

AMENDED
AGENDA
REGULAR MEETING OF THE AMES CITY COUNCIL
COUNCIL CHAMBERS - CITY HALL - 515 CLARK AVENUE
JUNE 27, 2017

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

CALL TO ORDER: 6:00 p.m.

***Additional Item:** Presentation of donation from Harrison Barnes to Ames Public Library and Raising Readers in Story County to support Harrison Barnes Reading Academy Programs

CONSENT AGENDA: All items listed under the consent agenda will be enacted by one motion. There will be no separate discussion of these items unless a request is made prior to the time the Council members vote on the motion.

1. Motion approving payment of claims
2. Motion approving Minutes of Regular Meeting of June 13, 2017
3. Motion approving certification of civil service applicants
4. Motion approving Report of Contract Change Orders for June 1 - 15, 2017
5. Motion approving renewal of the following Beer Permits, Wine Permits, and Liquor Licenses:
 - a. Class C Liquor – McFly’s, 115 5th Street
 - b. Class C Liquor – Red Lobster #747, 1100 Buckeye Avenue
 - c. Special Class C Liquor & Outdoor Service – Botanero Latino, 604 E. Lincoln Way (pending dram and inspection)
 - d. Special Class C Liquor & Outdoor Service – Depot Deli & Cookies, Etc., 526 Main Street, Ste. 106
6. Motion approving new Class C Liquor License & Catering Privilege for Jethro’s BBQ, 1301 Buckeye Avenue
7. Motion approving new Class C Liquor License & Outdoor Service for South 17th Street Food & Beverage, LLC, 300 S. 17th Street (pending dram and final inspection)
8. Motion approving 5-day (July 29 - August 2) Class C Liquor License for Gateway Market MLK at ISU Alumni Center, 420 Beach Avenue
9. Motion approving 5-day (July 1 - August 5) Class C Liquor License for Gateway Hotel & Conference Center at Reiman Gardens, 1407 S. University Blvd.
10. Motion approving 5-day (July 6 - 10) Special Class C Liquor License & Class B Wine Permit for Wheatsfield Cooperative at Worldly Goods, 223 Main Street
11. Motion approving 5-day (August 3 - 7) Class B Beer Permit for MSCD at Ames Municipal Airport, 2501 Airport Drive (Rain location for Foodies & Brew on August 4)
12. Motion approving request from Iowa Sports Foundation for Fireworks Permit for display from ISU Lot G3 at 10:00 p.m. on Friday, July 14 for Iowa Games
13. Motion approving request from Young Professionals of Ames for Fireworks Permit for display from ISU Lot G7 at 10:00 p.m. on July 3 with rain date of July 5 at 10:00 p.m. for

Independence Day

14. Resolution approving FY 2017/18 Contracts with Human Services (ASSET)
15. Resolution approving FY 2017/18 Commission On The Arts (COTA) Fall Special Project Grant contracts
16. Resolution authorizing continued health insurance benefits to temporary employee at Electric Services
17. FY 2017/18 Insurance Renewals:
 - a. Resolution approving Excess Workers Compensation coverage renewal with Midwest Employers Casualty Company
 - b. Resolution approving Municipal and Electric property insurance coverage renewals for 2017/18
 - c. Resolution approving renewal of Iowa Communities Assurance Pool (ICAP) membership to procure Casualty and Liability Insurance coverages
18. Resolution approving renewal Agreement for 2017/18 safety training with Iowa Association of Municipal Utilities (IAMU) in an amount not to exceed \$67,000
19. Requests from Worldly Goods for Reuse, Repurpose, Recycle Market on August 27:
 - a. Motion approving blanket Temporary Obstruction Permit and blanket Vending License
 - b. Resolution approving street closure and suspension of parking enforcement for the 200 block of Main Street from 7:00 a.m. to 6:00 p.m.
 - c. Resolution approving waiver of fee for usage of electricity
20. Requests from Model Farms and Ames Pet Resort for Dog Dock Jumping Competition on July 3-4:
 - a. Motion approving blanket Temporary Obstruction Permit for the closed area
 - b. Resolution approving closure of Burnett Avenue between 5th Street and 6th Street from 9:00 a.m. Monday, July 3 to 12:00 a.m. Wednesday, July 5
 - c. Resolution approving closure of 13 metered parking spaces on Burnett Avenue and waiver of fees for July 3
 - d. Resolution approving waiver of fee for usage of electricity
21. Resolution approving preliminary plans and specifications for 2016/17 Downtown Street Pavement Improvements (Sherman Avenue); setting July 19, 2017, as bid due date and July 25, 2017, as date of public hearing
22. Resolution approving preliminary plans and specifications for WPC Barscreen Replacement Project; setting July 26, 2017, as bid due date and August 8, 2017, as date of public hearing
23. Truck Replacement for Public Works Street Division:
 - a. Resolution awarding contract to Aspen Equipment Co., Ankeny, Iowa, for base bid upfitting, Option #1 for 10' underbody snow plow, and Option #2 for 14' Material Spreader in the amount of \$214,782
 - b. Resolution awarding contract to O'Halloran International of Altoona, Iowa, for purchase of two tandem chassis in the amount of \$194,708
24. Resolution awarding contract to O'Halloran's International of Altoona, Iowa, for one tandem chassis for the Hook-Lift truck replacement at Resource Recovery in the amount of \$92,888
25. Resolution awarding contract to RTL Equipment of Grimes, Iowa, for one Man-lift (45') for Electric Services, Power Production, in the amount of \$53,317
26. Resolution approving Change Order to Boone County Landfill for Resource Recovery waste disposal operations
27. Resolution approving Change Order No. 21 with Knutson Construction Services, Inc., for New Water Treatment Plant - Contract 2
28. Water Plant Lime Sludge Disposal:
 - a. Resolution accepting completion of Year 4 (FY 16/17) with Wulfekuhle Injection and

- Pumping, Inc.
- b. Resolution approving renewal of contract with Wulfekuhle Injection and Pumping, Inc., for Year 5
- 29. Resolution approving City's Debt Policy
- 30. Boiler Tube Spray Coating and Related Services and Supplies for Power Plant:
 - a. Resolution approving contract renewal with Integrated Global Services, Inc., of Richmond, Virginia, in an amount not to exceed \$300,000
 - b. Resolution approving contract and bond
- 31. Boiler Maintenance Services for Power Plant:
 - a. Resolution approving contract renewal with TEI Construction Services, Inc., of Duncan, South Carolina, in an amount not to exceed \$210,000
 - b. Resolution approving contract and bond
- 32. Resolution approving contract and bond for Water Pollution Control Facility Primary Clarifier Blasting/Coating Project
- 33. Resolution accepting completion of Squaw Creek Water Main Protection Project
- 34. Resolution accepting completion of Replacement of Resource Recovery Concrete Tipping Floor
- 35. 2014/15 Right-of-Way Restoration:
 - a. Resolution approving Change Order No. 2
 - b. Resolution accepting completion
- 36. Resolution accepting completion of CDBG Public Facilities Improvements Program for Non-Profit Organizations (parking lot improvements for Mainstream Living)
- 37. Resolution accepting completion of Furman Aquatic Center Pool Basin Repainting project
- 38. Resolution approving Final Plat for Scenic Valley Subdivision, Third Addition

PUBLIC FORUM: This is a time set aside for comments from the public on topics of City business other than those listed on this agenda. Please understand that the Council will not take any action on your comments at this meeting due to requirements of the Open Meetings Law, but may do so at a future meeting. The Mayor and City Council welcome comments from the public; however, at no time is it appropriate to use profane, obscene, or slanderous language. The Mayor may limit each speaker to five minutes.

HEARINGS:

- 39. Hearing on rezoning of property at 398 South 500th Avenue (Collegiate Ames Subdivision) from Agricultural (A) to Planned Residence District (F-PRD) [Continued from 6/13/17]:
 - a. First passage of ordinance
 - b. Resolution approving Preliminary Plat, subject to approval of rezoning
- 40. Hearing on Major Site Development Plan for 398 South 500th Avenue [Continued from 6/13/17]:
 - a. Resolution approving Major Site Development Plan, subject to approval of rezoning
- 41. Hearing on proposed zoning text amendment to allow dwelling houses in Planned Residence District [Continued from 6/13/17]:
 - a. First passage of ordinance

ADMINISTRATION:

- 42. Motion approving Safe Community Resolution
- 43. Status Report regarding City's participation in Accountable Care Organization
- 44. Motion setting salary for City Manager for FY 2017-18
- ***Additional Item:** Resolution approving Agreement with City Attorney Judy Parks
- ***Additional Item:** Resolution naming Mark Lambert as Interim City Attorney retroactively from May 23, 2017

ORDINANCES:

45. Second passage of ordinance to add language to allow signage on RH properties with mixed uses
46. Second passage of ordinance prohibiting parking on portions of 24th Street and Broadmoor Avenue
47. Third passage and adoption of ORDINANCE NO. 4311 making zoning text amendments to add definitions of “pre-existing” and “two-family” dwelling, if pre-existing”
48. Third passage and adoption of ORDINANCE NO. 4312 passage of ordinance making zoning text amendments to revise site landscape requirements for all uses
49. Third passage and adoption of Storm Water Utility Rates ORDINANCE NO. 4313
50. Third passage and adoption of Electric Rate ORDINANCE NO. 4314
51. Third passage of revised Fireworks ORDINANCE NO. 4315 under *Municipal Code* Chapter 17.6

COUNCIL COMMENTS:

ADJOURNMENT:

***Please note that this Agenda may be changed up to 24 hours before the meeting time as provided by Section 21.4(2), *Code of Iowa*.**

**MINUTES OF THE 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

MINUTES OF THE AMES CIVIL SERVICE COMMISSION

AMES, IOWA

JUNE 22, 2017

The Ames Civil Service Commission convened in regular session at 8:19 a.m. on June 22, 2017, in the Council Chambers of City Hall, 515 Clark Avenue. Because it was impractical for the Commission members to be present in person, Commission Members Mike Crum, Harold Pike, and Charlie Ricketts were brought into the meeting telephonically. Assistant City Manager Bob Kindred attended the meeting.

APPROVAL OF MINUTES: Moved by Pike, seconded by Ricketts, to approve the minutes of the Civil Service Commission Regular Meeting of May 25, 2017, and the Special Meeting of May 31, 2017, as written.

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

CERTIFICATION OF PROMOTIONAL-LEVEL APPLICANTS: Moved by Pike, seconded by Ricketts, to certify the following individuals to the Ames City Council as promotional-level applicants:

Planner:	Justin Moore	77
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Vote on Motion: 3-0. Motion declared carried unanimously.

COMMENTS: The next regularly scheduled Civil Service Commission meeting was set for July 27, 2017, at 8:15 a.m.

ADJOURNMENT: The meeting adjourned at 8:21 a.m.

Michael R. Crum, Chair

Jill Ripperger, Recording Secretary

REPORT OF CONTRACT CHANGE ORDERS

Period:	<input checked="" type="checkbox"/> 1 st – 15 th
	<input type="checkbox"/> 16 th – End of Month
Month & Year:	June 2017
For City Council Date:	June 27, 2017

Department	General Description of Contract	Contract Change No.	Original Contract Amount	Contractor/ Vendor	Total of Prior Change Orders	Amount this Change Order	Change Approved By	Purchasing Contact (Buyer)
Water Pollution Control	Ames Water Treatment Plant - Contract 2	20	\$52,497,000.00	Knutson Construction	\$1,065,698.00	\$29,903.00	B. Kindred	MA
Public Works	2016-2017 Storm Water (Squaw Creek Water Main Protection Project)	1	\$324,746.50	Peterson Contractors Inc.	\$0.00	\$-(9,670.00)	T. Warner	MA
Public Works	2016-2017 Storm Water (Squaw Creek Water Main Protection Project)	2	\$324,746.50	Peterson Contractors Inc.	\$-(9,600.00)	\$15,640.83	T. Warner	MA
			\$		\$	\$		
			\$		\$	\$		
			\$		\$	\$		

Department	General Description of Contract	Contract Change No.	Original Contract Amount	Contractor/ Vendor	Total of Prior Change Orders	Amount this Change Order	Change Approved By	Purchasing Contact (Buyer)
			\$		\$	\$		

5a-d

TO: Mayor Ann Campbell and Ames City Council Members
FROM: Lieutenant Dan Walter – Ames Police Department
DATE: June 5th, 2017
SUBJECT: Beer Permits & Liquor License Renewal Reference City Council Agenda

The Council agenda for June 27th 2017, includes beer permits and liquor license renewals for:

- Class C Liquor - LC0041895 - McFllys, 115 5th Street
- Class C Liquor - LC0041047 - Red Lobster #747, 1100 Buckeye Avenue
- Special Class C Liquor & Outdoor Service - BW0095221 - Botanero Latino, 604 East Lincoln Way
- Special Class C Liquor & Outdoor Service - BW0095248 - Depot Deli & Cookies, Etc., 526 Main Street, Ste. 106

A routine check of police records for the past twelve months found no liquor law violations for the Red Lobster, Botanero Latino or Depot Deli and the police department recommends renewal of licenses for these businesses.

McFllys calls for service related to disorderly conduct offenses is trending upwards and has recently reached a level of concern for the Ames Police Department. There have been a total of 10 disorderly related calls which include several fights in progress. APD staff recently met with McFllys management and they are committed to reducing these types of offenses at their bar. The Ames Police Department recommends approval at this time. The Ames Police Department will work with McFllys and monitor their progress over the next six months to ensure steps are taken to help curb this type of behavior.

Applicant License Application ()

Name of Applicant: <u>SOUTH 17TH STREET FOOD</u>		
Name of Business (DBA): <u>South 17th Street Food and Beverage, LLC</u>		
Address of Premises: <u>300 S 17th St</u>		
City <u>Ames</u>	County: <u>Story</u>	Zip: <u>50010</u>
Business	<u>(515) 203-6826</u>	
Mailing	<u>130 W Broad St</u>	
City <u>Story City</u>	State <u>IA</u>	Zip: <u>50248</u>

Contact Person

Name <u>Jen McFadden</u>
Phone: <u>(515) 509-5487</u> Email <u>jen@waddleexteriors.com</u>

Classification Class C Liquor License (LC) (Commercial)

Term:12 months

Effective Date: 07/01/2017

Expiration Date: 01/01/1900

Privileges:

Class C Liquor License (LC) (Commercial)

Outdoor Service

Status of Business

BusinessType: <u>Limited Liability Company</u>
Corporate ID Number: <u>548551</u> Federal Employer ID <u>82-1875732</u>

Ownership

Nathan Ante

First Name: Nathan **Last Name:** Ante
City: Story City **State:** Iowa **Zip:** 50248
Position: Owner
% of Ownership: 100.00% **U.S. Citizen:** Yes

Insurance Company Information

Insurance Company: <u>Auto Owners Insurance Company</u>	
Policy Effective Date:	Policy Expiration
Bond Effective	Dram Cancel Date:
Outdoor Service Effective	Outdoor Service Expiration
Temp Transfer Effective	Temp Transfer Expiration Date:

Michelle Mathews

First Name: Michelle **Last Name:** Mathews
City: Des Moines **State:** Iowa **Zip:** 50309
Position: Controller
% of Ownership: 0.00% **U.S. Citizen:** Yes

Insurance Company Information

Insurance Company: <u>Integrity Insurance</u>	
Policy Effective Date:	Policy Expiration
Bond Effective	Dram Cancel Date:
Outdoor Service Effective	Outdoor Service Expiration
Temp Transfer Effective	Temp Transfer Expiration Date:

Applicant License Application ()

Name of Applicant: <u>Friends of ISU Hotel Holdings</u>		
Name of Business (DBA): <u>Gateway Hotel and Conference Center</u>		
Address of Premises: <u>1407 S University Blvd.</u>		
City <u>Ames</u>	County: <u>Iowa</u>	Zip: <u>50011</u>
Business <u>(515) 294-2710</u>		
Mailing <u>2100 Green Hills Drive</u>		
City <u>Ames</u>	State <u>IA</u>	Zip: <u>50014</u>

Contact Person

Name <u>Curt Miller</u>
Phone: <u>(515) 268-2207</u> Email <u>curt.miller@gatewayames.com</u>

Classification Class C Liquor License (LC) (Commercial)

Term: 5 days

Effective Date: 07/01/2017

Expiration Date: 01/01/1900

Privileges:

Class C Liquor License (LC) (Commercial)

Status of Business

BusinessType: <u>Limited Liability Company</u>
Corporate ID Number: <u>465157</u> Federal Employer ID <u>46-4160164</u>

Ownership

Doug Drees

First Name: Doug

Last Name: Drees

City: Waukee

State: Iowa

Zip: 50263

Position: Manager

% of Ownership: 0.00%

U.S. Citizen: Yes

Insurance Company Information

Insurance Company: <u>General Casualty</u>	
Policy Effective Date:	Policy Expiration
Bond Effective	Dram Cancel Date:
Outdoor Service Effective	Outdoor Service Expiration
Temp Transfer Effective	Temp Transfer Expiration Date:

Name of Applicant: <u>Wheatsfield Cooperative</u>		
Name of Business (DBA): <u>Wheatsfield Cooperative</u>		
Address of Premises: <u>223 Main St.</u>		
City <u>Ames</u>	County: <u>Story</u>	Zip: <u>50010</u>
Business <u>(515) 232-4094</u>		
Mailing <u>413 Northwestern</u>		
City <u>Ames</u>	State <u>IA</u>	Zip: <u>50010</u>

Contact Person

Name <u>Linda Johnson</u>
Phone: <u>(515) 360-4697</u> Email <u>linda_j@wheatsfield.coop</u>

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

Term: 5 days

Effective Date: 07/06/2017

Expiration Date: 01/01/1900

Privileges:

Class B Wine Permit

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

Status of Business

BusinessType: <u>Privately Held Corporation</u>
Corporate ID Number: <u>301555</u> Federal Employer ID <u>42-1655940</u>

Ownership

Linda Johnson

First Name: Linda **Last Name:** Johnson
City: Ames **State:** Iowa **Zip:** 50010
Position: General Manager
% of Ownership: 0.00% **U.S. Citizen:** Yes

Bronwyn Beatty-Hansen

First Name: Bronwyn **Last Name:** Beatty-Hansen
City: Ames **State:** Iowa **Zip:** 50010
Position: Operations Manager
% of Ownership: 0.00% **U.S. Citizen:** Yes

Insurance Company Information

Insurance Company: <u>State Auto Insurance Company</u>

Policy Effective Date:

Policy Expiration

Bond Effective

Dram Cancel Date:

Outdoor Service Effective

Outdoor Service Expiration

Temp Transfer Effective

Temp Transfer Expiration Date:

Applicant License Application ()

Name of Applicant: <u>Ames Chamber of Commerce</u>		
Name of Business (DBA): <u>Ames Main Street Cultural District</u>		
Address of Premises: <u>2501 Airport Drive</u>		
City <u>Ames</u>	County: <u>Story</u>	Zip: <u>50010</u>
Business	<u>(515) 233-3472</u>	
Mailing	<u>304 Main Street</u>	
City <u>Ames</u>	State <u>IA</u>	Zip: <u>50010</u>

Contact Person

Name <u>Edana Delagardelle</u>
Phone: <u>(515) 231-0697</u> Email <u>events@amesdowntown.org</u>

Classification Class B Beer (BB) (Includes Wine Coolers)

Term: 5 days

Effective Date: 08/03/2017

Expiration Date: 01/01/1900

Privileges:

Class B Beer (BB) (Includes Wine Coolers)

Status of Business

BusinessType: <u>Municipality</u>
Corporate ID Number: Federal Employer ID <u>42-0623975</u>

Ownership

Edana Delagardelle

First Name: Edana

Last Name: Delagardelle

City: Ames

State: Iowa

Zip: 50010

Position: Event Coordinator

% of Ownership: 0.00%

U.S. Citizen: Yes

Insurance Company Information

Insurance Company:	
Policy Effective Date:	Policy Expiration
Bond Effective	Dram Cancel Date:
Outdoor Service Effective	Outdoor Service Expiration
Temp Transfer Effective	Temp Transfer Expiration Date:

CITY OF AMES, IOWA
APPLICATION FOR PERMIT TO DISPLAY FIREWORKS

Name of Event: Iowa games

Name of Organization Sponsoring Event: Iowa Sports Foundation, Inc. d/b/a Iowa Games

Address of Organization: 1421 S Bell Ave #104, Ames, IA 50010

Name of Applicant: Flashing Thunder Fireworks

Telephone: 641-732-5558 E-mail address: jeremy@flashingthunder.com

Organization's On-site Manager or Contact for Day of Display: Jeremy Mostek

Contact's Cell Phone Number on Day of Display: 641-220-2550

Date & Time of Event: July 14th, 2017, Dark Rain Date(s) & Time: No Rain Date Exact

Location of shoot/display*: Corner of SE 16th Street & University Ave (ISU Parking Lot G3) Size

and Type of Display: (attach program, if possible) 4 & 5 inch shells Name

of Fireworks Supplier: Flashing Thunder Fireworks

Name of Display Operator / Responsible Shooter *who will be present on the day of the event:*

Jeremy Mostek / Katie Mostek
(Please submit a resume showing pyrotechnic certification or qualifications of this person.)

