18) as part of the next Annual Action Plan. It was emphasized by Ms. Baker-Latimer that the approval of the Action Plan for 2017-18 has been delayed due to the uncertainty in the City's CDBG funding for next year. The Draft Plan presented to the City Council assumed the same level of annual allocation to the City as the prior year. Funding for 321 State Avenue was presumed to be the roll-over of \$392,000 plus the new funding of \$158,000 for a total of \$550,000. The proposed Plan also includes \$150,000 for first-time home buyer assistance.

Council Member Beatty-Hansen asked if there was an update as to when the CDBG funding total might be known. Ms. Baker-Latimer replied that the City had been notified by the Department of Housing and Urban Development (HUD) that there is a delay in assigning the annual allocation and that funding could be less than the prior year. The funding for next year might not be known until July 11, 2017. Once that is known, the Annual Action Plan for 2017-18 will need to be adopted reflecting the available funding. To assist in closing the gap, the City Council could reprioritize programs for the upcoming year and change the allocation of funding, but doing so does not fully close the gap on its own as only \$105,000 was not committed to 321 State Avenue in the proposed Plan.

It was noted that there could be additional previously unanticipated CDBG resources in addition to

the City's annual allocation. Approximately \$70,000 from public facilities for non-profits program could be reprogrammed for 321 State Avenue. The sale of the 6th Street property may or may not be redirected to 321 State Avenue as the process for canceling that program and selling the property for reimbursement to HUD is unclear at this time. It is possible that most of the funds would return to the City, but that has not been confirmed by HUD. Ms. Baker-Latimer stated that it is estimated that the value of the 6th Street property is approximately \$150,000 to \$170,000 for market-rate housing. It was also pointed out that the City Council could request that staff identify other City resources and/or funding strategies to support construction of some, or all of the infrastructure.

Option 2: Reduced Costs. Director Diekmann advised that, after discussions with the developer, the primary costs attributable to the funding gap are assumed to be park improvements and the paving of the off-street alley and Manning Avenue to the north. Those costs are approximately \$400,000 in total, and the majority of those costs are assigned to the second phase of development. Staff believes that the request for green space improvements as a public park are not necessary due to the proximity of the site to Franklin Park; therefore, that could mean a reduction of \$100,000. No funding for a park would reduce the gap to \$300,000.

It was stated by Director Diekmann that there are two basic means beyond eliminating the public park to further reduce costs in relation to the proposed project. The project design could be modified to reduce infrastructure costs or the project could be developed in phases. Regarding phasing, the project could be reduced to one phase based on the available funding and then subsequently consider development of a second phase once additional resources are available. That approach does not necessarily reduce the total cost of the project, but allows it to proceed in increments and partially meet the objectives for development of the site. The phased approach would also not commit the City or the developer to completing the entire project. It was noted by Mr. Diekmann that committing to only the first phase of the proposal would only yield 12 affordable and eight market-rate homes and would approximately match the City's anticipated incentives of \$550,000 for the infrastructure.

The second way to reduce costs would be in the project design. Mr. Diekmann reiterated that significant costs are associated with the construction of the open space and the connections to the unimproved alley and unapproved right-of-way (Manning Avenue). The City requires that those be approved if they are going to serve the project as access points. The project could be redesigned to eliminate those features. That approach would require a redesign of the north half of the site to rely on a cul-de-sac design with homes also fronting Wilmoth Avenue and State Avenue. The consequence of a redesign would likely be a reduced yield of total homes and potentially the economics of the project with fewer market rate homes to benefit the developer. Staff believes development of the north side of the site with a cul-de-sac configuration would have approximately 18 to 22 total homes on the north site compared to the proposed alley configuration with 29 homes. In general, the lots would also be gibber than the proposed layouts that had been generated by staff to include a total of 451 home compared to the proposed 48 homes. If the same 60/40 split of affordable homes was required with that concept, there would be 25 affordable homes and 16 market-rate homes. The anticipated savings from the redesign could be between \$300,000 and \$400,000. The City could reduce the split to 53% affordable and 47% market-rate and still meet HUD standards.

Option 3: Increase Developer Financial Participation. Staff had discussed with the developer a means to add revenue to the developer side of the equation that could in turn be put back into the project. Examples of that were given as: The developer could seek higher returns from the sale of market rate lots, sell affordable homes at higher prices, reduce the percentage of affordable

homes required by City Council from 60% to 51%, and expect the developer to apply for state-funded Workforce Housing Tax Credits. Ms. Baker-Latimer said that staff is very reluctant to assume higher sales prices with the lack of control on identifying qualified home buyers at higher prices. Council Member Gartin asked if it would be a viable option to have Habitat for Humanity build the affordable housing. He felt that would be a solution to closing the gap. Director Diekmann noted that there would be approximately \$1.5 million in infrastructure costs. Council Member Orazem felt that, to build the quantity of homes would take Habitat 25 years.