Work-week Phone: 641-732-5558 Cell Phone (for day of display): 641-220-2550

Name of Insurance Company: Allied Specialty Insurance (For shoots on public property, \$500,000 general comprehensive liability insurance is required, with the applicant or sponsor named as certificate holder and the City of Ames named as an additional insured.)

*For displays based on property owned by Iowa State University (including Stuart Smith Park and Brookside Park), a letter of authorization must be obtained from ISU. Contact the Office of Risk Management, 3618 Administrative Services Building, or call 515-294-7674.

Signature of Applicant: [Signature] Date: 3/22/17

Signature of Display Operator: [Signature] Date: 3/8/17

[Signature] 3/8/17

Date Fee (\$25.00) Paid: _____ Fire Inspector: See next page ->

NOTE: This application not to be used for displays originating on Iowa State University property. Instead, use the form found at <http://www.riskmanagement.iastate.edu/events/fireworks> or contact the Office of Risk Management at 515-294-7711. (ISU will forward the application and the City's portion of the fee to the Ames City Clerk.)

For Office Use:

Date Fee Paid (\$25.00) - ISU

Approved by Fire Inspector



For displays on property owned by Iowa State University, an alternate application must be submitted to ISU Risk Management at least six (6) weeks prior to the event. Please refer to forms and information found at: <http://www.riskmanagement.iastate.edu/events/fireworks> or contact the ISU Office of Risk Management at 515-294-7711.

For Iowa State, the following insurance requirements must also be met:

- The company must be at least A-rated by Best's.
 - The State of Iowa; Board of Regents, State of Iowa; and Iowa State University must be named as additional insureds for liability coverage.
 - Certificates must be complete and indicate "occurrence" coverage.
 - Limit Requirements:
 - General Liability – at least \$1,000,000 combined single limit per occurrence for bodily injury including death, personal injury and property damage.
 - Automobile Liability – \$1,000,000 combined single limit each accident.
 - Worker's Compensation and Employer's Liability – must provide for the Statutory Limits of \$100,000/\$500,000/\$100,000 and a Waiver of Subrogation in favor of Iowa State University/State Board of Regents.
 - Excess Liability – policy must provide \$5,000,000 Excess Liability coverage.
- The insurance policy term must be for the duration/term of contract or be specific to the event date(s). The term of coverage shall coincide with the dates of the agreement. The certificates shall provide for thirty (30) days notice of cancellation or material change of coverage to the certificate holders.

Iowa State University Approved Locations

Central campus

Parking Lots G3 & G7

Cross Country Course west of Wilson Hall

Jack Trice Stadium, parking lots or grounds

Stuart Smith Park

VMRI green space northeast of Building 29

Restrictions

2.5" maximum shell size

5" maximum shell size

5" maximum shell size

Per Environmental Health & Safety (EH&S)

Per EH&S

Per EH&S; EH&S will contact LAR (for animal coordination) and Vet Med Child Care Center



**CITY OF AMES, IOWA
APPLICATION FOR PERMIT TO DISPLAY FIREWORKS**

(The outdoor use or exploding of "fireworks," as that term is defined by the *Code of Iowa*, is prohibited except when done in accordance with a permit authorized by the City Council.)

Name of Event: City of Ames Independence Day Fireworks

Name of Organization Sponsoring Event: Ames Young Professionals of Ames

Address of Organization: 304 Main Street

Name of Applicant: Sarah Buss

Telephone: 515.232.2310 E-mail address: sarah@ameschamber.com

Organization's On-site Manager/Contact for Day of Display: Sarah Buss

Contact's Cell Phone Number on Day of Display: 515.450.7640

Date & Time of Event: July 3 - 10pm Rain Date(s) & Time: July 5 - 10pm

Exact Location of shoot/display: Parking Lot G7 - East of Jack Trice Stadium

Attach diagram of display location. See Attached

Size of shells and/or type of display: 3", 4", 5" Shells 3 Fire Strongs

Attach effects list or schedule. See Attached

Name of Display Operator/Responsible Shooter: Tony Mosher - See Attached for Resume and Credentials
(This person is to be present on the day of the event.)

Attach a resume showing pyrotechnic certification or qualifications of this person. See Attached

Shooter's Work-week Phone: 515.210.7942 Cell Phone (for day of display): 515.210.7942

Name of Insurance Company: Britton Gallagher - Everest Indemnity Ins. Co.
See below for detailed information about insurance requirements.

Display sites are subject to examination by the City Fire Inspector or his/her designee. The Ames Fire Department has authority to cancel/postpone any display if it is determined that there are safety concerns.

Signature of Applicant: Sarah Buss Date: 6.19.17

Signature of Display Operator: Kevin P Buechner Date: 06/19/2017

City of Ames Insurance Requirements:

- Comprehensive General Liability limits in the amount of \$1,000,000 combined single limit and Excess Liability limits in the amount of \$5,000,000. Coverage shall be at least as broad as the ISO Form Number CG0001 covering commercial general liability written on an occurrence basis

only.

- Applicant and/or Sponsor must be named as certificate holder(s).
- The City of Ames, its officers and employees must be named as additional insured.
- A copy of the current insurance certificate must be filed with the City Clerk.

NOTE: This application not to be used for displays originating on Iowa State University property. Instead, use the form found at <http://www.riskmanagement.iastate.edu/events/fireworks> or contact the Office of Risk Management at 515-294-7711. (ISU will forward the application and the City's portion of the fee to the Ames City Clerk.)

For Office Use: Date Fee Paid (\$25.00) <u>6/24/17</u> Approved by Fire Inspector <u>Richard Hoyle</u>

For displays on property owned by Iowa State University, an alternate application must be submitted to ISU Risk Management at least six (6) weeks prior to the event. Please refer to forms and information found at: <http://www.riskmanagement.iastate.edu/events/fireworks> or contact the ISU Office of Risk Management at 515-294-7711.

For Iowa State, the following insurance requirements must also be met:

- The company must be at least A-rated by Best's.
- The State of Iowa; Board of Regents, State of Iowa; and Iowa State University must be named as additional insureds for liability coverage.
- Certificates must be complete and indicate "occurrence" coverage.
- Limit Requirements:
 - General Liability – at least \$1,000,000 combined single limit per occurrence for bodily injury including death, personal injury and property damage.
 - Automobile Liability – \$1,000,000 combined single limit each accident.
 - Worker's Compensation and Employer's Liability – must provide for the Statutory Limits of \$100,000/\$500,000/\$100,000 and a Waiver of Subrogation in favor of Iowa State University/State Board of Regents.
 - Excess Liability – policy must provide \$5,000,000 Excess Liability coverage.

The insurance policy term must be for the duration/term of contract or be specific to the event date(s). The term of coverage shall coincide with the dates of the agreement. The certificates shall provide for thirty (30) days notice of cancellation or material change of coverage to the certificate holders.

Iowa State University Approved Locations

Central campus
Parking Lots G3 & G7
Cross Country Course west of Wilson Hall
Jack Trice Stadium, parking lots or grounds
Stuart Smith Park
VMRI green space northeast of Building 29

Restrictions

2.5" maximum shell size
5" maximum shell size
5" maximum shell size
Per Environmental Health & Safety (EH&S)
Per EH&S
Per EH&S; EH&S will contact LAR (for animal coordination) and Vet Med Child Care Center

COUNCIL ACTION FORM

SUBJECT: APPROVAL OF FY 2017/18 ASSET CONTRACTS

BACKGROUND:

During its February 2017 budget approval process, the City Council approved a total of \$1,278,973 in ASSET allocations for the 2017/18 fiscal year. Contracts have been mailed to the City-funded ASSET agencies and returned to the City. These are now presented for City Council approval.

	<u>Current</u> <u>FY 2016/17</u>	<u>Allocation</u> <u>FY 2017/18</u>	<u>Increase</u>
ACCESS	\$ 91,039	\$ 94,874	\$ 3,835
ACPC	87,471	91,200	3,729
American Red Cross	9,000	9,800	800
ARC	6,700	7,700	1,000
Boys & Girls Club	102,800	105,820	3,020
Camp Fire USA	6,953	7,060	107
Center for Creative Justice	55,250	57,460	2,210
ChildServe	20,700	21,000	300
Emergency Residence Project	76,500	80,500	4,000
Eyerly Ball	10,000	10,000	0
Good Neighbor	16,830	17,250	420
Heartland Senior Services	159,642	176,483	16,841
HIRTA	40,133	41,000	867
Legal Aid Society	94,040	95,400	1,360
Lutheran Services in Iowa	5,461	10,700	5,239
Mary Greeley Home Health Svcs.	42,500	30,000	-12,500
MICA	64,214	99,456	35,242
NAMI	6,000	6,500	500
Raising Readers	16,207	17,410	1,203
RSVP	29,099	29,760	661
The Salvation Army	43,604	43,638	34
University Community Childcare	57,226	58,530	1,304
Visiting Nurse Services	5,386	--	-5,386
Volunteer Center of Story County	8,500	9,790	1,290
Youth and Shelter Services	<u>223,718</u>	<u>234,380</u>	<u>10,662</u>
	\$ 1,278,973	\$ 1,355,711	\$ 76,738

Visiting Nurse Services (highlighted in gray, above) was allocated \$5,386 for FY 2016/17. However, the organization informed ASSET that it would no longer be providing the Foster Grandparent program and, therefore, did not receive a contract for FY 2016/17.

As of the time of this writing, ASSET contracts had not been returned from HIRTA and LSI (highlighted in orange, above). Therefore, approval of contracts with these agencies will be withheld until a later date.

ALTERNATIVES:

1. Approve the ASSET agency contracts for FY 2017/18, with the exception of the contract with HIRTA and LSI.
2. Do not approve the ASSET agency contracts

MANAGER'S RECOMMENDED ACTION:

The City Council has allocated funds for human services activities through the ASSET hearing process and the approval of the City's FY 2017/18 budget. The ASSET-funded organizations highlighted above have signed and returned their contracts for services.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1, thereby approving the ASSET agency contracts for FY 2017/18, with the exception of the contracts with HIRTA and LSI.

COUNCIL ACTION FORM

SUBJECT: APPROVAL OF COMMISSION ON THE ARTS (COTA) SPECIAL PROJECT GRANTS FOR FALL 2017

BACKGROUND:

In June, the Commission on the Arts (COTA) met to finalize recommendations for Fall 2017 Special Project Grants. Four grant requests were received. The organizations requested \$2,000 in funding. There is \$4,000 available in the FY 2017/18 budget for both Fall and Spring Special Project grants.

Of note this year, COTA has adjusted the criteria to allow for special project grants of up to \$1,000 per project. The previous limit was \$750. COTA members expressed interest in offering greater support for special project grants, which are often unique and creative opportunities that could not be pursued through the annual grant funding process.

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

COTA FALL 2017/18 SPECIAL GRANT REQUESTS

Organization	Project	Requested	Recommended By COTA
ACAC	Ames Contra Dance Partnership	\$ 1,000	\$ 1,000
Co'Motion Dance Theater	Dance Showcase	1,000	1,000
Total		\$ 2,000	\$ 2,000

The Commission takes seriously its charge to verify that the proposal for funding will be completed and that there is a public benefit. If these contracts are approved, \$2,000 in funds will remain available for Spring 2018 Special Project Grants.

ALTERNATIVES:

1. Approve the COTA Special Project Grant contracts as recommended by the Commission on the Arts
2. Refer these contracts back to COTA for further information

MANAGER'S RECOMMENDED ACTION:

The Commission on the Arts receives special project grant applications each year. These applications have been reviewed to ensure they meet the criteria outlined in the application instructions. The Commission has recommended that they be approved to accomplish the Commission's goal to further the performing arts in the Ames community.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the COTA Special Project Grant contracts as recommended by the Commission on the Arts.

COUNCIL ACTION FORM

SUBJECT: HEALTH INSURANCE AUTHORIZATION FOR TEMPORARY PROJECT EMPLOYEE

BACKGROUND:

For the past two years, a temporary employee has assisted Electric Engineering staff in accomplishing precise, detailed drawings and schematics for the power plant coal to natural gas conversion. This employee has the unique skill set of architecture, Auto Cad, and experience doing this detailed work. The work has been critical in keeping the conversion project on track and in documenting the changes that have taken place.

In order to accomplish this assignment, this temporary employee has needed to work 40 hours per week. **The Affordable Care Act requires that the City offer health insurance benefits to any employee working over 1,560 hours in a year.** On February 2, 2015 and June 28, 2016, City Council authorized extending health insurance benefits to a temporary project employee at Electric Services in order to remain compliant with the Affordable Care Act (ACA).

As the plant conversion project is nearing completion, this temporary employee's talents are being used to check and update other plant related drawings. The Electric Director has determined that sufficient documentation work exists throughout Electric Services to justify the creation of a permanent full-time position. Staff is not requesting a new FTE. Rather, an authorized, vacant coal handler position will be reclassified. This reclassification will take several months to accomplish. **In the meantime, staff desires to continue the temporary position, with health care benefits, until the reclassification is complete and the position is filled.** Health insurance benefits must continue to be extended to the temporary position to comply with the Affordable Care Act.

This employee will continue to be offered full open enrollment in the City's health insurance program with the same cost sharing options as regular, full-time City employees

ALTERNATIVES:

1. Authorize continued health insurance benefits to this temporary employee.
2. Reduce the hours this individual works in FY 2017/18 to less than 1,560 hours and discontinue health insurance on July 1, 2018.

The City Council should understand that even by supporting this option, the City would be obligated to offer health insurance to this employee. The ACA has a “look back” provision which requires the City to provide insurance to this employee based on her previous work hours.

MANAGER'S RECOMMENDED ACTION:

This is a unique situation that bridges the gap between the creation of a “permanent” position and the existing “temporary” position. The recommended alternative provides for retaining the current individual in support of the electrical engineering division while ensuring that the City is compliant with the federal Affordable Care Act.

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

COUNCIL ACTION FORM

SUBJECT: EXCESS WORKERS COMPENSATION INSURANCE RENEWAL

BACKGROUND:

The City began purchasing Excess Workers' Compensation Insurance coverage brokered by Holmes Murphy on July 1, 2010, to reduce the financial risk of catastrophic self-insured workers compensation claims. This coverage limits the City's financial exposure for self-insured workers compensation claims (including police and firefighter Chapter 411 injury disability claims) to a maximum dollar amount per individual claim. Beginning with the FY 2014/15 coverage, this also includes an added layer of aggregate protection for multiple large claims exceeding a specified amount.

This coverage, which is provided by Midwest Employers Casualty Company (MWECC), will expire on June 30, 2017. MWECC provided a renewal quotation through Holmes Murphy for the same level of coverages. The cost is based on the City's estimated FY 2017/18 payroll (approximately \$39.4 million, or a 3.6% decrease) times the insurer's rate of \$0.2478 per \$100. Together, the individual claim and aggregate layer coverages protect the City against unlimited financial exposure for both large individual claims and catastrophic events where there are multiple injuries.

QUOTATION RECAP

Council approval is requested for the shaded column

	FY 2017/18	FY 2016/17	
Plan Feature	Self-insured and insured amounts	Self-insured and insured amounts	City and Insurer responsibility explained below:
Per claim self-insured threshold	\$500,000	\$500,000	City pays 100% of each claim up to \$500,000
Aggregate Layer	\$2,000,000	\$2,000,000	MWECC pays all claims after the City has paid this amount
PREMIUM COST	\$97,557	\$99,599	The FY 2017/18 Budget is \$109,559

Excess Workers Compensation rates are typically affected by past claims experience and national trends of overall claims experience and medical cost inflation.

MWECC has also provided an option for the City to increase the per claim self-insured threshold from \$500,000 per claim to \$550,000 per claim. This would increase the City's potential exposure; however, the premium for FY 2017/18 would be reduced to \$92,621. In the time the City has had a relationship with its current broker (7 years), the City has never had a single claim approach the \$500,000 mark. However, a catastrophic incident could conceivably generate one or more individual claims approaching this amount.

Additionally, the City's broker received quotes from EMC Insurance and Safety National for the coverage at the current limits. The quote from EMC was a premium cost of \$395,451 and the quote from Safety National was for a premium cost of \$120,000.

The Workers Compensation budget for FY 2017/18 is \$109,559, which is enough to cover the premium under either option presented by MWECC.

ALTERNATIVES:

1. Accept the quote from Holmes Murphy & Associates, for coverage with Midwest Employers Casualty Company (MWECC), with the same coverage types and limits as expiring at a renewal premium of \$97,557.
2. Select an alternative quote from EMC, Safety National, or the quote with higher limits through MWECC.
3. Reject the quote and direct staff to search for other alternatives.
4. Decline to purchase Excess Workers Compensation Insurance and self-insure 100% of all employee injury claims that are incurred.

MANAGER'S RECOMMENDED ACTION:

The City has significant financial exposure for medical and long-term disability expenses from statutory 411 police and firefighter claims, as well as from other job classifications such as power plant workers and electric distribution employees. The individual claim and aggregate layer coverages will protect the City against unlimited financial exposure for large individual claims and for events that could cause multiple injuries.

Midwest Employers Casualty Company continues to provide acceptable excess workers compensation insurance that limit catastrophic injury claims costs for the City of Ames.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby accepting the quote from Holmes Murphy & Associates, for coverage with Midwest Employers Casualty Company (MWECC), with the same coverage types and limits as expiring at a renewal premium of \$97,557.

COUNCIL ACTION FORM

SUBJECT: PROPERTY INSURANCE RENEWAL FOR FY 2017/18

BACKGROUND:

The City contracts with Willis of Greater Kansas, Inc., to provide property insurance brokerage services for the City's property insurance program. In March, the City Council approved an extension of the property brokerage services agreement with Willis through June 2018. Willis has obtained quotes for property insurance coverage for FY 2017/18 and they are now being presented for City Council approval.

The City's property insurance program is split into two main components:

- 1) The "Power" component, which covers Resource Recovery, the Power Plant, and assets related to the electrical infrastructure. This component has been underwritten by Associated Electric and Gas Insurance Services (AEGIS) since 2012.
- 2) The "Municipal" component, which covers all other City property. This component has been underwritten by Chubb Insurance Group since 2012.

Splitting the City's insurance coverage into two major components allows for an optimization of terms and pricing to fit each insurer's specialty, rather than placing all City property under a one-size-fits-all program. In addition, the broker arranges for flood insurance for properties susceptible to flood damage (CyRide and Furman Aquatic Center).

After initiating the brokerage arrangement with Willis, the City modified its philosophy regarding how much insurance to purchase for property coverage. Prior to 2012, the City purchased insurance coverage equal to 100% of the total value of all City assets, even though there was a very small likelihood that all of the City's assets would be totally destroyed in even the most devastating of events. **In 2012, the City Council authorized staff to procure insurance using the technique of Maximum Foreseeable Loss (MFL). Under this technique, the valuation to cover was based on the scenario of a large EF5 tornado touching down near the CyRide facility and destroying everything between it and the Public Works warehouse in east Ames. This assumption is used to calculate the Total Insured Value included in the property insurance program.**

QUOTATION SUMMARY

As with prior years through Willis, the coverage in the renewal proposal comes from AEGIS, Chubb, and RSUI (flood insurance). The account rates for both AEGIS and Chubb declined slightly compared to FY 2016/17. The quotation details for the Power portion of the program are as follows:

2017/18 ‘Power’ Facilities Renewal (AEGIS)			
	FY 2017/18	FY 2016/17	Change
Indexed Insured Values @ Replacement Cost	\$422,100,480	\$400,516,414	5.4%
Coverage Purchased (MFL Basis; assumes Power Plant Total Loss @ ACV)	\$200,000,000	\$200,000,000	--
Account Rate	\$0.1078	\$0.1195	- 7.5%
Total Power Premium, with Terrorism Coverage, taxes, Loss Control Fees, and AEGIS Membership Credit	\$466,449	\$478,494	-2.6%

The rate for coverage on the Power properties has declined slightly, offsetting an increase in the valuation of the power assets. **Overall, the premium for the Power portion of the property program has decreased.**

The quotation details for the Municipal properties are as follows:

2017/18 ‘Municipal’ Facilities Renewal (Chubb & RSUI)			
Chubb “Municipal” Assets Coverage	FY 2017/18	FY 2016/17	Change
Indexed Insured Values @ Replacement Cost, including CyRide Buses on Premises	\$252,291,530	\$183,002,250	40.7%
Chubb Rate	.0754	.0867	-17.2%
Chubb Premium	\$146,719	\$114,273	27.9%
Excess Flood \$5M Layer (RSUI) for WPC, CyRide, Furman Aquatic Center	\$43,567	\$45,000	-3.3%
Total Municipal Property Premium	\$190,286	\$159,273	19.5%

Of note for the Municipal property renewal, the valuation has increased significantly. This is primarily due to the addition of the new Water Treatment Plant (\$52 million valuation) to the City’s list of covered properties. As the old Water Treatment Plant is decommissioned, City staff will work with the broker to ensure the covered values are adjusted accordingly in future renewals.

Additionally, the broker discovered this year that the CyRide buses, which are covered for property damage when stored overnight at the transit facilities, were not covered the

way it was believed when this coverage was originally obtained. It was originally believed that the entire fleet was covered at a level that would make CyRide whole in the event of a substantial loss. **However, the coverage as written left CyRide approximately \$15 million short of the actual replacement cost of the bus fleet should a disaster destroy it entirely.**

Through negotiations between City staff, the broker, and the underwriter, an arrangement has been reached to cover the buses at original cost, with a \$50,000 minimum reimbursement per bus. **This would allow Cyride to recover approximately 98% of the value of the fleet through insurance in the event of the total destruction of the fleet.** CyRide’s premium for this modified bus coverage increases from \$9,002 in FY 2016/17 to \$15,658 in the renewal due to the increase in covered valuation.

The combined Power and Municipal premium is as follows:

2017/18 Combined Property Renewal			
	FY 2017/18	FY 2016/17	Change
Total Power Premium	\$466,449	\$478,494	-2.6%
Total Municipal Property Premium	\$190,286	\$159,273	19.5%
TOTAL	\$656,735	\$637,767	3%

In addition to the \$656,735 in quoted premium, the annual brokerage fee for Willis (paid in March) is \$45,000, for a total property program expense of \$701,735. The FY 2017/18 budget includes \$726,909 for the property program premiums and fees.

ALTERNATIVES:

1. Approve the renewal for the property insurance program coverage at the combined quoted premium of \$656,735 for FY 2017/18.
2. Do not approve the renewal of the property insurance program.

MANAGER’S RECOMMENDED ACTION:

The proposed insurance renewal provides adequate coverage of the City’s assets. The program is essentially the same as the expiring program, with modifications to cover the new water treatment plant and an adjustment to the CyRide bus coverage. The rates for both components of the property insurance program are an improvement over the expiring rates.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the renewal for the property insurance program coverage outlined above at the combined quoted premium of \$656,735 for FY 2017/18.

COUNCIL ACTION FORM

SUBJECT: RENEWAL OF ICAP MEMBERSHIP TO PROCURE CASUALTY AND LIABILITY INSURANCE COVERAGES

BACKGROUND:

The City's annual membership in the Iowa Community Assurances Pool (ICAP) expires on June 30, 2017. **The City has been a member of ICAP since July 1, 2004, and secures its casualty and liability coverages through this membership.** ICAP provides similar protection to approximately 300 cities, 70 counties, 50 fair boards, and over 250 other public entities. ICAP is a member-owned and funded group insurance pool for Iowa public entities.

The following City coverages are provided by ICAP: General (Third Party) Liability, Vehicle and Transit Bus Liability, Bookmobile Physical Damage, Public Officials Wrongful Acts, Police Professional Liability, and Employee Theft (Bond).

City staff did not seek alternatives to this program this year. Membership in the ICAP pool is a long-term commitment based on the fundamentals of rate stability, availability of coverages meeting the City's needs, and the quality of services (underwriting, loss control, and claims handling). A summary of ICAP's quote for these services showing the current and upcoming year's proposed fees is shown below:

	FY 2017/18 Quote	FY 2016/17 Current
Type of Coverage:	\$15 million limits	\$15 million limits
General Liability --at \$15 million Limit	\$ 329,210	\$ 323,762
Bond, incl. fee	5,689	5,689
Automobile	218,530	216,455
Public Officials	28,455	26,832
Law Enforcement	27,608	27,102
Bookmobile Damage	578	578
Subtotal Cost	\$ 610,070	\$ 600,418
ICAP Membership Credit*	(98,747)	(90,240)
Total Net (Invoice) Cost	\$ 511,323	\$ 510,178

*See notes below related to Credit.

The quote for coverage is a 1.6% increase over the quote for FY 2016/17. However, this increase is largely offset by a larger membership credit from ICAP for the renewal year.

The net increase is 0.2% over the invoice amount for FY 2016/17. The membership credit varies each year and is based on the size and financial condition of the pool, including such factors as loss experience and investment income. **As in past years, this amount will be used to directly offset the July 1 renewal invoice.**

Although the ICAP Board has consistently issued a credit each year since the City has been a member, it is not included in the Risk Management Budget, since the issuance of the credit is not guaranteed. The amount of the credit can vary from year to year. For example, the 2016/17 credit was \$90,240, the 2015/16 credit was \$92,715, and the 2014/15 credit was \$69,371.

The FY 2017/18 Budget includes funding in the amount of \$636,443 for liability coverage.

ALTERNATIVES:

1. Accept the quote for renewal of the City's membership in the Iowa communities Assurance Pool (ICAP), with the net cost of \$511,323 for the coverages indicated above.
2. Direct staff to seek other alternatives for casualty and liability insurance.

MANAGER'S RECOMMENDED ACTION:

The City's membership in ICAP continues to result in receiving excellent casualty and liability coverages and associated services at a competitive price.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby accepting quote for renewal of the City's membership in the Iowa communities Assurance Pool (ICAP), with the net cost of \$511,323 for the coverages indicated above.

COUNCIL ACTION FORM

SUBJECT: SAFETY SERVICES CONTRACT FOR FY 2017/18

BACKGROUND:

The City has contracted with the Iowa Association of Municipal Utilities (IAMU) for over 15 years to provide safety training and OSHA compliance support to City staff. IAMU provides training regarding topics of importance to all City staff, and provides specialized training for the unique activities undertaken by staff in different departments.

The City's current contract with IAMU is expiring June 30, 2017. The expiring contract is for an amount not to exceed \$134,000 for the 2016/17 fiscal year. In addition to the safety training services, IAMU provides OSHA compliance support and electronic management of Safety Data Sheets through this contract.

Over the past several months, various City departments have expressed concern about the quality of training services and the environment created by individual trainers employed by IAMU. Earlier this spring, City staff met with IAMU and outlined these issues. IAMU has taken steps to address the concerns regarding the specific trainers whose approach to the work was unacceptable. In addition, IAMU and City staff have tentatively agreed to the following steps:

- Individual trainers will be assigned to each City department to maintain consistency. Other trainers may step in when specialty topics are taught or if the assigned trainer is absent.
- IAMU will assign a City of Ames representative who will coordinate the departmental trainers and ensure consistency and quality of training
- City staff will provide an overview of the City's Excellence Through People values and philosophy for all IAMU trainers who will work with City employees. This will provide IAMU staff an opportunity to understand the environment staff strives to create for City employees.

In light of the issues experienced with the delivery of training services, City staff has proposed that the contract amount not be increased for FY 2017/18. **Instead, the FY 2017/18 contract will be split into two six month terms of \$67,000 each (total of \$134,000). This will provide an opportunity for City staff to assess whether IAMU is making improvements in the quality of the service in the first six months. Should City staff not be satisfied with the progress, the automatic renewal can be**

canceled, or the entire contract can be canceled at any time during the year with 60 days notice.

ALTERNATIVES:

1. Approve an agreement for a renewal of safety services with IAMU for an amount not to exceed \$67,000 for July 1 through December 31, 2017, and a renewal in the amount of \$67,000 for January 1 through June 30, 2018. This renewal will only take place should the City staff be satisfied with the work of the IAMU during the first six months of the contract.
2. Do not approve an agreement with IAMU, and direct City staff to find alternatives to provide safety training services.

MANAGER'S RECOMMENDED ACTION:

City staff has experienced issues with the delivery of safety services by IAMU. However, IAMU has listened to these concerns and has tentatively agreed to steps City staff finds acceptable. During this contract period, IAMU's approach to the work and overall quality will be monitored. If City staff finds IAMU's progress unacceptable, staff will begin the process of identifying alternative methods to provide safety training services for City employees.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving an agreement for a renewal of safety services with IAMU for an amount not to exceed \$67,000 for July 1 through December 31, 2017, and a renewal in the amount of \$67,000 for January 1 through June 30, 2018. This renewal will only take place should the City staff be satisfied with the work of the IAMU during the first six months of the contract.

COUNCIL ACTION FORM

SUBJECT: REQUESTS FOR REUSE, REPURPOSE, RECYCLE MARKET

BACKGROUND:

Worldly Goods is again planning to host a Reuse, Repurpose, and Recycle Market in Downtown Ames on August 27. The event is intended to bring attention to reusing, repurposing, and swapping items that are no longer needed by their owners. Vendors will set up in spaces along the street, and consignment and antique stores Downtown will be asked to remain open on the day of the event. Food vendors will also be invited to participate in the event.

To facilitate this event, organizers have requested the closure of the 200 block of Main Street and suspension of parking regulations on that block from 7:00 a.m. to 6:00 p.m. on August 27th. Because that is a Sunday, no parking meter revenue will be lost. A Temporary Obstruction Permit and blanket Vending License (\$50) have been requested for the closed area. Organizers have also requested the use of electricity along Main Street and a waiver of electric fees.

The Main Street Cultural District board has submitted a letter of support for the event. Organizers have obtained signatures from affected businesses in the closed area. Organizers have also offered to allow any affected business within the closed area to have a space to hold outdoor sales during the event.

Food vendors will also be invited to participate in the event. Organizers have indicated an interest in providing a beer garden in front of the London Underground as a part of the event. A request to approve the appropriate alcohol license for this component of the event will be submitted at a future City Council meeting for approval.

ALTERNATIVES:

1. Approve the requests from Worldly Goods for the Reuse, Repurpose, Recycle Market on Sunday, August 27, including the waiver of electric fees
2. Do not approve the requests.

MANAGER'S RECOMMENDED ACTION:

This event provides a forum for the buying, selling, and trading of items that might otherwise be discarded. Repurposing items that still have value, rather than sending them to the Resource Recovery System, is a positive for the community.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the requests from Worldly Goods for the Reuse, Repurpose, Recycle Market on Sunday, August 27, including the waiver of electric fees.



SPECIAL EVENT APPLICATION

SUMMARY OF EVENT

DESCRIPTION

Event Name Reuse, Repurpose, Recycle Market

Description Worldly Goods will host a Reuse & Re-purpose Market in Downtown Ames on a Sunday. Vendors can rent a space for a small fee. Worldly Goods will ask other groups if they would like to partner with this event. The event will be a street market like atmosphere where anyone can buy, sell, or trade their items. The purpose will be to bring attention to reusing and re-purposing and swapping items they no longer use or need. We will ask the other consignment and antique stores in the Downtown to be open as the target audience will be the same. A Sunday afternoon will be chosen so the street closure will not effect as many businesses. There is potential for the future of such an event to draw a diverse crowd to Ames. It will have a set up similar to the Octagon Art Festival. Only the 200 block will be closed to parking and traffic.

- Event Category**
- Athletic/Recreation
 - Exhibits/Misc.
 - Festival/Celebration
 - Parade/Procession/March
 - Concert/Performance
 - Farmer/Outdoor Market
 - Other (please explain)

Anticipated Attendance Total 1,000 Per Day 1

DATE/TIME

Setup	Date <u>8/27/17</u>	Time <u>7:00 am</u>	Day of Week <u>Sunday</u>
Event Starts	Date <u>8/27/17</u>	Time <u>10:00 am</u>	Day of Week <u>Sunday</u>
Event Ends	Date <u>8/27/17</u>	Time <u>4:00 pm</u>	Day of Week <u>Sunday</u>
Teardown Complete	Date <u>8/27/17</u>	Time <u>6:00 pm</u>	Day of Week <u>Sunday</u>

Rain Date, if applicable _____
Rain Location, if applicable _____

LOCATION

Region

(Select one or more)

- Main Street Cultural District (Downtown)
- Campustown District
- Iowa State University Property
- City Parks
- Other (please explain)

Please note that events occurring in the Downtown, Campustown, in City parks, or on ISU property require prior approvals. A letter of support will be required from CAA if the event occurs in Campustown or from MSCD if the event occurs in Downtown. Please contact the appropriate office well in advance:

-
Downtown - Main Street Cultural District: (515) 233-3472
Campustown - Campustown Action Association: (515) 450-8771
Iowa State University - Events Authorization Committee: (515) 294-1437

events@amesdowntown.org
director@amescampustown.com
eventauthorization@iastate.edu

CONTACTS

Host Organization

Worldly Goods

Local Contact (Required)

Must be present during event

Name: Andrea Gronau

Address: 223 Main St, Ames, IA 50010

Telephone: (515) 233-4568

Cell phone: (515) 708-0072

Must be available by cell phone during event

Email: worldlygoods@isunet.net

At least ten business days prior to the event, Organizer must submit Emergency Contact List, including names and numbers of all coordinators, volunteers, and location assigned to each.

Yes No

Is this an annual event? How many years have you been holding this event? 2

Is this event open to the public?

Is your event being held in conjunction with another event (e.g. *Farmers' Market, 4th of July*, etc.)?

If yes, please list



June 15, 2017

To whom it may concern,

The Main Street Cultural District fully supports the closure of the 200 block of Main Street, in downtown Ames, for the second annual Reuse, Repurpose, Recycle Market, on August 27. The Main Street Cultural District welcomes this event which focuses on environmental resiliency by making what is old new again. We also welcome the opportunity to show the community what great businesses our downtown has to offer.

Sincerely,

A handwritten signature in blue ink that reads "Paul Livingston".

Paul Livingston
2017 MSCD Board President

304 Main Street, Ames, IA 50010 515.233.3472 AmesDowntown.org

WORLDLY GOODS



June 21, 2017

Worldly Goods
223 Main Street
Ames, IA 50010

Ann Campbell, Mayor of Ames and Members of the Ames City Council
Ames City Hall
515 Clark Avenue
Ames, IA 50010

Dear Mayor Campbell and Members of the Ames City Council:

Worldly Goods will be hosting our 2nd Annual Reuse, Repurpose, Recycle Market on Sunday, August 27 from 10 am – 4 pm on the 200 block of Main Street. We would like to use the city electrical access located on the light poles during the event. The usage will be minimal. We would like to request a fee waiver for the use of electricity during the event. We appreciate your consideration of our request.

Thank you,

A handwritten signature in black ink that reads "Andrea D Gronau". The signature is written in a cursive, flowing style.

Andrea D Gronau
Store Manager
Worldly Goods

COUNCIL ACTION FORM

SUBJECT: REQUESTS FOR DOG DOCK JUMPING COMPETITION

BACKGROUND:

Model Farm and Ames Pet Resort are proposing to host a Dog Dock Jumping Competition on July 3-4. The event involves setting up a 40' dock leading to a 20' x 40' above-ground pool of water. Dogs will run down the dock and jump as far as possible into the pool. Bleachers will be set up along one side of the dock and pool for spectators to watch. The event is proposed to take place on Burnett Avenue between 5th and 6th Streets.

To facilitate this event, organizers have requested the following, from 9:00 a.m. Monday, July 3, to 11:59 p.m. Tuesday, July 4:

- Closure of Burnett Avenue between 5th and 6th streets and closure of 13 metered parking spaces along the same (\$23.40 loss to the Parking Fund)
- A Temporary Obstruction Permit
- Access to City-owned electrical outlets (Estimated loss of \$6 to the Electric Fund)

Organizers will begin setup on the morning of July 3rd. To fill the pool as rapidly as possible, organizers will arrange to pay for a hydrant meter through the Water and Pollution Control Department. Organizers have been instructed to notify adjacent businesses that there is a potential for rust to be stirred up in the water system from the high flow of water through the hydrant.

The first events will take place on the evening of July 3. Organizers will provide overnight security for the pool and will resume the competition on July 4. Once the events have concluded, the pool will be drained via large hoses into the nearest storm drains. This water disposal plan has been reviewed by staff in Public Works. Organizers have been instructed not to allow the pool to empty directly onto the street.

The event has been approved by the Board of the Main Street Cultural District. A letter of support is attached. Organizers have consulted with the three businesses located along this portion of Burnett that will be directly affected by the event.