Council Member Nelson offered that with the proposal that has been submitted, the City has “a bird in the hand,” and it’s “a known commodity.” If it goes out again, the City might not even get that.

Duane Jensen, JCorp, 708 N. Hwy. 69, Huxley, Iowa, advised that his company struggled with whether or not it should be involved, but tried to come up with a way to make it work for both the City and his company. After discussion within the company, it was a unanimous decision that they wanted to get involved.

Council Member Betcher asked about the differences in the proposed costs of the houses. Mr. Jensen advised that the \$120,000 would be for the smallest house without a finished basement and \$170,000 would be for the largest house with a finished basement. He said that this is a range since it is only a concept at this time.

Mayor Campbell said that Vanessa Baker-Latimer had pointed out to her that the Bentwood Subdivision has separated the “affordable housing” from the market-rate housing. However, when driving through the area, the Mayor said she could not tell where that separation occurred. After being questioned, Mr. Jensen said that he thought the affordable housing units could be integrated with the market-rate homes.

Noting that the proposal was for all detached houses, rather than row houses, Council Member Orazem asked Mr. Jensen why the proposal had been designed that way. Mr. Jensen said that they looked at the neighborhood and tried to propose a development that would be very similar with detached single-family houses with garages.

Justin Dodge, Hunziker & Associates, 105 South 16th Street, Ames, shared that he believed the proposal satisfies the Neighborhood’s concerns, achieves the community’s desire, and also meets the City Council’s goal. He offered that the solution to the \$400,000 shortfall could be to take out the park requirement and have the City pave the alley and Manning. Mr. Dodge also recommended that the City take the proceeds from the sale of 16th Street property and add that into the project for contingency. He spoke on the reference to the Bentwood development, saying that that was green land and was much larger; this project is only ten acres and is infill.

Sharon Guber, 2931 Northwestern Avenue, Ames, commented that the green space can be a draw for everybody; it pulls people together. She believes it would give stability to an area that is losing stability. Ms. Guber urged acceptance of the proposal. Council Member Gartin asked Ms. Guber if she was representing the Neighborhood Association. Ms. Guber answered that she was a core member of the Neighborhood Association. She noted, however, that the Association has not had an opportunity to discuss the proposal.

Joanne Pfeiffer, 3318 Morningside Street, Ames, complimented Mr. Jensen on his proposal. After

reading the proposal, she said she was excited that it could actually be that attractive. She believes that this proposal will be a tremendous contribution to the neighborhood “going uphill.” It will help the neighborhood grow and offer a high quality of life.

Marilyn Clem, 3306 Morningside Street, Ames, Iowa, commented on the proposed prices for the new homes. She said she likes the design, and is in favor of it, and believes that the proposed developer did a good job. Ms. Clem suggested that costs could be cut some by eliminating a garage or two and by not finishing the basements.

Sarah Cady, 2812 Arbor Street, Ames, said, in general, she feels positive about the proposal, but would be open to discussions about attached housing. She wouldn't be opposed to that type of development and believes it would not be inconsistent with the neighborhood. Ms. Cady suggested that one way to save costs would be to install a sidewalk, instead of a shared-use path.

Jason Paull, 1007 Arkansas Avenue, Ames, spoke as a representative of AMOS the First Christian Church and the AMOS Housing Team. He recommended the following:

1. Integrate the affordable with market-rate housing
2. Increase number of unit by incorporating attached housing
3. Have diversity in the occupancy models of the units, i.e., homeowners and renters

Council Member Orazem pointed out that the City had received one responsive proposal to the RFP. He believes the concept is compatible with the interests of the neighborhood. Mr. Orazem believes that, rather than have the City redesign it, the developer should find a way to make it work.

Mayor Campbell suggested that the Council could direct staff to continue working with JCORP and come back with possible solutions.

Director Diekmann told the Council that the first question it needed to answer was whether the City should put more money into the project or not. After that decision is made, staff would work with the developer.

Council Member Corrieri pointed out that Option 2b takes away \$400,000, which nearly funds the gap. That would also satisfy what the developer needs.