Due to the Fourth of July holiday, no parking meter revenue will be lost on July 4th. Organizers have requested a waiver of the parking fees for July 3 and for the use of electricity from City-owned electrical outlets.

ALTERNATIVES:

1. Approve the requests for the Dog Dock Jumping Competition on July 3-4, as indicated above, including a waiver of fees for lost parking meter revenue and access to City electrical outlets.
2. Approve the requests as indicated above, require reimbursement for lost parking meter revenue and access to City electrical outlets.
3. Do not approve the event.

MANAGER'S RECOMMENDED ACTION:

The proposed event is a new addition to the lineup of activities planned for the Independence Day holiday. This unique event offers a family-friendly activity in the Downtown area on July 3rd and immediately following the Fourth of July parade on adjacent streets.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the requests for the Dog Dock Jumping Competition on July 3-4, as indicated above, including a waiver of fees for lost parking meter revenue and access to City electrical outlets.



SUMMARY OF EVENT

DESCRIPTION

Event Name Ames Pet Resort 4th of July Dock Jumping Competition

Description We are trying to bring a dog dock jumping event to Ames during the Fourth of July festivities. We are hoping that this event is a huge success and will become an annual event during the 4th of July celebration. For this event we will need to close Burnett Avenue between 5th St and 6th St on July 3rd and 4th. The dock jumping group, Dock Dogs will arrive in Ames on July 3rd and begin setting up from 9:00 AM until 5:00 PM. From 5:00 PM to 8:00 PM they will have a show which will be a perfect time for local news stations to cover the event. The following day, Tuesday July 4th they will have a program from 9:00 AM until 7:00 PM. Following the show they will clean up and tear down and be all cleaned up by midnight. We will need water and electricity for the event and we have talked to the City of Ames about getting both.

- Event Category**
- Athletic/Recreation
 - Exhibits/Misc.
 - Festival/Celebration
 - Parade/Procession/March
 - Concert/Performance
 - Farmer/Outdoor Market
 - Other (please explain)

Anticipated Attendance Total 5,000 Per Day 5,000

DATE/TIME

Setup	Date <u>7/3/17</u>	Time <u>9:00 am</u>	Day of Week <u>Monday</u>
Event Starts	Date <u>7/3/17</u>	Time <u>5:00 pm</u>	Day of Week <u>Monday</u>
Event Ends	Date <u>7/4/17</u>	Time <u>7:00 pm</u>	Day of Week <u>Tuesday</u>
Teardown Complete	Date <u>7/5/17</u>	Time <u>12:00 am</u>	Day of Week <u>Wednesday</u>

Rain Date, if applicable _____
Rain Location, if applicable _____

LOCATION

Region

(Select one or more)

- Main Street Cultural District (Downtown)
- Campustown District
- Iowa State University Property
- City Parks
- Other (please explain)

Please note that events occurring in the Downtown, Campustown, in City parks, or on ISU property require prior approvals. A letter of support will be required from CAA if the event occurs in Campustown or from MSCD if the event occurs in Downtown. Please contact the appropriate office well in advance.

Downtown - Main Street Cultural District: (515) 233-3472

Campustown - Campustown Action Association: (515) 450-8771

Iowa State University - Events Authorization Committee: (515) 294-1437

events@amesdowntown.org

director@amescampustown.com

eventauthorization@iastate.edu

CONTACTS

Host Organization

Model Farm

Local Contact (Required)

Must be present during event

Name: Sam Moeller

Address: 2420 Lincoln Way, Suite 205, Ames, Iowa

Telephone: (612) 236-3988

Cell phone: (612) 236-3988

Must be available by cell phone during event

Email: sam.moeller@model-farm.com

At least ten business days prior to the event, Organizer must submit Emergency Contact List, including names and numbers of all coordinators, volunteers, and location assigned to each.

Yes No

Is this an annual event? How many years have you been holding this event? _____

Is this event open to the public?

Is your event being held in conjunction with another event (e.g. *Farmers' Market, 4th of July, etc.*)?

If yes, please list

4th of July



May 24, 2017

Mayor and City Council
City of Ames
515 Clark Ave
Ames, IA 50010

Dear Mayor Ann Campbell and City Council,

The Ames Main Street Cultural District supports the closure of the 500 block of Burnett Street for the Dock Dogs competition on July 3 and 4. The organizers spoke with the three businesses which would be affected by the closure and the MSCD followed up with personal visits. We feel adding this dynamic event to our downtown 4th of July celebrations will enhance the day for the community and bring many new people to the district.

Sincerely,

A handwritten signature in blue ink that reads "Paul Livingston".

Paul Livingston
2017 MSCD Board President

Model Farm
2420 Lincoln Way, Ames, IA 50014
515-294-4149
info@model-farm.com
www.model-farm.com



June 20th, 2017

Honorable Mayor Campbell and City Council
Ames City Hall
515 Clark Avenue
Ames, IA 50010

RE: Dock Jumping Competition

Dear Honorable Mayor Campbell and City Council,

Model Farm is planning to hold the Inaugural 4th of July Dock Jumping Competition on July 3rd and 4th. Information about the event can be found on the Special Event Application we submitted. We would also request a waiver of fees for electricity and parking meters.

Thank you for your consideration of this request and continued support of the Main Street Cultural District. We look forward to seeing you on July 3rd and 4th, in downtown Ames.

Sincerely,

Sam Moeller
Student Account Manager
Model Farm

COUNCIL ACTION FORM

**SUBJECT: 2016/17 DOWNTOWN STREET PAVEMENT IMPROVEMENTS
(SHERMAN AVE)**

BACKGROUND:

The Downtown Street Pavement Improvements is for the rehabilitation/reconstruction of streets and alleys within the downtown area (Lincoln Way to 7th Street and Grand Avenue to Duff Avenue). These projects involve pavement reconstruction, rehabilitation of storm and sanitary sewers, and streetscapes. This program will meet the recommendations of the Downtown Improvements Study for the side streets in the downtown area. **The location for this project is Sherman Ave (Lincoln Way north to Lot W Parking Lot).**

Staff has been working with WHKS of Ames, Iowa on this project. Plans and specifications have been completed for this contract with a total estimated construction cost of \$292,277. Engineering and construction administration costs are estimated at \$58,455, bringing the **total estimated costs for the project to \$350,732.**

This Downtown Street Pavement Improvement is shown in the 2016/17 Capital Improvement Plan with **funding in the amount of \$375,000** from General Obligation bonds.

Staff held a project informational meeting with area property owners and interested persons to receive input on the project timing, staging, and design of the project. The comments received and incorporated into the project design included breaking the project into two separate phases to maintain alley access as long as possible. This staging also minimized the disruption to the adjacent properties.

ALTERNATIVES:

1. Approve the plans and specifications for the 2016/17 Downtown Street Pavement Improvements (Sherman Ave) project and establish July 19, 2017, as the date of letting and July 25, 2017, as the date for report of bids.
2. Do not approve this project.

MANAGER'S RECOMMENDED ACTION:

By approving these plans and specifications, it will be possible to improve the street quality for our citizens in this area. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as described above.

COUNCIL ACTION FORM

**SUBJECT: WATER POLLUTION CONTROL FACILITY SCREENINGS
IMPROVEMENT PROJECT**

BACKGROUND:

The Water Pollution Control Facility (WPCF) was constructed in 1989. The first step of the treatment process is screening the incoming flow to remove any large debris that could damage equipment or could potentially plug pipes. The current screening process splits the influent into three channels, each of which lead to a barscreen. The two outside channels have identical equipment that is original to the plant. The middle barscreen is a different technology that was installed several years ago, which has not performed to the satisfaction of the City. This project will replace the middle channel equipment with a mechanical barscreen similar to the other two. On December 16, 2014 Council awarded a design contract to prepare plans and specifications for a replacement screening system to HDR Engineering in the amount of \$90,135.

The design of the new screenings system is now complete. The new barscreen will have a washer, compactor, and bagging system that will allow staff to discontinue the practice of grinding and placing screenings back into the process. This will reduce maintenance on equipment further downstream in the process. Bagged screenings will be brought to the Resource Recovery Plant to be used as refuse-derived fuel.

The amended FY 16/17 CIP includes a total project budget of \$894,542. The current project estimate is as follows.

Engineering	\$ 90,135
Construction Estimate	824,400
Contingency (~20%)	164,465
<u>Total Project Estimate</u>	<u>1,079,000</u>

Savings in the WPC Structural Repair project are available to cover the anticipated costs for the barscreen project. Staff will recommend an appropriate budget adjustment at the time of award when the actual construction costs are known.

ALTERNATIVES:

1. Grant preliminary approval of the plans and specifications and issue Notice to Bidders, setting July 26, 2017 as the bid due date and August 8, 2017 as the date for public hearing and award.

2. Do not issue preliminary approval of plans and specifications and a notice to bidders at this time.

MANAGER'S RECOMMENDED ACTION:

The current equipment in the center channel is inoperable. Replacement with different equipment will improve operation of the facility. The project will result in improved handling methods for the removed screenings.

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

COUNCIL ACTION FORM**SUBJECT: FLEET REPLACEMENT PROGRAM – TWO TANDEM CHASSIS FOR STREETS DIVISION OF PUBLIC WORKS****BACKGROUND:**

The City's Public Works, Streets division, has two tandem axle, and ten single axle snow plow dump trucks used for street maintenance and snow plowing operations. Street Maintenance staff evaluated the total miles of snow routes the City is responsible to maintain in comparison to the capability/capacity of the existing fleet of City plow trucks. The evaluation determined a need for more tandem trucks than single axle trucks. During budget development process, staff identified two single axle trucks (the oldest and did not have wing plows) that were appropriate to be upgraded. Replacing these two single axle trucks with two tandem axle trucks, equipped with dump body, front plow, wing plow, underbody plow, and material spreader will better serve the community. One of the single axle trucks to be replaced will be retained by the City for snow removal at the Municipal Airport. The other truck will be sold.

Bids for two upfitted tandem axle snow plow dump trucks were received as follows:

Bidders	Unit Cost	Subtotal For Two Units	Option #1 10' Underbody Snow Plow For Two Units	Option #2 14' Material Spreader For Two Units	Total bid with Options For Two Units
Aspen Equipment, Inc. of Ankeny, IA	\$76,662	\$153,324	\$19,556	\$41,902	\$214,782
Hyway Truck Equipment, Inc. of Fort Dodge, IA	\$75,814	\$151,628	\$21,574	\$46,846	\$220,048
Henderson Products, Inc. of Manchester, IA	\$ 74,701	\$149,402	\$20,030	\$52,240	\$221,672

The low net and most cost effective bid, including options that meet the City's specifications, is from Aspen Equipment, Inc., of Ankeny, IA. The optional items included are the 10-ft. reversible underbody plow, and the 14' material spreader. The base bid includes a 15' dump body and accessories, front plow mounting provision, and 11' wing plow with mounting. The base with options #1 and #2 bring the total cost to \$107,391 per unit, including full upfitting.

Only one bid was received for the purchase of two new tandem chassis, and was received as follows:

Bidders	Make / Model	Year	Delivery Time	Unit Cost	Subtotal Cost For Two Units	Optional Items	Total Cost
O'Halloran International Inc.	International WorkStar	2018	120 Days	\$93,802	\$187,604	\$7,104	\$194,708

The bid for the two chassis from O'Halloran International, Inc., including options, meets the City's specifications, and is an acceptable bid. Fleet Services made comparison to recent tandem chassis bids, and is confident the price quoted by O'Halloran is competitive.

Cost for upfitting of two trucks by Aspen Equipment Co.	\$ 214,782
Purchase price of two tandem chassis	194,708
	<hr/>
Estimated cost for two completed trucks	\$ 409,490

Funding is available for this purchase as follows:

Existing Truck #931 & 932 Replacement Funds (6/30/17)	\$283,813
Future Escrow to be collected before units in service	\$ 18,890
Material Spreaders #530 & 531 Replacement Funds	\$ 45,158
Savings in snow budget to be carried over to FY17/18	\$ 10,000
Salvage Value of equipment being replaced	\$ 52,000
Available funding	\$409,861

ALTERNATIVES:

1.
 - a) Award the contract to Aspen Equipment of Ankeny, IA in the amount of \$214,782 for the base bid upfitting of two trucks, Option #1 for 10' underbody snow plow, and Option #2 for 14' Material Spreader.
 - b) Award the contract to O'Halloran International Inc., of Altoona, IA in the amount of \$194,708 for two tandem chassis including options selected.
2. Reject these bids.

MANAGER'S RECOMMENDED ACTION:

Staff from Fleet Services and Public Works have thoroughly evaluated these bids and agree that the bids from Aspen Equipment and O'Halloran International meet the needs of the department at a reasonable cost.

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

COUNCIL ACTION FORM

SUBJECT: FLEET REPLACEMENT PROGRAM – ONE TANDEM CHASSIS FOR RESOURCE RECOVERY DIVISION OF PUBLIC WORKS

BACKGROUND:

The City’s Public Works, Resource Recovery Division, has one tandem axle hook-lift truck for transporting refuse containers. This hook-lift truck hauls 30 cubic yard containers to the landfill in Boone County. The material taken to the landfill is refuse reject materials which are not processed for electric generation.

Resource Recovery Plant staff evaluated the number of trip-miles and full container loads to best determine the requirements for the purchase of a replacement for the City’s current hook-lift truck. The evaluation determined a similar size tandem truck to the existing unit, but with 25% more horse power, will perform more efficiently. With improved horse power, heavier loads can be transported resulting in fewer trips (40 CY compared to 30 CY), and improved fuel-to-load ratio. In addition, replacing the existing truck with a new higher horse power hook-lift truck will provide increased operational efficiency. The new chassis will be upfit with a hook-lift system able to load and unload 40 cubic yard containers. The existing hook-lift will be sold.

Bids for one tandem axle chassis with cab were received as follows:

BIDDERS	MAKE	MODEL	YEAR	Total for one Chassis with Cab
O’Halloran’s International of Altoona, Iowa	International	Work Star SFA	2018	\$ 92,888
Istate Truck Center of Sioux City, Iowa	Freightliner	114 SD	2018	\$100,997
Harrison Truck Center of Altoona, IA	Freightliner	114 SD	2018	\$105,009
Combined bid for Chassis with Hooklift Elliot Equipment Company of Grimes, IA, with chassis from Istate Truck Center of Sioux City, Iowa	Swaploader hook-lift on Freightliner	114 SD	2018	\$148,492 *

The bid for the chassis from O’Halloran International, Inc., meets the City’s specifications, and is an acceptable bid.

*The combined bid from Elliot Equipment with the chassis from Istate Truck Center is not the low net bid for Chassis with Loader as the separate bids for the chassis and

upfitting resulted in a lower total price from O'Halloran. **The hook-lift system was bid separately and, in accordance with the City's Purchasing Policies, can be approved administratively.**

Purchase price for one tandem chassis from O'Halloran	\$ 92,888
Hook-lift System (bid separately)	\$ 46,144
Total cost	\$139,032

Funding is available for this purchase as follows:

Existing Truck #740 Replacement Funds (6/30/17)	\$ 126,446
Salvage Value of equipment being replaced	<u>\$ 15,000</u>
Available funding	\$ 141,446

ALTERNATIVES:

1. Award a contract to O'Halloran International, Inc. of Altoona, as the net low bidder for the purchase of one International chassis in the amount of \$92,888.
2. Award the bid to purchase one tandem chassis to one of the other bidders.
3. Reject all bids.

MANAGER'S RECOMMENDED ACTION:

Staff from Fleet Services and Public Works have thoroughly evaluated the bids and agree that purchasing the chassis will satisfy the needs of the department and the low bidder meets the bid specifications.

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

COUNCIL ACTION FORM

SUBJECT: FLEET EQUIPMENT PROGRAM – 4-TIRED ELECTRIC MAN-LIFT FOR THE POWER PRODUCTION DIVISION OF ELECTRIC SERVICES

BACKGROUND:

The City currently does not have a 4-tired man-lift. The City’s Power Plant has a need for an electric powered man-lift to efficiently and safely perform maintenance tasks inside the power plant. The needed unit will require a 45-foot high reach. A man-lift is able to reach up and over stationary equipment. A zero emission, electric powered unit is required to maintain air quality inside the plant. The 45-foot man-lift specified will effectively meet the needs of the power plant staff to maintain and improve the plant facility. This 4-tired man-lift has been budgeted for purchase in this fiscal year, FY 16/17.

Bids were received from dealers as follows:

Bidder	Make / Model	Year	Base Bid	Options	Net Low Bid With Options
RTL Equipment, of Grimes, Iowa	JLG / E450AJ	2017	\$51,895.00	\$1,422	\$53,317.00
All Around Access LLC Of Naples, Florida	JLG / E450AJ	2017	\$52,480.00	\$1,550	\$54,030.00
MH Equipment of DM	JLG / E450AJ	2017	\$54,053.00	\$2,003	\$56,056.00
Herc-U-Lift of DM	JLG / E450AJ	2017	\$55,889.57	N/A	N/A
Ziegler CAT of Altoona	JLG / E450AJ	2017	\$57,598.94	\$1,723.22	\$59,322.16
Crown Lift of DM	JLG / E450AJ	2017	\$61,215.00	N/A	N/A
Technology International Inc.	Nifty Lift/SP45N	2017	\$64,125.00	N/A	N/A
Nichols Equipment LLC of DM	Genie / Z45/25DC	2017	\$52,522.76	\$2,387.25	Did not meet specification
United Rentals of DM	Genie / Z45/25DC	2017	\$45,391.27	\$1,428	Did not meet specification

The net low acceptable bid including options is from RTL Equipment of Grimes, IA., for the JLG, model E450AJ, 45’ Man-lift, with options for work lights and spare tire on rim, for the total amount of \$53,317.

This item was identified as part of the plan that was approved by Council to use money from equipment that was taken out of service due to the change from coal to natural gas. **The funding currently available is \$666,086.** Once items identified in the plan are purchased the remaining balance will be returned to the Electric Fund.

ALTERNATIVES:

1. Approve and award this contract to RTL Equipment, of Grimes, Iowa for a JLG E450AL Man-lift including the options for work lights and spare tire for the amount of \$53,317.
2. Reject award of bid.

MANAGER'S RECOMMENDED ACTION:

The Staff at Electric Services agree the JLG E450AJ Man-lift RTL Equipment, of Grimes, Iowa, including the options for work lights and spare tire for the amount of \$53,317 will provide the best and most economical equipment.

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

COUNCIL ACTION FORM

SUBJECT: INCREASE PURCHASE ORDER TO BOONE COUNTY LANDFILL FOR RESOURCE RECOVERY WASTE DISPOSAL OPERATIONS

BACKGROUND:

On February 28, 2012 Council awarded a contract for joint and cooperative action for waste disposal operations by Boone County and the City of Ames, Iowa. The period from July 1, 2016 through June 30, 2017, is the fifth of ten 12-month extension periods. Each extension requires funding approval by Council. The approved FY 2016/17 budget includes \$813,750 for this work.

The amount estimated to be disposed was 17,500 tons. **Staff now estimates the actual amount to be disposed will be 20,125 tons, for an additional cost of \$122,063, bringing the amount of the current purchase order to \$935,813.** This is mainly due to an increase of processed tons of 12.5% over last year. Additionally, the incoming solid waste is being processed in a manner to provide higher quality refuse derived fuel (RDF) to the power plant to reduce issues during electric production, which leads to an increase in reject material. **The increase was anticipated at the time of final amendments to the operating budget and is covered with various identified savings within the current amended budget.**

ALTERNATIVES:

1. Approve a change order to purchase order #53041 in the amount of \$122,063 to cover the cost of the additional tonnage of waste that was deposited in the Boone Landfill.
2. Do not approve the change order.