Council Member Betcher asked to know when the City will know if it will receive the proceeds from the sale of the 6th Street property. Ms. Baker-Latimer answered that she knows the City will have to sell the property at market rate and return the proceeds to HUD, and at some point in the future, that amount could come back to the City.

City Manager Schainker pointed out that all the homes are not going to be built in the first year. He also noted that the Council cannot obligate future Councils regarding future funding.

Moved by Corrieri, seconded by Nelson, to go with Option 2b and direct staff to continue to work with the developer to attempt to reduce costs.

Council Member Gartin asked how the City could guarantee that these homes would continue to be affordable in the future. Ms. Baker-Latimer explained that there would be covenants that would

be put in place. She also described the requirements of the First-Time Home Buyers' Program.

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

The meeting recessed at 8:32 p.m. and reconvened at 8:42 p.m.

URBAN RENEWAL AREA FOR BARILLA: Moved by Betcher, seconded by Corrieri, to direct staff to forward the Draft Urban Renewal Plan to the Planning and Zoning Commission.

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

Moved by Betcher, seconded by Corrieri, to appoint Planning and Housing Director Kelly Diekmann as the City's representative to the consultation with affected taxing entities.

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

Moved by Betcher, seconded by Corrieri, to adopt RESOLUTION NO. 17-391 setting the date of public hearing for July 11, 2017.

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

HEARING ON REZONING PROPERTY AT 398 SOUTH 500TH AVENUE (COLLEGIATE AMES SUBDIVISION): The Mayor opened the public hearing. No one came forward to speak.

Moved by Gartin, seconded by Betcher, to continue the hearing to June 27, 2017.

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

HEARING ON PROPOSED ZONING TEXT AMENDMENT TO ALLOW DWELLING HOUSES IN PLANNED RESIDENCE DISTRICTS: The public hearing was opened by Mayor Campbell. There was no one who requested to speak on this item.

Moved by Betcher, seconded by Corrieri, to continue the hearing to June 27, 2017.

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

HEARING ON MAJOR SITE DEVELOPMENT PLAN FOR 398 SOUTH 500TH AVENUE: Mayor Campbell opened the public hearing. No one asked to speak.

Moved by Nelson, seconded by Betcher, to continue the hearing to June 27, 2017.

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

HEARING ON PROPOSED 2017/18 COMMUNITY DEVELOPMENT BLOCK GRANT ANNUAL ACTION PLAN (Continued from May 9, 2017): Housing Coordinator Baker-Latimer asked the Council to continue the hearing of July 11, 2017, since she had been told by HUD representatives that the funding allocation might not be known until July 10, 2017.

Mayor Campbell left the meeting, and Council Member Orazem began to serve as Mayor Pro-Tem.

Moved by Beatty-Hansen, seconded by Corrieri, to continue the hearing to July 11, 2017.

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

HEARING ON PROPOSED VACATION OF EASEMENT FOR PUBLIC BIKE PATH WITHIN THE AMES MIDDLE SCHOOL: Mayor Pro-Tem Orazem opened the public hearing. The hearing was closed after no one requested to speak.

Moved by Gartin, seconded by Corrieri, to adopt RESOLUTION NO. 17-373 approving the vacation of easement.

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

ORDINANCE TO ALLOW SIGNAGE ON RESIDENTIAL HIGH-DENSITY PROPERTIES WITH MIXED USES: The Mayor Pro-Tem asked if there was anyone wishing to provide input on this item. No one requested to speak.

Moved by Corrieri, seconded by Gartin, to pass on first reading an ordinance to allow signage on RH properties with mixed uses.

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

ORDINANCE PROHIBITING PARKING ON PORTIONS OF 24TH STREET AND BROADMOOR AVENUE: Mayor Pro-Tem Orazem requested anyone wishing to comment on this item to come forward. There was no one indicating that they wished to speak.

Moved by Beatty-Hansen, seconded by Corrieri, to pass on first reading an ordinance prohibiting parking on portions of 24th Street and Broadmoor Avenue.

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

ORDINANCE ADDING DEFINITIONS OF “PRE-EXISTING” AND “TWO-FAMILY DWELLING, IF PRE-EXISTING:” Moved by Corrieri, seconded by Beatty-Hansen, to pass on second reading an ordinance adding definitions of “pre-existing” and “two-family dwelling, if pre-existing.”

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

ORDINANCE REVISING SITE LANDSCAPE REQUIREMENTS FOR ALL USES: Moved by Nelson, seconded by Corrieri, to pass on second reading an ordinance revising site landscape requirements for all uses.