MANAGER'S RECOMMENDED ACTION:

The Resource Recovery Plant is experiencing an increase in processed tons from what was expected and is striving to provide a high quality RDF product to the Power Plant. A result of these factors is an increase in reject tonnage.

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

COUNCIL ACTION FORM

SUBJECT: NEW WATER PLANT CHANGE ORDER NO. 21 – CONTRACT 2

BACKGROUND:

The new Water Treatment Plant project is budgeted to wrap up in the current fiscal year, with final completion of the work anticipated during FY 17/18. Table 1 below shows the entire project budget from 2008 through the final budget amendment approved by Council.

Table 1: Total Project Budget

	Water Fund	SRF Loan
All Prior Years	\$ 813,792	\$ 39,728,135
Current Year	756,002	29,667,686
Subtotal	\$ 1,569,794	\$ 69,395,821
Total		\$ 70,965,615

On October 14, 2014, City Council awarded a construction contract to Knutson Construction of Minneapolis, Minnesota for the City's new water treatment plant. This contract, along with all other project expenses, is summarized in Table 2.

Table 2: Total Project Costs To Date

Contract	Amount	Total
FOX Engineering		
Original Contract	\$ 8,240,000	
Change Orders 1-11	763,986	\$ 9,003,986
Contract 1: Pipeline – S.M. Hentges & Sons		
Original Contract	\$ 3,197,273	
Change Orders 1-4	54,566	\$ 3,251,839
Contract 2: Treatment Plant – Knutson Construction		
Original Contract	\$ 52,497,000	
Change Orders 1-20	1,095,601	\$ 53,592,601
All Other Expenses		\$ 3,163,437
(e.g., land acquisition, lime sludge disposal, environmental investigations, etc.)		
Subtotal		\$ 69,011,863
Contingency		\$ 1,953,752
Total		\$ 70,965,615

Twenty previous change orders have been executed for Contract 2 with Knutson Construction (see the attached summary for a description of each). Additional items have been identified that need to be addressed and require a change to the contract. Knutson has provided a proposed change order for the work. Each item is described below.

- Solids contact effluent pipe support modification – modifications to piping were needed when a conflict with a valve was discovered. **Total cost is \$4,481.**
- Geogrid at driveway – because of the shallow depth of the gas main, special fabric was needed to protect the main under the driveway. **Total cost is \$811.**
- Dishwasher electrical connection – Electrical outlets were needed for the dishwashers in the break rooms. **Total cost \$2,424.**
- Heat tracing backwash return – heat tracing is needed to prevent the backwash return line from freezing in winter months. **Total cost is \$4,994.**
- Backwash pressure transducer – equipment installed to detect increased pressure during a filter backwash and alarm before structural damage occurs in the filters. **Total cost is \$11,697.**
- Sample return revision – Return sample lines to a common header to eliminate long lengths of tubing. **Total cost is \$3,068.**
- Relocate diffusers in ceiling – diffusers were shown to be in architectural ceiling tiles, but needed to be relocated to preserve the warranty on the tiles. **Total cost is \$1,618.**

The net cost for this change order is an increase of \$29,093. It is the opinion of the consulting team that this is a fair and reasonable price for the requested changes.

The table below shows project contingency before and after approval of this change order.

Table 3: Contingency Balance

	Total
Available Contingency Before Change Order 21	\$ 1,953,752
Contract 2 Change Order 21 (this Council Action)	29,093
Remaining Project Contingency	\$ 1,924,659

There are a few additional changes needed for the project that will result in additional change orders to Contract 2. The contractor and consultant are working to determine

appropriate pricing for these changes. As these are completed, they will appear on future change orders.

ALTERNATIVES:

1. Approve Change Order No. 21 for Contract 2 with Knutson Construction, increasing the contract amount by \$29,093.
2. Do not approve the change order at this time.

MANAGER'S RECOMMENDED ACTION:

The proposed changes are to improve reliability and function of the Water Plant. The consulting engineers, City staff, and Knutson Construction have worked together to come up with reasonable, cost effective recommendations. After approving Change Order No. 21, the remaining contingency available for the project will be \$1,924,659. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as described above.

**New Water Treatment Plant
Summary of Change Orders to Construction Contracts**

Contract 1: S.M. Hentges & Sons (Pipeline)

Description	Net Change
Contract 1, Change Order #1 Raw water realignment, site work, communication structure	\$ 9,256.45
Contract 1, Change Order #2 Piping changes, bypass structure changes, hydrant valves	\$ 21,687.60
Contract 1, Change Order #3 Air relief hydrants, pedestrian ramp, thrust block removal and replacement	\$ 16,974.83
Contract 1, Change Order #4 Road stone, replace lime sludge line laterals, repaint hydrants	\$ 6,647.12
Total Approved Changes to Contract 1	\$54,566.00

Contract 2: Knutson Construction (Treatment Plant)

Description	Net Change
Contract 2, Change Order #1 Sanitary Sewer Realignment	\$ 127,023.00
Contract 2, Change Order #2 Second water service line; additional gate valve; change in pipe material; manhole waterproofing.	\$ 55,634.00
Contract 2, Change Order #3 Minor plumbing changes, tree removal, minor electrical change to elevator, process valve simplification	\$ 5,457.00
Contract 2, Change Order #4 Clearwell access hatches	\$ 6,192.00
Contract 2, Change Order #5 Debris removal, analyzers, access doors, lime pond gates, structural clarifications	\$ 21,790.00
Contract 2, Change Order #6 Electrical modifications, valve floor stand, tracer wire, loss of work time	\$ 22,624.00
Contract 2, Change order #7 Piping modifications to eliminate maintenance in a confined space	\$ 8,985.00

Contract 2, Change order #8 Flooring changes, plumbing modifications, concrete construction changes, valves, concrete pad	\$ 19,341.00
Contract 2, Change order #9 Miscellaneous construction modifications and process piping adjustments	\$ 3,659.00
Contract 2, Change order #10 Service water piping rerouting	\$ 6,027.00
Contract 2, Change order #11 Glass revisions	(\$ 2,360.00)
Contract 2, Change order #12 Natural gas pressure reducing valve and concrete pad	\$ 5,211.00
Contract 2, Change order #13 Lime pond work, water service lines, interior finish selections, hose bib modifications	\$ 21,136.00
Contract 2, Change order #14 Technology revisions, building modifications, equipment relocation, hardware revisions, code requirements	\$ 564,932.00
Contract 2, Change order #15 Finished water sample system, flooring, cabinet modifications	\$ 36,671.00
Contract 2, Change order #16 Low voltage modifications	\$ 130,298.00
Contract 2, Change order #17 Glass modifications and telephone system modifications	\$ 39,825.00
Contract 2, Change order #18 Framing, driveway deletion, painting changes, light fixtures, seeding changes, door lintel	(\$ 10,900)
Contract 2, Change order #19 Elevator safety requirements	\$ 4,153
Contract 2, Change order #20 Minor piping changes, computer monitors, HVAC equipment and safety switches, electric disconnect switch	\$ 29,903
Contract 2, Change order #21 Piping modifications, electrical additions, geogrid, pressure transducer, sample lines	\$ 29,093
Total Approved Changes to Contract 2, including this request	\$ 1,124,694.00

COUNCIL ACTION FORM

SUBJECT: WATER TREATMENT PLANT LIME SLUDGE DISPOSAL CONTRACT RENEWAL

BACKGROUND:

The City of Ames Water Treatment Plant (WTP) is a conventional lime-softening facility that generates lime sludge as a by-product of the lime softening process. The lime sludge consists primarily of calcium carbonate and magnesium hydroxide which is dewatered and stored in lagoons prior to disposal on agricultural ground as a soil conditioner. To continue to have adequate storage for the lime sludge, the lime sludge must be cleaned out of the lagoons annually.

On May 28, 2013, City Council awarded a contract to Wulfekuhle Injection and Pumping, Inc. of New Vienna, Iowa for the removal and disposal of lime sludge. The contract agreement calls for the removal of 28,000 wet tons of lime at a unit cost of \$10.99 per wet ton, four dust control applications at \$500 per application, and mobilization charges totaling \$6,500 for a total contract price of \$316,220. The contract is renewable annually for a total of five years, dependent on successful performance by the contractor each year. The contract unit prices are fixed for the entire five-year agreement.

Work performed under contract for FY 16/17 has been completed to staff's satisfaction and in accordance with the contract requirements. There was one change order in the amount of \$29,673 to remove additional lime. After reconciliation of final quantities, the final contract amount is \$345,002.89. Staff recommends acceptance of the FY 16/17 contract and recommends awarding the fifth year of the agreement to Wulfekuhle Injection and Pumping Inc. in the amount of \$316,220.

Lime Sludge Disposal	28,000 tons	@	\$10.99/ton	\$307,720
Mobilization	1	@	\$6,500 ea	6,500
Dust Control	4	@	\$500 ea	2,000
Total FY 17/18 Contract Award				\$316,220

The FY 17/18 operating budget includes \$349,000 for this work.

ALTERNATIVES:

1. a.) Accept completion of Year Four (FY 16/17) lime sludge disposal contract in the amount of \$345,002.89.

b.) Award Year Five (FY 17/18) of the lime sludge disposal contract to Wulfekuhle Injection and Pumping, Inc. of New Vienna, Iowa in the amount of \$316,220.

2. Do not award the contract for FY 17/18 to Wulfekuhle Injection and Pumping, Inc. and direct staff to solicit new bids for removal and disposal of lime sludge.

MANAGER'S RECOMMENDED ACTION:

Wulfekuhle Injection and Pumping, Inc. has completed the FY 16/17 lime sludge disposal work to staff's satisfaction and in accordance with the contract requirements. The original bid included the option to extend the agreement for up to five years, on a year-to-year basis. Staff is satisfied with the performance of the contractor and is recommending that the fifth and final year be awarded. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as stated above.

COUNCIL ACTION FORM

SUBJECT: CITY OF AMES DEBT POLICY

BACKGROUND:

The Government Finance Officer Association's best practices recommend that local governments adopt a comprehensive written debt management policy. Debt management policies are written guidelines, allowances, and restrictions that guide the debt management practices, including the issuance process, management of a debt portfolio, and adherence to various laws and regulations. The document articulates policy goals, provides guidelines for the structure of debt issuance, and demonstrates a commitment to long-term capital and financial planning.

Adherence to a debt management policy signals to rating agencies and the capital markets that the City of Ames is well managed and, therefore, is likely to meet its debt obligations in a timely manner. **The attached policy is consistent with long standing practices followed by the City and allows for flexibility within the policy when specifically approved by the City Council. Though the written policy does not change the City's approach for management of debt, adoption of the policy by Mayor and City Council provides additional transparency and helps to ensure that there is a common understanding among elected officials and staff regarding the City of Ames approach to debt financing.**

ALTERNATIVES:

1. Adopt the City of Ames Debt Policy.
2. Refer the City of Ames Debt Policy to staff for revision.

MANAGER'S RECOMMENDED ACTION:

The City of Ames Debt Policy establishes debt management guidelines in accordance with best policy practices and provides for a common understanding of the City of Ames debt management practices to all parties.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No.1, thereby adopting the City of Ames Debt Policy.

City of Ames Debt Policy

Adopted by City Council
on June 27, 2017

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SECTION 1 – POLICY

This Debt Policy sets forth debt management objectives for the City and establishes general parameters for issuing and administering the City’s debt. It primarily addresses debt securities issued by the City in public or private bonds markets.

While this policy provides guidelines for general use, it allows for exceptions in extraordinary conditions. In the event there are proposed exceptions to Debt Policy guidelines when a bond issue is structured, those exceptions will be discussed in the applicable Council Action Forms or staff reports at the time the bond issue is presented for City Council consideration.

1.1. Objectives

The purpose of the policy is to assist the City in the pursuit of the following equally important objectives, while providing full and complete financial disclosure and ensuring compliance with applicable state and federal laws:

- Minimize debt service and issuance costs
- Maintain access to cost-effective borrowing
- Achieve the highest practical credit rating
- Achieve full and timely repayment of debt

1.2. Budget Integration

A bond issue can be utilized to finance a capital project. Bond proceeds are not to be used to fund operating expenses. The decision to incur new indebtedness should be integrated with the City Council adopted Operating Budget and Capital Improvement Program Budget. The annual debt service payments shall be included in the Operating Budget.

1.3. Financing Priorities

The Finance Director or designee shall be responsible for analyzing financing proposals to determine if it is beneficial to the City and conforms to the City’s long-term financial planning objectives. An analysis of proposed debt may include:

- Confirmation that the capital project is eligible for bond financing
- Review of all available financing instruments for the project and determination of the most cost effective option
- Total cost of the capital project including its design, construction cost, cost of furnishings, fixtures and equipment
- Source of revenue to fund the annual debt service
- Analysis of the municipal bond market, including economic and interest rate trends
- Alternative bond structures
- Cost analysis of bond insurance
- Timing of when the City should enter the bond market

1.4. Annual Review

Recognizing that cost-effective access to the capital market depends on prudent management of the City’s debt program, periodic review of the debt policy should be performed. The debt policy will be included in the fiscal policy section of the Operating Budget adopted by City Council. Any substantive changes to the policy shall be brought to City Council for consideration and approval.

SECTION 2 – METHODS OF FINANCING

The Finance Director will investigate possible project financing alternatives including, but not limited to, bonds, loans, state bond pools, and grants.

2.1. Cash Funding

The City funds a significant portion of capital improvements on a “pay-as-you-go” basis. The City will use the following criteria to evaluate pay-as-you-go versus long-term financing in funding capital improvements:

- Operating revenues produce adequate funds in excess of operating expenses to fund capital improvements
- Current revenues and adequate fund balances are available or project phasing can be accomplished
- Existing debt levels adversely affect the City’s credit rating
- Market conditions are unstable or present difficulties in marketing

2.2. Interfund Borrowing

The City may borrow internally from other funds with surplus cash in lieu of issuing bonded debt. Purposes warranting the use of this type of borrowing could include short-term cash flow imbalances due to grant terms, interim financing pending the issuance of bonds, or long-term financing in lieu of bonds for principal amounts of under \$3 million. The City funds from which the money is borrowed shall be repaid with an interest not less than the earning rate of the City’s investment pool. The Finance Director shall also exercise due diligence to ensure that it is financially prudent for the Fund making the loan.

2.3. Bank Loans/Lines of Credit

Although the City does not typically utilize lines of credit for the financing of capital projects, financial institution credit is an option for municipal issuers and may be evaluated as a financing option.

2.4. Other Loans

The City will evaluate other loan programs, including but not limited to State loans such as the Iowa State Revolving Fund loans for the construction of water and wastewater infrastructure projects.

2.5. Bond Financing

The City may issue any bonds which are allowed under federal and state law including but not limited to general obligation bonds, revenue bonds, and special assessment bonds.

While conduit financings do not constitute a general obligation of the issuer, the same level of due diligence prior to bond issuance is required. The City will consider requests for conduit financing on a case-by-case basis using the following criteria:

- The City’s bond counsel will review the terms of the financing, and render an opinion that there will be no liability to the City in issuing the bonds on behalf of the applicant.
- There is a clearly articulated public purpose in providing the conduit financing.
- The applicant is capable of achieving this public purpose.
- The applicant is a strong credit risk and will provide credit enhancements.

This means that the review of requests for conduit financing will generally be a two-step process:

- Asking the City Council if they are interested in considering the request, and establishing the ground rules for evaluating it.
- Providing the City Council with the results of this evaluation, and recommending approval of appropriate financing documents, if warranted.

This two-step approach ensures that the issues are clear for both the City and applicant, and that key policy questions are answered. The work scope necessary to address these issues will vary from request to request, and will have to be determined on a case-by-case basis. Additionally, the City should generally be fully reimbursed for the cost of evaluating the request; however, this should also be determined on a case-by-case basis.

2.6. Joint Powers Authority (JPA)

In addition to some of the long and short term financing instruments described in Sections 2.1 through 2.5, the City may also consider joint arrangements with other governmental agencies when a project serves the public interest beyond City boundaries. Issuance of Joint Powers debt will be in accordance with Chapter 28E of the Iowa Code.

SECTION 3 - FINANCING TEAM – ROLES AND SELECTION PROCESS

3.1. Financing Team Definitions and Roles

The Financing Team is the working group of City staff and outside consultants necessary to complete a debt issuance including but not limited to bond counsel, underwriter, financial advisor, trustee, pricing consultant and/or arbitrage analyst. Typically, the Finance Director, Assistant Finance Director, City Treasurer, Budget Officer and other appropriate staff members form the City staff portion of the Financing Team. Other staff members or designees may be appointed to the Financing Team as needed.

3.2. Consultant Selection

The City will consider the professional qualifications and experience of consultants as it relates to the particular bond issue or other financing under consideration. Selection and contracting will be done in accordance with the Council-approved Purchasing Policies and Procedures manual.

If the City determines from the initial analysis phase that a negotiated sale (Section 5.1) is the best method of sale for an issue, the Finance Director shall select an underwriter and a separate financial advisor.

SECTION 4 –STRUCTURE AND TERM

4.1. Term of Debt

Debt will be structured for the shortest period practical, consistent with a fair allocation of costs to current and future users. The standard final maturity term of long-term debt borrowing is typically 12-20 years.

Consistent with its philosophy of keeping its capital facilities and infrastructure systems in good condition and maximizing a capital asset's useful life, the City will make every effort to set aside sufficient current revenues to finance ongoing maintenance needs and to provide reserves for periodic replacement and renewal. Generally, no debt will be issued for periods exceeding the useful life or average useful lives of projects to be financed.

4.2. Debt Repayment Structure

In structuring a bond issue, the City will manage the amortization of the debt and, to the extent possible, match its cash flow to the anticipated debt service payments. In addition, the City will seek to structure debt with aggregate level debt service payments over the life of the debt. Structures with unlevel debt service will be considered when one or more of the following exist:

- Natural disasters or extraordinary unanticipated external factors make payments on the debt in the early years prohibitive;
- Such structuring is beneficial to the City's aggregate overall debt payment schedule;
- Such structuring will allow debt service to more closely match revenues.

4.3. Bond Maturity Options

For each issuance, the City will select serial bonds or term bonds, or both. The decision to use term or serial is typically driven by market conditions.

4.4. Interest Rate Structure

The City currently issues securities on a fixed interest rate basis only. Fixed rate securities ensure budget certainty through the life of the issue and avoid the volatility of variable rates.

4.5. Credit Enhancement

Credit enhancement may be used to improve or establish a credit rating on a City debt obligation. Types of credit enhancement include letters of credit, bond insurance and surety policies. The Finance Director will recommend the use of a credit enhancement if it reduces the overall cost of the proposed financing or if the use of such credit enhancement furthers the City's overall financial objectives.

4.6. Debt Service Reserve Fund

Debt service reserve funds are created by the City to make principal and interest payments to bondholders in the event that pledged revenues are insufficient to do so. The City will fund debt service reserve funds when it is in the City's overall best financial interest.