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

Council Member Betcher pointed out that the formatting of the ordinance still appears to be problematic. She noted that she had had a discussion about this with Assistant City Attorney Mark Lambert, who said that it could be corrected prior to the third reading of the ordinance.

Moved by Betcher, seconded by Corrieri, to direct staff to correct formatting, so that Council has a corrected ordinance by its third reading.

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

SECOND PASSAGES OF ORDINANCE ADOPTING, BY REFERENCE, THE 2015 EDITIONS OF INTERNATIONAL BUILDING, RESIDENTIAL, FIRE, EXISTING BUILDING, MECHANICAL, AND FUEL GAS CODES; AND UNIFORM PLUMBING CODE, WITH LOCAL EDITS: Moved by Corrieri, seconded by Betcher, to pass on second reading ordinances adopting, by reference, the 2015 Editions of International Building,

Residential, Fire, Existing Building, Mechanical, and Fuel Gas Codes; and Uniform Plumbing Code, with local edits (*Municipal Code* Chapters 5 and 8).

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

Moved by Corrieri, seconded by Nelson, to suspend the rules necessary for the adoption of an ordinance.

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

Moved by Corrieri, seconded by Betcher, to pass on third reading ORDINANCE NO. 4309 revising *Municipal Code* Chapter 5 and adopting, by reference, the 2015 Editions of the International Building, Residential, Fire, Existing Building, Mechanical, and Fuel Gas Codes; and Uniform Plumbing Code, with local edits.

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

Moved by Corrieri, seconded by Betcher, to pass on third reading ORDINANCE NO. 4310 revising *Municipal Code* Chapter 8 and adopting, by reference, the 2015 Editions of the International Building, Residential, Fire, Existing Building, Mechanical, and Fuel Gas Codes; and Uniform Plumbing Code, with local edits.

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

STORM WATER UTILITY RATES ORDINANCE: Moved by Betcher, seconded by Corrieri, to pass on second reading the Storm Water Utility Rates Ordinance.

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

ELECTRIC RATE ORDINANCE: Moved by Betcher, seconded by Corrieri, to pass on second reading the Electric Rate Ordinance.

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

FIREWORKS ORDINANCE: Moved by Corrieri, seconded by Betcher, to pass on second reading the revised Fireworks Ordinance under *Municipal Code* Chapter 17.6.

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

ORDINANCE REZONING 3505 SOUTH DUFF AVENUE: Moved by Betcher, seconded by Corrieri, to pass on third reading and adopt ORDINANCE NO. 4306 rezoning property at 3505 South Duff Avenue from Agricultural (A) to Highway-Oriented Commercial (HOC).

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

ORDINANCE PERTAINING TO PARKING IN NEIGHBORHOOD COMMERCIAL ZONING DISTRICT: Moved by Gartin, seconded by Corrieri, to pass on third reading and adopt ORDINANCE NO. 4307 pertaining to on-street parking in Neighborhood Commercial Zoning Districts.

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

ORDINANCE PERTAINING TO BUILDING HEIGHT AND ROOF DESIGN FOR MINI-STORAGE WAREHOUSE FACILITIES: Moved by Gartin, seconded by Betcher, to pass on

third reading ORDINANCE NO. 4308 pertaining to building height and roof design for mini-storage warehouse facilities in Highway-Oriented Commercial Zoning Districts.

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

COUNCIL COMMENTS: Moved by Nelson, seconded by Gartin, to refer to staff the letter dated May 25, 2017, from Roseland Mackey Harris for a memo, and as part of that memo, specifically regarding the storm water issue, direct staff to note how the City's enforcement of the site requirements differs from those of other peer communities in Iowa.

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

Mayor Campbell returned to the meeting.

Moved by Gartin, seconded by Beatty-Hansen, to direct staff to invite the Ames High Girls Soccer Team to attend a Council meeting to be recognized.

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

CLOSED SESSION: Moved by Orazem, 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.

Council Member Gartin asked Assistant City Attorney Mark Lambert if the City Council had a legal reason to go into Closed Session. Mr. Lambert replied in the affirmative.

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

The Council entered into Closed Session at 9:03 p.m. and returned to Regular Session at 9:24 p.m.

Moved by Beatty-Hansen, seconded by Betcher, to direct staff to follow the course that was discussed in Closed Session.

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

ADJOURNMENT: Moved by Gartin to adjourn the meeting at 9:27 p.m.

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

Diane R. Voss, City Clerk

Ann H. Campbell, Mayor