The size of the reserve fund is generally the lesser of:

- 10% of par
- 125% of average annual debt service
- 100% of maximum annual debt service

The City may decide not to utilize a reserve fund if the Finance Director, in consultation with the underwriter and financial advisor, determines there would be no adverse impact to the City's credit rating or interest rates.

4.7. Call Options/Redemption Provisions

A call option or optional redemption provision gives the City the right to prepay or retire debt prior to its stated maturity date. This option may permit the City to achieve interest savings in the future through the refunding of the bonds. Often the City will pay a higher interest rate as compensation to the buyer for the risk of having the bond called in the future. In addition, if a bond is called, the holder may be entitled to a premium payment ("call premium"). Because the cost of call options can vary depending on market conditions, an evaluation of factors will be conducted in connection with each issuance. The Finance Team shall evaluate and recommend the use of a call option on a case by case basis.

4.8. Debt Limits

The State of Iowa limits total outstanding local general obligation debt bonds to five percent of total assessed valuation for local government subdivisions. The City of Ames further limits debt capacity by reserving 25% of the State allowed maximum. The annual budget document demonstrates compliance with this policy. The City will carefully monitor its levels of general obligation debt.

Because the City's general obligation debt capacity is limited, it is important that general obligation debt only be used for financing projects where other financing methods cannot reasonably be used. If the City debt management analysis shows that adequate debt capacity is available and will remain available, general obligation bonds may be issued for City enterprise fund activities. The repayment of this debt will be provided by the activity receiving funding. The City's annual budget will provide a report of all abated debt and the source of funding for repayment of the debt.

Bond issues supported by Enterprise Funds should maintain a minimum ratio of net operating income to annual debt service that the Finance Director concludes is beneficial to the City. Typically, the higher the ratio the better the rating and the lower the interest rate paid by the City.

4.9. Derivatives

Derivative products may have application to certain City borrowing programs. In certain circumstances these products can reduce borrowing costs and assist in managing interest rate risk. However, these products carry with them certain risks not faced in standard debt instruments. The Finance Director shall evaluate the use of derivative products on a case-by-case basis to determine whether the potential benefits are sufficient to offset any potential costs.

4.10. Bond Refunding

The City shall refinance debt to achieve savings as market opportunities arise. The Finance Director shall remain cognizant of fluctuations in interest rates for the purpose of identifying refunding opportunities and prepare a present value analysis identifying the economic effects of a refunding to determine the value of refunding. Bond refunding may be undertaken in order to:

- Take advantage of lower interest rates and achieve debt service costs savings.
- Eliminate restrictive or burdensome bond covenants.
- Restructure debt to either lengthen the duration of debt or free up reserve funds.

Generally, the City shall strive to achieve a minimum of three percent net present value savings for a current refunding and a minimum of five percent net present value savings for an advance refunding. Upon the advice of the Finance Director and with the assistance of the financial advisor and bond counsel, the City will consider undertaking bond refunding for other than economic purposes upon a finding that such a restructuring is in the City's overall best financial interest.

SECTION 5 – METHOD OF ISSUANCE AND SALE

5.1. Method of Sale

Debt issues are sold to a single underwriter or to an underwriting syndicate, either through a competitive sale or a negotiated sale. A negotiated sale may involve the sale of securities to investors through an underwriter or the private placement of the securities with a financial institution or other sophisticated investor. The selected method of sale will be that which is most beneficial to the City in terms of lowest net interest rate, most favorable terms in financial structure, and market conditions.

The City will use competitive sales as the primary means of selling bonds. The City, however, reserves the option of pursuing a negotiated sale if there is evidence of volatile market conditions, complex security features, or other overriding factors. If the negotiated sale option is utilized, the Finance Director, with the approval of City Council, will negotiate the best possible interest rates for the City. The overall objective is to obtain the lowest possible interest cost and provide pricing transparency.

5.2. Initial Disclosure Requirements

The City acknowledges its disclosure responsibilities. Under the guidance of Bond Counsel, the City will distribute or cause an underwriter to distribute its Preliminary Official Statement and final Official Statement (neither is typically required in a private placement, although in some cases a "private placement memorandum" may be required by the investor).

The Financing Team shall be responsible for soliciting "material" information (as defined in Securities and Exchange Commission Rule 10b-5) from City departments and identifying contributors who may have information necessary to prepare portions of the Official Statement or who should review portions of the Official Statement. In doing so, the Financing Team shall confirm that the Official Statement accurately states all "material" information relating to the decision to buy or sell the subject bonds and that all information in the Official Statement has been critically reviewed by an appropriate person.

In connection with an initial offering of securities, the City and other members of the Financing Team will:

- Identify material information that should be disclosed in the Official Statement;
- Identify other persons that may have material information (contributors);
- Review and approve the Official Statement;
- Ensure the City's compliance, and that of its related entities, with federal and state securities laws.

The City's Finance Director shall contact the individuals and departments identified as contributors as soon as possible in order to provide adequate time for them to perform their assigned tasks. Contributors shall assist in reviewing and preparing the Official Statement using his or her knowledge of the City and, if appropriate, by discussing the Official Statement with other members of the contributor's department to ensure accuracy.

The Finance Director shall review the Official Statement, identify any material differences in the presentation of financial information from the financial statements and ensure there are no misstatements or omissions of material information in any sections that contain information prepared by the Finance Department or of relevance to the finances of the City.

The City Attorney (or designee) shall review the Official Statement descriptions of (i) any material current, pending or threatened litigation, (ii) any material settlements or court orders and (iii) any other legal issues that are material information for purposes of the Official Statement.

The approval of an Official Statement shall be placed on the Department Reports portion of the City Council agenda and shall not be considered as a Consent agenda item. The staff report will summarize the City Council's responsibilities with respect to the Official Statement and provide the City Council the opportunity to review a substantially final Official Statement. The City Council shall undertake such review as deemed necessary by the City Council to fulfill the City Council's securities law responsibilities.

The Securities and Exchange Commission (the "SEC"), the agency with regulatory authority over the City's compliance with the federal securities laws, has issued guidance as to the duties of the City Council with respect to its approval of the POS. In the "Report of Investigation in the Matter of County of Orange, California as it Relates to the Conduct of the Members of the Board of Supervisors" (Release No. 36761 / January 24, 1996) (the "Release"), the SEC stated that, if a member of the City Council has knowledge of any facts or circumstances that an investor would want to know about prior to investing in the bonds, whether relating to their repayment, tax-exempt status, undisclosed conflicts of interest with interested parties, or otherwise, he or she should endeavor to discover whether such facts are adequately disclosed in the Official Statement. In the Release, the SEC stated that the steps that a member of the City Council could take include becoming familiar with the POS and questioning staff and consultants about the disclosure of such facts.

For any privately placed debt with no Official Statement, the City Council must be provided with the final staff report describing the issue and such other documents the City Council may request before the transaction is approved.

SECTION 6 – CREDITWORTHINESS OBJECTIVES

Ratings are a reflection of the general fiscal soundness of the City and the capabilities of its management. Typically, the higher the credit ratings are, the lower the interest cost is on the City's debt issues. To enhance creditworthiness, the City is committed to prudent financial management, systematic capital planning, and long-term financial planning. The City recognizes that external economic, natural, or other events may, from time to time, affect the creditworthiness of its debt.

The most familiar nationally recognized bond rating agencies are Standard and Poor's, Moody's Investors Service, and Fitch Ratings. When issuing a credit rating, rating agencies consider various factors including but not limited to:

- City's fiscal status.
- City's general management capabilities.
- Economic conditions that may impact the stability and reliability of debt repayment sources.
- City's general reserve levels.

- City's debt history and current debt structure.
- Project being financed.
- Covenants and conditions in the governing legal documents.

6.1. Bond Ratings

The Financing Team will assess whether a credit rating should be obtained for an issuance. The City typically seeks a rating from at least one nationally recognized rating agency on new and refunded issues being sold in the public market. The Finance Director, working with the Financing Team, shall be responsible for determining which of the major rating agencies the City shall request provide a rating. When applying for a rating on an issue, the City shall prepare a formal presentation of the City's finances and developments within the City which will be reviewed by the Financing Team (Section 7.5) before its presentation to a rating agency.

6.2. Rating Agency Communications

The Finance Director is responsible for maintaining relationships with the rating agencies that assign ratings to the City's various debt obligations. This effort shall include providing the rating agencies with the City's financial statements, if applicable, as well as any additional information requested.

SECTION 7 - POST ISSUANCE ADMINISTRATION

7.1. Investment of Proceeds

The City Treasurer shall invest bond proceeds and reserve funds in accordance with each issue's indenture or trust agreement, utilizing competitive bidding when possible. All investments will be made in compliance with the City's Investment Policy objectives of safety, liquidity and then yield.

7.2. Use of Bond Proceeds

The Finance Director is responsible for ensuring bond proceeds are spent for the intended purposes identified in the bond documents and that the proceeds are spent in the time frames identified in the tax certificate prepared by the City's bond counsel.

7.3. Arbitrage Compliance

The City shall follow a policy of full compliance with all the arbitrage and rebate requirements of the federal tax code and Internal Revenue Service regulations. If needed, the City shall engage qualified third parties for the preparation of arbitrage and rebate calculations. All necessary rebates will be filed and paid when due.

7.4. Ongoing Disclosure

The City shall comply with the requirements of the Continuing Disclosure Certificate(s) entered into at the time of each bond issue. The Finance Director shall be responsible for providing ongoing disclosure information to the Municipal Securities Rulemaking Board's (MSRB's) Electronic Municipal Market Access (EMMA) system, the central depository designated by the Securities and Exchange Commission for ongoing disclosure by municipal issuers.

The Finance Team will prepare the annual disclosure reports in accordance with the Continuing Disclosure Certificates. The Finance Team will identify material information that should be disclosed and identify other persons that may have knowledge of material information.

In addition to annual reports, Securities and Exchange Commission Rule 15c2-12(b)(5)(i)(C) obligates the City to disclose, in a timely manner to the MSRB, notice of certain specified events with respect to the City's securities, including the following:

- Principal and interest payment delinquencies;
- Non-payment related defaults;
- Unscheduled draws on debt service reserves reflecting financial difficulties;
- Unscheduled draws on credit enhancements reflecting financial difficulties;
- Substitution of credit or liquidity providers, or their failure to perform;
- Adverse tax opinions or event affecting tax-exempt status of security;
- Modifications to rights of securities holders, if material;
- Bond calls, if material, or tender offers;
- Defeasances;
- Release, substitution, or sale of property securing repayment of the securities, if material;
- Rating changes;
- Bankruptcy, insolvency, receivership of an obligated person;
- Consummation of a merger, consolidation, or acquisition or sale of substantially all of the assets of an obligated party (other than in the ordinary course of business), the entry into a definitive agreement to undertake such an action, or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material;
- Change of fiscal agent or trustee;
- Failure to provide annual financial information or event notification as required.

The Finance Team, with Finance Director approval, may file notice with the MSRB of specified events listed in the Continuing Disclosure Certificates if the City is contractually obligated to file and the Disclosure Document contains no discretionary content.

7.5. Disclosure Documents

Disclosure documents shall include, but are not limited to, the following:

- Preliminary and final official statements;
- Private placement memoranda and remarketing memoranda;
- Any filing made by the City with the MSRB, whether made pursuant to a continuing disclosure undertaking to which the City is a party or made voluntarily;
- Rating agency presentations, and other communications, reasonably likely, in the determination of the Financing Team to reach investors or the securities market;
- Offering documents prepared by related entities if such documents are subject to the approval of the City Council;
- Management's discussion and analysis and transmittal letter portions of the City's audited financial statement;
- Press releases to the extent that such releases are intended as communication to the financial markets.

Any person preparing a document for release to the public that may be considered a Disclosure Document shall notify the Finance Director of such information and its proposed or mandatory dissemination date. If the document is not on the list of Disclosure Documents and the Finance Director determines it is intended as communication to the financial markets, Bond Counsel or Financial Advisors may be consulted for advice.

7.6. Compliance with Other Bond Covenants

In addition to financial disclosure and arbitrage, the City is also responsible for verifying compliance with all undertakings, covenants, and agreements of each bond issuance on an ongoing basis. This typically includes ensuring:

- Annual appropriation of revenues to meet debt service payments;
- Taxes/fees are levied and collected where applicable;
- Timely transfer of debt service payments to the trustee;
- Compliance with insurance requirements;
- Compliance with rate covenants.

The City shall comply with all covenants and conditions contained in governing law and any legal documents entered into at the time of the bond offering. The Finance Director will coordinate verification and monitoring of covenant compliance.

7.7. Retention

A copy of all relevant documents and records will be maintained by the Finance Department for the term of the bonds (including refunding bonds, if any) plus five years. Relevant documents and records will include sufficient documentation to support the requirements relating to the tax-exempt status, including the following:

- Bond transcripts, official statement and other offering documents.
- All documents relating to capital expenditures financed by bond proceeds. Such documents will include construction contracts, purchase orders, invoices and payment records. Such documents will include documents relating to costs reimbursed with bond proceeds.
- Records will be maintained identifying the assets or portion of assets that are financed with bond proceeds.
- All contracts and arrangements involving private use of the bond financed assets.
- All reports relating to the allocation of bond proceeds and private use of bond financed assets.
- All records of investments, investment agreements, arbitrage reports, return filings with the IRS and underlying documents, trustee statements, rating correspondence, and continuing disclosure.

7.8. Investor Relations

While the City shall post its annual financial report as well as other financial reports on the City's website, this information is intended for the citizens of Ames. Information with the intention of reaching the investing public, including bondholders, rating analysts, investment advisors, or any other members of the investment community shall be filed on the EMMA system.

7.9. Additional Requirements for Financial Statements

It is the City's policy to hire an auditing firm that has the technical skills and resources to properly perform an annual audit of the City's financial statements. More specifically, the firm shall be a recognized expert in the accounting rules applicable to the City and shall have the resources necessary to review the City's financial statements on a timely basis.

APPENDIX A – GLOSSARY AND MUNICIPAL SECURITIES TERMINOLGY

Advance Refunding: Refunding bonds that are issued more than 90 days prior to the date upon which the refunded bonds will be redeemed. Proceeds of the advance refunding bonds are placed into an escrow account with a fiduciary and used to pay interest and principal on the refunded bonds and then used to redeem the refunded bonds at their maturity or call date.

Arbitrage: The gain that may be obtained by borrowing funds at a lower (often tax-exempt) rate and investing the proceeds at higher (often taxable) rates. The ability to earn arbitrage by issuing tax-exempt securities has been severely curtailed by the Tax Reform Act of 1986, as amended.

Assessed Valuation: The appraised worth of property as set by a taxing authority through assessments for purposes of ad valorem taxation.

Bond: A security that represents an obligation to pay a specified amount of money on a specific date in the future, typically with periodic interest payments.

Bond Counsel: An attorney retained by the issuer to give a legal opinion concerning the validity of securities. The bond counsel's opinion usually addresses the subject of tax exemption. Bond counsel may prepare or review and advise the issuer regarding authorizing resolutions, trust indentures and litigation.

Bond Insurance: A type of credit enhancement whereby an insurance company indemnifies an investor against default by the issuer. In the event of failure by the issuer to pay principal and interest in full and on time, investors may call upon the insurance company to do so. Once issued, the municipal bond insurance policy is generally irrevocable. The insurance company receives its premium when the policy is issued.

Bond Resolution: Resolution adopted by the City Council authorizing the issuance of bonds, approving the Notice of Sale and the Official Statement.

Call Option: The right to redeem a bond prior to its stated maturity, either on a given date or continuously. The call option is also referred to as the optional redemption provision. Often a "call premium" is added to the call option as compensation to the holders of the earliest bonds called.

Bond: A municipal security on which the investment return on an initial principal amount is reinvested at a stated compounded rate until maturity, at which time the investor receives a single payment representing both the initial principal amount and the total investment return.

CAFR: The City's Comprehensive Annual Financial Report.

Competitive Sale: A sale of bonds in which an underwriter or syndicate of underwriters submit sealed bids to purchase the bonds. Bids are awarded on a true interest cost basis ("TIC"), providing that other bidding requirements are satisfied. Competitive sales are recommended for simple financings with a strong underlying credit rating. This type of sale is in contrast to a Negotiated Sale.

Conduit Financing: The issuance of securities by a governmental entity to finance a project that will primarily benefit a third party. The security for this type of financing is the credit of the third party.

Usually such securities do not constitute general obligations of the issuer since the private entity is liable for generating the pledged revenues for repayment. Industrial development bonds are a common type of conduit refinancing.

Continuing Disclosure: The requirement by the Securities and Exchange Commission for most issuers of municipal debt to provide current financial information to the Municipal Securities Rulemaking Board for access by the general marketplace.

Credit Rating Agency: A company that rates the relative credit quality of a bond issue and assigns a letter rating. These rating agencies include Moody's Investors Service, Standard & Poor's, and Fitch Ratings.

Current Refunding: Refunding bonds are issued 90 days or less before the date upon which the refunded bonds will be redeemed.

Debt Limit: The maximum amount of debt that is legally permitted by a jurisdiction's charter, constitution, or statutes.

Debt Service: The amount necessary to pay principal and interest requirements on outstanding bonds for a given year or series of years.

Default: The failure to pay principal or interest in full or on time and, in some cases, the failure to comply with non-payment obligations after notice and the opportunity to cure.

Defeasance: Providing for the payment of principal, premium (if any) and interest on debt through the call date or scheduled principal maturity in accordance with the terms of the debt. A legal defeasance usually involves establishing an irrevocable escrow funded with only cash and U.S. Government obligations.

Derivative: A financial instrument which derives its own value from the value of another instrument, usually an underlying asset such as a stock, bond, or an underlying reference such as an interest rate index.

Discount: The difference between a bond's par value and the price for which it is sold when the latter is less than par.

Financial Advisor: A consultant who provides the issuer with advice on the structure of the bond issue, timing, terms and related matters for a new bond issue.

Financing Team: The working group of City staff and outside consultants necessary to complete a debt issuance.

General Obligation Bond: A bond secured by an unlimited property tax pledge. Requires a two-thirds vote by the electorate. GO bonds usually achieve lower rates of interest than other financing instruments since they are considered to be a lower risk.

Indenture: A contract between the issuer and the trustee stipulating the characteristics of the financial instrument, the issuer's obligation to pay debt service, and the remedies available to the trustee in the event of default.

Industrial Development Bonds: Securities issued to finance the construction or purchase of industrial, commercial or manufacturing facilities to be purchased by or leased to a private user. These securities are backed by the credit of the private user and generally are not considered liabilities of the governmental issuer.

Issuance Costs: The costs incurred by the bond issuer during the planning and sale of securities. These costs include but are not limited to financial advisory, bond counsel, disclosure counsel, printing, advertising costs, rating agencies fees, and other expenses incurred in the marketing of an issue.

Lease: An obligation wherein a lessee agrees to make payments to a lesser in exchange for the use of certain property. The term may refer to a capital lease or to an operating lease.

Letter of Credit: An unconditional pledge of the bank's credit which is used to guarantee payment of principal and interest on debt in the event insufficient funds are available to meet a debt service obligation. Letters of credit are most often employed when the stated interest on the City's securities is variable.

Line of Credit: A contract with a financial institution, usually a bank, that establishes a maximum loan balance that the bank will permit the borrower to maintain. The borrower can draw down on the line at any time, as long as the maximum set in the agreement is not exceeded.

Mortgage Revenue Bonds: Bonds issued for the purpose of providing single-family mortgage financing or acquisition and construction funds for multi-family housing projects. The bonds are secured by the mortgage repayments and project revenue. See Conduit Financing.

Municipal Securities Rulemaking Board (MSRB): A self-regulating organization established on September 5, 1975 upon the appointment of a 15-member board by the Securities and Exchange Agreement. The MSRB, comprised of representatives from investment banking firms, dealer bank representatives, and public representatives, is entrusted with the responsibility of writing rules of conduct for the municipal securities market.

Negotiated Sale: A sale of securities in which the terms of the sale are determined through negotiation between the issuer and the purchaser, typically an underwriter, without competitive bidding. The negotiated sales process provides control over the financing structure and issuance timing. Negotiated sales are recommended for unusual financing terms, periods of market volatility and weaker credit quality. A thorough evaluation of market conditions will be performed to ensure reasonable final pricing and underwriting spread.

Net Interest Cost (NIC): A method of computing the interest expense to the issuer of bonds, which may serve as the basis of award in a competitive sale of a new issue of municipal securities. NIC takes into account any premium or discount applicable to the issue, as well as the dollar amount of coupon interest payable over the life of the issue. NIC does not take into account the time value of money (as would be done in other calculation methods, such as the "true interest cost" (TIC) method). The term

“net interest cost” refers to the overall rate of interest to be paid by the issuer over the life of the bonds.

Official Statement (Prospectus): A document published by the issuer in connection with a primary offering of securities that discloses material information on a new security issue including the purposes of the issue, how the securities will be repaid, and the financial, economic and social characteristics of the security for the bonds. Investors may use this information to evaluate the credit quality of the securities.

Original Issue Discount Bonds: Bonds sold at a substantial discount from their par value at the time of the original sale.

Par Value: The face value or principal amount of a security.

Preliminary Official Statement: A version of the Official Statement prepared by or for an issuer of municipal securities for potential customers prior to the availability of the final Official Statement. Under SEC Rule 15c2-12, the difference between a Preliminary Official Statement and a final Official Statement is that the final Official Statement includes “pricing information,” i.e., offering price(s), interest rate(s), selling compensation, aggregate principal amount, principal amount per maturity, delivery dates, any other terms or provisions required by an issuer of such securities to be specified in a competitive bid, ratings, other terms of the securities depending on such matters, and the identity of the underwriter(s).

Premium: The excess of the price at which a bond is sold over its face value.

Present Value: The value of a future amount or stream of revenues or expenditures.

Pricing Consultant: The Pricing Consultant provides a fairness letter to the City or its agent regarding the pricing of a new issue of municipal securities.

Private Placement: A bond issue that is structured specifically for one purchaser. Private placements are typically carried out when extraneous circumstances preclude public offerings. A private placement is considered to be a negotiated sale.

Refunding: A procedure whereby an issuer refinances an outstanding debt issue by issuing a new debt issue.

Related Entities: Those independent agencies, joint power authorities, special districts, component units, or other entities created by the City Council or by State law for which the City Council serves as the governing or legislative body in his or her official capacity, or for which the City has agreed to provide initial or continuing disclosure in connections with the issuance of securities.

Rule 10b5: Rule adopted by the Securities and Exchange Commission that requires the disclosure of all material facts and prohibits the omission of facts necessary to make statements not misleading.

Rule 15c2-12: Rule adopted by the Securities and Exchange Commission setting forth certain obligations of (i) underwriters to receive, review and disseminate official statements prepared by issuers of most primary offerings of municipal securities, (ii) underwriters to obtain continuing disclosure agreements from issuers and other obligated persons to provide ongoing annual financial information on a

continuing basis, and (iii) broker-dealers to have access to such continuing disclosure in order to make recommendations of municipal securities in the secondary market.

Reserve Fund: A fund established by the indenture of a bond issue into which money is deposited for payment of debt service in case of a shortfall in current revenues.

Revenue Bond: A bond which is payable from a specific source of revenue and to which the full faith and credit of an issuer is **not** pledged. Revenue bonds are payable from identified sources of revenue, and do not permit the bondholders to compel a jurisdiction to pay debt service from any other source. Pledged revenues often are derived from the operation of an enterprise.

Secondary Market: The market in which bonds are sold after their initial sale in the new issue market.

Serial Bonds: Bonds of an issue that mature in consecutive years or other intervals and are not subject to mandatory sinking fund provisions.

Special Tax Bonds: Bonds issued to fund eligible public improvements and paid with special taxes levied in a community facilities district formed under the Mello-Roos Community Facilities Act of 1982, as amended. The City's policy on Community Facilities Districts and Special Tax Bonds is further outlined in City Council Resolution 2009-103.

State Revolving Funds: The State Revolving Fund ("SRF") loan is a low interest loan program for the construction of water and wastewater infrastructure projects.

Term Bonds: Bonds that come due in a single maturity whereby the issuer may agree to make periodic payments into a sinking fund for mandatory redemption of term bonds before maturity or for payment at maturity.

True Interest Cost (TIC): Under this method of computing the interest expense to the issuer of bonds, true interest cost is defined as the rate necessary to discount the amounts payable on the respective principal and interest payment dates to the purchase price received for the new issue of bonds. Interest is assumed to be compounded semi-annually. TIC computations produce a figure slightly different from the "net interest cost" (NIC) method because TIC considers the time value of money while NIC does not.

Trustee: A bank retained by the issuer as custodian of bond proceeds and official representative of bondholders. The trustee ensures compliance with the indenture. In many cases, the trustee also acts as paying agent and is responsible for transmitting payments of interest and principal to the bondholders.

Underwriter: A broker-dealer that purchases a new issue of municipal securities from the issuer for resale in a primary offering. The bonds may be purchased either through a negotiated sale with the issuer or through a competitive sale.

COUNCIL ACTION FORM

SUBJECT: RENEWAL OF CONTRACT FOR POWER PLANT BOILER TUBE SPRAY COATING AND RELATED SERVICES AND SUPPLIES

BACKGROUND:

This contract is for a contractor to provide and install new boiler tube coating and surface preparation at the City's Power Plant on an as needed basis.

On March 24, 2015, City Council awarded a contract to Integrated Global Services, Inc. Richmond, VA, for the Boiler Tube Spray Coating and Related Services and Supplies Contract to be furnished as requested from award date through June 30, 2015. The contract was in an amount not-to-exceed \$250,000. The initial contract period was shortened to enable future renewals to coincide with the City's fiscal year.

The contract has the option for the City to renew in one-year increments for up to four additional years. Staff recommends renewing the agreement for FY 2017/18. There is a rate provision under this contract that increases rates at fixed percentages above the previous fiscal year's contracted rates at time of renewal. The annual rate increase is 2.5% for labor, travel, and subsistence. Also, the materials furnished will be subject to escalation related to the raw material pricing of nickel due to the high quantities of nickel found in the materials. These increases are in accordance with the contract terms initially established. **This is the third renewal out of four maximum.**

Staff recommends that these services continue to be outsourced on an annual renewable contract basis. The benefits of having a contract for these services in place include the following:

- 1) Consistency of work and quality from a single contractor.
- 2) Reduction in the City's exposure to market forces regarding prices and availability for labor, travel, and supplies in preparation for a scheduled outage.
- 3) Rapid contractor mobilization to start emergency repairs, thus reducing generation downtime.
- 4) Saved City staff time obtaining quotes, evaluating bids and preparing specifications and other procurement documentation.

Funding in the amount of \$300,000 is available from the approved FY 2017/18 Power Plant operating budget for Units #7 and #8 Boiler Maintenance. Invoices will be based on contract rates for time and materials for services that are actually received.

ALTERNATIVES:

1. Approve the contract renewal with Integrated Global Services, Inc. Richmond, VA, for the Boiler Tube Spray Coating and Related Services and Supplies Contract from July 1, 2017 through June 30, 2018, and approve contract and bond. Total work in FY 2017/18 shall be an amount not-to-exceed \$300,000.
2. Do not renew the agreement and instruct staff to seek new competitive bids.

MANAGER'S RECOMMENDED ACTION:

This contract is needed to carry out emergency and routine boiler tube spray coating services at the Power Plant to maintain protection to the tubes replaced in 2013. Failure to maintain the coating will result in increased wear and early tube deterioration. The contract establishes rates for service and provide for guaranteed availability, thereby establishing pre-determined rates for service.

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

COUNCIL ACTION FORM

SUBJECT: BOILER MAINTENANCE SERVICES CONTRACT FOR POWER PLANT CONTRACT RENEWAL

BACKGROUND:

This contract consists of a variety of boiler and pressure vessel maintenance, including structural steel and pressure vessel repair. This consists of emergency service, as well as regularly planned repairs and services during scheduled outages.

On February 14, 2017, Council awarded a contract to TEI Construction Services, Inc., Duncan, SC, for the Boiler Maintenance Services Contract for Power Plant. These services were to be furnished as requested from award date through June 30, 2017, in an amount not-to-exceed \$200,000. This contract included the option for the City to renew in one-year increments for up to four additional years. Staff is recommending the renewal of the agreement for FY 2017/18.

Council should note that the rates which will be charged by TEI Construction Services, Inc., will be unchanged for next year. This is the first renewal out of four maximum.

Staff recommends that these services continue to be outsourced on an annual renewable contract basis. The benefits of having a contract for these services in place include the following:

- 1) Consistency of work and quality from a single contractor.
- 2) Reduction in the City's exposure to market forces regarding prices and availability for labor, travel, and supplies in preparation for a scheduled outage.
- 3) Rapid contractor mobilization to start emergency repairs, thus reducing generation downtime.
- 4) Saved City staff time obtaining quotes, evaluating bids and preparing specifications and other procurement documentation.

The approved FY2017/18 Power Plant operating budget for Electric Production includes \$200,000 for this contract. Invoices will be based on contract rates for time and materials for services actually received.

ALTERNATIVES:

1. Approve the contract renewal with TEI Construction Services, Inc., Duncan, SC, for the Boiler Maintenance Services Contract for Power Plant for the one-year period from July 1, 2017, through June 30, 2018, and approve the contract and bond. Total work in FY 2017/18 shall be an amount not to exceed \$200,000.

2. Do not renew the agreement and direct staff to seek new competitive bids.

MANAGER'S RECOMMENDED ACTION:

This work is necessary to ensure that a qualified professional firm will respond to both scheduled and emergency needs for boiler repair and maintenance, and will also control costs by having established billing rates. Funds will be expended only as work is required and in accordance with approved invoices.

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

To: Mayor and Members of the City Council

From: City Clerk's Office

Date:

Subject: Contract and Bond Approval

There is no Council Action Form for Item No. 32. Council approval of the contract and bond for this project is simply fulfilling a *State Code* requirement.

/jr

COUNCIL ACTION FORM

SUBJECT: **SQUAW CREEK WATER MAIN PROTECTION PROJECT**

BACKGROUND:

Included in the 2012-2017 Capital Improvements Plan (CIP) was a program entitled Flood Response and Mitigation Projects that was funded by \$820,000 in General Obligation Bonds and \$325,000 in Storm Sewer Utility Funds. Portions of this funding were used on a flood mitigation project in Northridge Subdivision/Moore Memorial Park and for bank stabilization near Utah Drive and at another location near North Riverside. Those three projects are now complete. **The two remaining projects in this CIP program are the Trail Ridge Landslide project and the Squaw Creek Water Main Protection project (bank protection south of the Lincoln Way bridge).** Unspent local funding totaling \$628,737 has been carried forward for these projects through budget amendments.

On March 22, 2016, City Council approved a Grant Agreement with the Federal Emergency Management Agency and with Iowa Homeland Security and Emergency Management Department (HSEMD) for Phase II of the City of Ames, Squaw Creek Water Main Protection Project. Under this agreement, **FEMA and the State of Iowa will pay up to \$571,370 (85%) for this project, with the City contributing up to \$100,830 (15%).** This project has been actively pursued since the 2010 floods.

The alternative recommended in the October 2015 Phase I report to progress toward Phase II (construction) was based on a stream restoration approach utilizing integrated/bioengineering techniques. The bank stabilization technique consisted of flattening the banks, construction of terraces within the banks, utilization of revetment stone for stabilization at lower elevations (up to the terrace), and structural soil (soil filled rock) with native plantings at elevations above the terrace. The project also consisted of installing a rock flume (rip rap) downstream of the low head dam to eliminate the eddy pool contributing to the bank erosion.

On September 13, 2016, City Council awarded the construction contract to Peterson Contractors Inc. of Reinbeck, Iowa, in the amount of \$324,746.50. A balancing change order was administratively approved in the amount of \$5,971, which reflected actual field quantities installed as part of the project. **Construction was completed in the amount of \$330,717.33.**

The budget for this project is shown below:

REVENUE	Available Revenue	Actual Revenue Needed	Expenses	
Grants	\$571,370	\$376,224.73	Engineering Design & Inspection	\$111,900.00
City of Ames	\$100,830	\$ 66,392.60	Construction	\$330,717.33
Total	\$672,200	\$442,617.33	Total	\$442,617.33

ALTERNATIVES:

1. Accept the Squaw Creek Water Main Protection Project as completed by Peterson Contractors Inc. of Reinbeck, Iowa, in the amount of \$330,717.33.
2. Direct staff to pursue modifications to the project.

MANAGER'S RECOMMENDED ACTION:

The project has now been completed in accordance with approved plans and specifications, and is within the approved budget.

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

COUNCIL ACTION FORM

SUBJECT: **REPLACEMENT OF RESOURCE RECOVERY CONCRETE TIPPING FLOOR**

BACKGROUND:

This project included the removal and replacement of the tipping floor in the Resource Recovery Plant. This concrete area was constructed 41 years ago as part of the original plant project. After many years of patching with asphalt overlay, it had reached the end of its useful life. The existing concrete was removed and replaced with new concrete. This work was performed from March 20-April 8 during the spring maintenance outage, which coincided with the Power Plant's planned maintenance outage and before the regular road construction season began.

On February 14, 2017 City Council awarded this project to Con-Struct, Inc. of Ames, Iowa in the amount of \$129,929.00. Change Order No. 1 (Balancing), in the amount of \$16,829.91 to install additional concrete, steel bollards, and sanitary sewer cleanouts was administratively approved by Staff. Construction was completed in the amount of \$146,758.91.

Revenue and expense for the project are summarized below:

	<u>Revenue</u>	<u>Expenses</u>
15/16 Resource Recovery System Improv.	\$ 180,000	
Construction		\$ 146,758.91
Engineering and Administration		\$ 22,000
	<hr/> \$ 180,000	<hr/> \$ 168,758.91

ALTERNATIVES:

1. Accept the Replace Tipping Floor Concrete at C-1 Area project as completed by Con-Struct, Inc. of Ames, Iowa, in the amount of \$146,758.91.
2. Direct staff to pursue modifications to the project.

MANAGER'S RECOMMENDED ACTION:

This project was completed in accordance with the approved plans and specifications. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as described above.

COUNCIL ACTION FORM

SUBJECT: 2014/15 RIGHT-OF-WAY RESTORATION CONTRACT

BACKGROUND:

In recent years, staff has continued to observe and analyze restoration of the Right-of-Way areas associated with CIP projects. Some areas have been restored with sod, while other areas have been restored using seed or dormant seed. Restoration appearance depends on the weather at the time of installation. In areas where vegetation is not anticipated to be successful, other forms of restoration have been used (such as pervious pavement or standard concrete). This program will enable better restoration through a separate contract with a contractor specializing in vegetation establishment (instead of having this as a subcontract in each CIP contract as has been past practice). Conditions for each restoration area are considered independently to select the appropriate and sustainable alternative. Restoration examples include sod, native turf, and pervious and standard colored/stained concrete.

On April 14, 2015, City Council awarded the 2014/15 Right-of-Way Restoration Contract #1 (Various Locations) to Miner Hardscape & Landscape of Grimes, Iowa, in the amount of \$160,440. A change order was administratively approved in the amount of \$4,175 to include weeding of various locations due to weather conditions.

The balancing Change Order includes project savings in the amount \$58,861.04, reflecting actual field quantities installed and services provided as part of this contract. Construction was completed in the amount of \$105,753.96.

The costs associated with this project are estimated to include:

Engineering and Construction Administration (actual)	\$ 30,000
Restoration work (Wheeler) (actual)	\$ 5,481
Restoration work (This Project)	<u>\$105,753.96</u>
Total Estimated Costs	<u>\$141,234.96</u>

The project funding for 2014/15 is summarized below:

Road Use Tax	\$ 120,000
Water Utility Fund	\$ 40,000
Sanitary Sewer Utility	\$ 40,000
13/14 GO Bond Savings from Cy Ride Route Pavement Improv.	\$ 8,500
Total Funding	<u>\$ 208,500</u>

Remaining funds from this project will be used for future eligible infrastructure projects.

ALTERNATIVES:

1. Approve Change Order No. 2 (balancing) and accept the 2014/15 Right-of-Way Restoration Contract #1 (Various Locations) as completed by Miner Hardscape & Landscape of Grimes, Iowa, in the amount of \$105,753.96.
2. Direct staff to pursue modifications to the project.

MANAGER'S RECOMMENDED ACTION:

This project was completed in accordance with the approved plans and specifications. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as described above.

COUNCIL ACTION FORM

SUBJECT: 2016/17 COMMUNITY DEVELOPMENT BLOCK GRANT PUBLIC FACILITIES IMPROVEMENTS PROGRAM FOR NON-PROFIT ORGANIZATIONS (PARKING LOT IMPROVEMENTS FOR MAINSTREAM LIVING)

BACKGROUND:

As part of the City's FY 2016-17 CDBG Annual Action Plan projects, a \$100,000 was rolled over from the FY 2015-16 program year, and \$34,000 was added in the FY 2016-17 program year, for a total budget of \$134,000 to implement a Public Facilities Improvements Program for non-profit organizations. The objective of the Public Facilities Improvement Program as outlined in the City's FY 2014-18 Five-Year Consolidated Plan is to "Utilize and Leverage CDBG funds for Low and Moderate Income Persons through private and public partnerships" as follows: Continue provision of Public Facilities Needs for homeless, special populations, and low income households (senior centers, homeless facilities, child care centers, mental health facilities, neighborhood facilities, and other public facility's needs).

At the September 13, 2016 City Council meeting, City Council approved funding to Mainstream Living for ADA parking lot improvements to their facility at 1200 McCormick. The total amount of funding was \$100,246.90. Of the \$100,246.90, CDBG funds financed \$64,000 and Mainstream Living provided the local match in the amount of \$36,246.90. The project administration, which includes outside professional archaeological services, engineering, and contract administration, will be financed with CDBG funds.

On January 24, 2017, City Council awarded the project to Con-Struct, Inc., of Ames, Iowa, in the amount of \$84,763.90. The following three (3) change orders were administratively approved: 1) a non-dollar amount to update the wage decision from IA16-97.0A to IA17-97.0; 2) addition of a concrete pad for the placement of the existing storage shed (this cost was paid for by Mainstream Living); and 3) an adjustment to reflect actual field quantities installed as part of the project. The adjusted cost to complete the construction project is in the **final amount of \$84,979.43.**

ALTERNATIVES:

1. Accept the 2016/17 Community Development Block Grant Public Facilities Improvements Program for Non-profit Organizations (Parking Lot Improvements for Mainstream Living) as completed by Con-Struct, Inc., of Ames, Iowa, in the amount of \$84,979.43.
2. Direct staff to pursue modifications to the project.

MANAGER'S RECOMMENDED ACTION:

The project has now been completed in accordance with approved plans and specifications, and is within the approved budget.

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

ITEM # 37

Date: 06-27-17

COUNCIL ACTION FORM

**SUBJECT: COMPLETION OF CONTRACT FOR THE FURMAN AQUATIC CENTER
POOL BASIN REPAINTING PROJECT**

BACKGROUND:

Western Specialty Contractors, West Des Moines, Iowa was awarded the project to provide all labor, equipment, materials, insurance, and other components necessary to complete the Furman Aquatic Center Pool Basin Repainting Project in accordance with specifications. The project included repairing the cracks in all three basins, leveling surface inconsistencies in the Lazy River and 50 meter pool, preparing the painting surface, and repainting all three basins. The contract was awarded January 16, 2016 in the amount of \$93,700.

The project was expected to be completed by the fall of 2016, but weather hindered completion of final punchlist items. Final punchlist items included repainting the Splash Pool with the required non-slip paint, repainting of the Lazy River, and other touchup items. Dave Schwartz P.E. with Water's Edge Aquatics, Lenexa, Kansas, was the consulting engineer for the project, and he confirmed that the contractor completed all necessary work according to the written specifications. Attached is a letter accepting completion of the project.

The final contract cost was \$93,700. An additional \$3,000 was expended for engineering services, bringing the total project cost to \$96,700. The amount included in the budget for this project is \$130,000.

ALTERNATIVES:

1. Accept completion of the Furman Aquatic Center Pool Basin Repainting Project in the amount of \$93,700.
2. Do not accept completion of the Furman Aquatic Center Pool Basin Repainting Project in the amount of \$93,700.

MANAGER'S RECOMMENDED ACTION:

The completed project addressed needed maintenance and repairs to all three basins in an effort to provide a safe and excellent facility for patrons to enjoy during summer

months for many years to come.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, accepting completion of the Furman Aquatic Center Pool Basin Repainting Project in the amount of \$93,700.

June 21, 2017

Joshua Thompson
Parks and Recreation
515 Clark Avenue
Ames, Iowa 50010

Re: Outdoor Pool Repainting

Dear Josh:

This confirms my recommendation to accept the repainting work at the Furman Aquatic Center. I toured the facility with you last week. Even though the pools were filled and in use, I reviewed the painting as best I could. The touchup work that was identified earlier this spring appeared to be completed.

The discolored paint in the recreation pool was much improved. The cracked paint at the base of the lazy river walls appeared to be repaired.

Thanks, and have a safe summer season.



Dave Schwartz, P.E.

COUNCIL ACTION FORM

SUBJECT: SCENIC VALLEY SUBDIVISION, THIRD ADDITION MAJOR FINAL PLAT

BACKGROUND:

The Hunziker Development Company has submitted a final subdivision plat for Scenic Valley Subdivision, Third Addition, which is partial replat of the Second Addition. The proposed Third Addition is a Minor Amendment that can be approved as a final plat without first processing the change as a new preliminary plat.

The First Addition was approved in October, 2014. The Second Addition was approved in June 2016, which allowed 20 residential lots for single family attached homes along the south end of Aldrin Avenue and 8 lots for single family detached along the north end of Aldrin Avenue. The Scenic Valley development lies west of George Washington Carver Avenue and east of Squaw Creek. The proposed Third Addition reduces the total number of attached housing lots.

The proposed final plat (attached) includes eight residential lots for single family attached homes along the south end of Aldrin Avenue. **The purpose of the plat is to adjust lot lines of Lots 4-8 and 13-17 of Scenic Valley Subdivision, Second Addition.** These lots are on the east and west sides of Aldrin Avenue at the south end of the cul-de-sac bulb. **The proposed final plat will reduce the number lots from ten to eight.** The lots will become slightly larger but still for the development of single family attached homes. The subdivision is zoned as FS-RL (Suburban Low Density), which allows for single family attached and detach housing. The overall density must be a minimum of 3.75 dwelling units per net acre and the calculated overall density for Scenic Valley with the reduction of two lots is 3.78 dwelling units per net acre.

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

The developer has provided a letter of credit in the amount of \$8,235 for the completion of the improvements including sidewalks, which the City Council is asked to accept, along with those improvements already completed.

The approval of the preliminary plat included two conditions. The first is that, "prior to final plat approval, the street light and street planting plan for the attached single-family home portion of Aldrin Avenue south of Weston Drive "be prepared and presented to the Planning and Housing Department for review and approval to ensure appropriate space is reserved for off-street parking coordinated with driveway placement." The Staff

will confirm with the construction of improvements in the right-of-way that the lot lines of the Third Addition amendment still meet the requirements of this condition as it was applied to the Second Addition.

The second condition is that an “easement document or similar restriction...be prepared for City staff review that contains specific language regarding the protection of trees and slopes as described in the master plan.” Such language was incorporated into the easement language for the First Addition and has already been completed.

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

ALTERNATIVES:

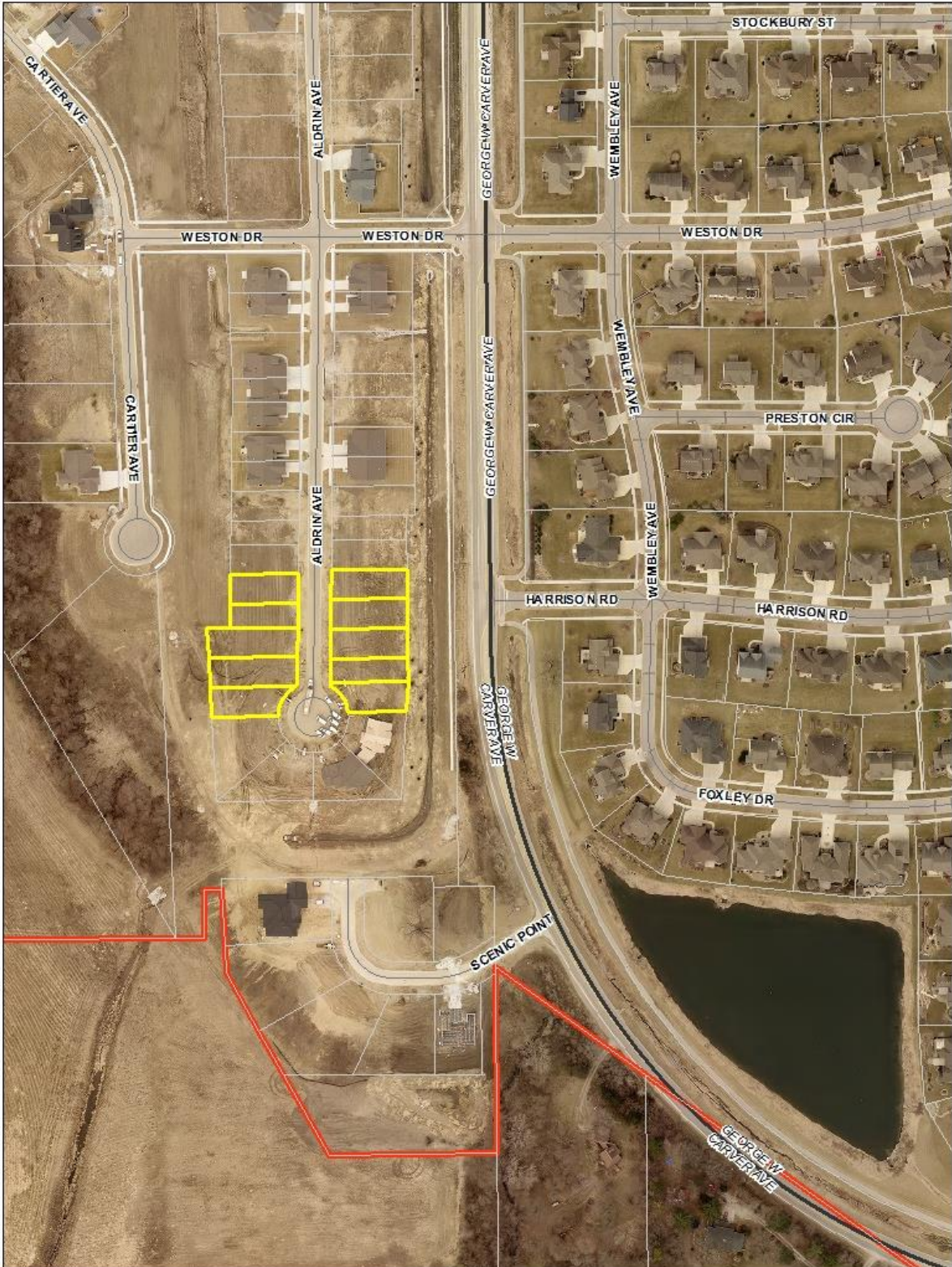
1. The City Council can approve the following two items:
 - a. Approve the Final Plat of Scenic Valley Subdivision, Third Addition, based upon findings that the Final Plat conforms to relevant and applicable design standards, ordinances, policies, and plans, subject to submittal and review of a street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

CITY MANAGER’S RECOMMENDED ACTION:

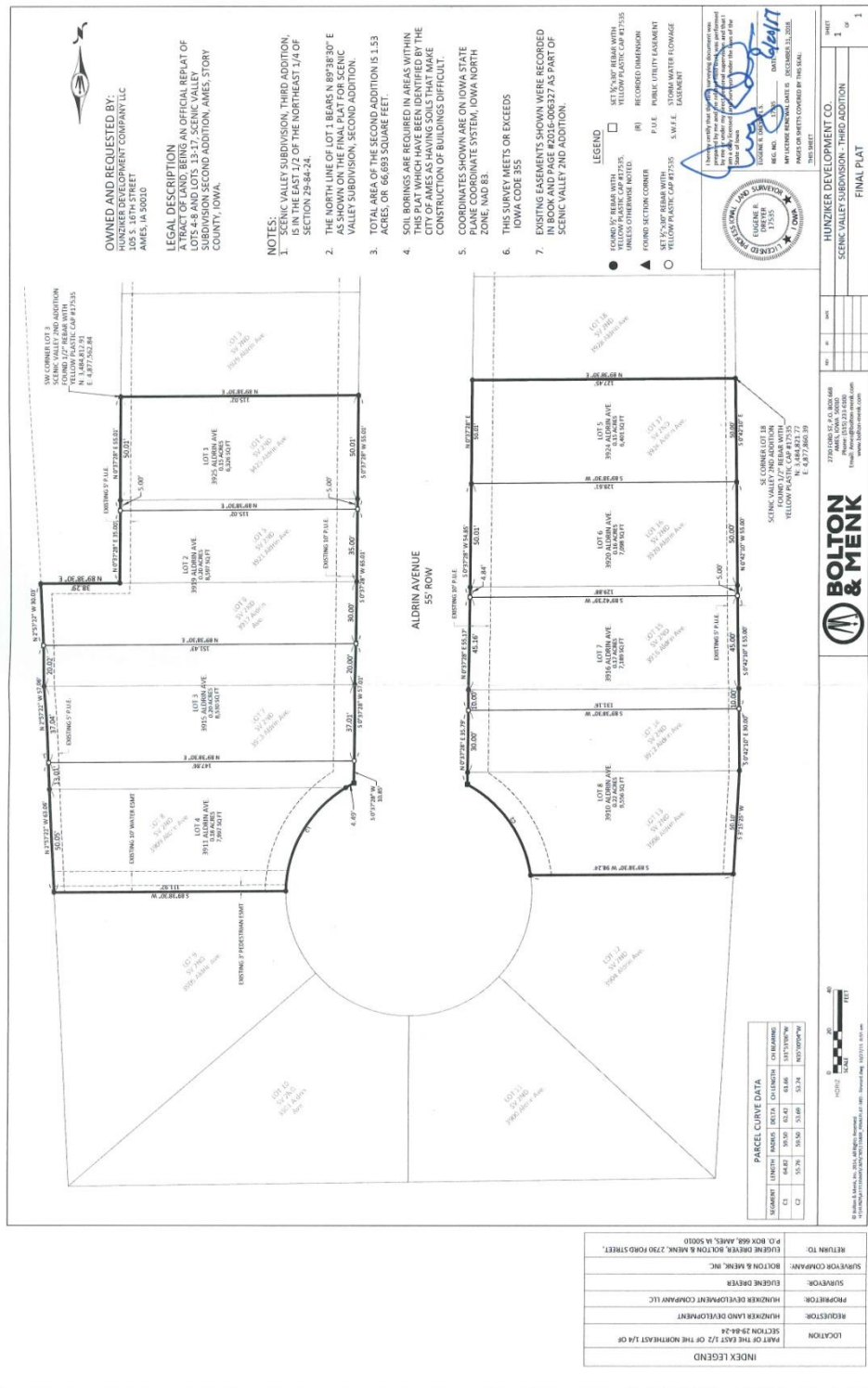
City staff has evaluated the proposed final subdivision plat and determined that the proposal is consistent with the preliminary plat approved by City Council and that the plat conforms to the adopted ordinances and policies of the City as required by Code.

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

Location Map



Scenic Valley Subdivision, Third Addition



OWNED AND REQUESTED BY:
HUNZIKER DEVELOPMENT COMPANY LLC
 1000 WEST 10TH STREET
 AMES, IA 50010

LEGAL DESCRIPTION
 A TRACT OF LAND, BEING AN OFFICIAL REPLAT OF
 LOTS 4-8 AND LOTS 13-17, SCENIC VALLEY
 SECOND ADDITION, AMES, STORY
 COUNTY, IOWA.

- NOTES:**
1. SCENIC VALLEY SUBDIVISION, THIRD ADDITION, SECTION 29-84-24.
 2. THE NORTH LINE OF LOT 1 BEARS N 89°38'30" E 66.693 SQUARE FEET.
 3. TOTAL AREA OF THE SECOND ADDITION IS 1.53 ACRES, OR 66,693 SQUARE FEET.
 4. SOIL BORINGS ARE REQUIRED IN AREAS WITHIN THIS PLAT WHICH HAVE BEEN IDENTIFIED BY THE SURVEYOR AS BEING UNDESIRABLE FOR THE CONSTRUCTION OF BUILDINGS DIFFICULT.
 5. COORDINATES SHOWN ARE ON IOWA STATE PLANE COORDINATE SYSTEM, IOWA NORTH ZONE, NAD 83.
 6. THIS SURVEY MEETS OR EXCEEDS IOWA CODE 355.
 7. EXISTING EASEMENTS SHOWN WERE RECORDED IN BOOK AND PAGE #201E-006327 AS PART OF SCENIC VALLEY 2ND ADDITION.

LEGEND

- FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP #17535 UNLESS OTHERWISE NOTED.
- ▲ FOUND SECTION CORNER
- SET 1/2" X 20" REBAR WITH YELLOW PLASTIC CAP #17535 S.W.F.E. STORM WATER FLOWAGE CHANNEL
- SET 1/2" X 20" REBAR WITH YELLOW PLASTIC CAP #17535 UNLESS OTHERWISE NOTED.
- (R) RECORDED DIMENSION
- P.U.E. PUBLIC UTILITY EASEMENT
- S.W.F.E. STORM WATER FLOWAGE CHANNEL

PLANNED AND SURVEYED BY:
LEGASLE & FISHER
 SURVEYORS
 1000 WEST 10TH STREET
 AMES, IA 50010
 REG. NO. 15325
 LICENSE EXPIRES 12/31/2021
 IOWA
 THIS SURVEY MEETS OR EXCEEDS IOWA CODE 355.

BOLTON & MENK
 7770 680th Ave S.W. 50008
 Ames, Iowa 50010
 Phone: 562-3333
 Email: info@boltonmenk.com
 www.boltonmenk.com

INDEX LEGEND

LOCATION	REQUESTOR	PROPERTY	SURVEYOR	SURVEYOR COMPANY	RETURN TO:
PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 29-84-24	HUNZIKER LAND DEVELOPMENT	HUNZIKER DEVELOPMENT COMPANY LLC	EUGENE DIETEN	BOLTON & MENK, INC.	EUGENE DIETEN, BOLTON & MENK, 7730 FOND STREET, P.O. BOX 666, AMES, IA 50010

FACE CURVE DATA

STATION	LENGTH	ARC CHORD	CHORD BEARING	CHORD LENGTH	CHORD BEARING
1	55.21	54.96	134.8	55.21	134.8
2	55.21	54.96	134.8	55.21	134.8

FINAL PLAT

SHEET	OF	DATE
1	1	

Applicable Laws and Policies Pertaining to Final Plat Approval

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

Ames *Municipal Code* Section 23.302

(10) City Council Action on Final Plat for Major Subdivision:

(a) All proposed subdivision plats shall be submitted to the City Council for review and approval. Upon receipt of any Final Plat forwarded to it for review and approval, the City Council shall examine the Application Form, the Final Plat, any comments, recommendations or reports examined or made by the Department of Planning and Housing, and such other information as it deems necessary or reasonable to consider.

(b) Based upon such examination, the City Council shall ascertain whether the Final Plat conforms to relevant and applicable design and improvement standards in these Regulations, to other City ordinances and standards, to the City's Land Use Policy Plan and to the City's other duly adopted plans.

(c) The City Council may:

(i) deny any subdivision where the reasonably anticipated impact of such subdivision will create such a burden on existing public improvements or such a need for new public improvements that the area of the City affected by such impact will be unable to conform to level of service standards set forth in the Land Use Policy Plan or other capital project or growth management plan of the City until such time that the City upgrades such public improvements in accordance with schedules set forth in such plans; or,

(ii) approve any subdivision subject to the condition that the Applicant contribute to so much of such upgrade of public improvements as the need for such upgrade is directly and proportionately attributable to such impact as determined at the sole discretion of the City. The terms, conditions and amortization schedule for such contribution may be incorporated within an Improvement Agreement as set forth in Section 23.304 of the Regulations.

(d) Prior to granting approval of a major subdivision Final Plat, the City Council may permit the plat to be divided into two or more sections and may impose such conditions upon approval of each section as it deems necessary to assure orderly development of the subdivision.

(e) Following such examination, and within 60 days of the Applicant's filing of the complete Application for Final Plat Approval of a Major Subdivision with the Department of Planning and Housing, the City Council shall approve, approve subject to conditions, or disapprove the Application for Final Plat Approval of a Major Subdivision. The City Council shall set forth its reasons for disapproving any Application or for conditioning its approval of any Application in its official records and shall provide a written copy of such reasons to the developer. The City Council shall pass a resolution accepting the Final Plat for any Application that it approves.

(Ord. No. 3524, 5-25-99)

Sec. 23.306. AMENDMENTS.

(1) Any changes to the design, layout, configuration, circulation pattern, access, or dimensions of a preliminary or final plat shall be considered as either a major or minor amendment to the plat, as follows: (a) Minor Amendment. Minor amendments are those that: i. Do not result in any more than one additional lot, net; ii. Do not result in any fewer lots than allowed by minimum density standards applicable to the subdivision; iii. Do not change the category of the originally approved subdivision from a minor subdivision to a major subdivision iv. Do not change the dimensions of any lots that do not otherwise comply with adopted lot dimensional standards, or which otherwise results in a non-conforming lot; v. Do not change the general layout of utilities, drainage patterns, storm water facilities, streets, alleys and/or easements; vi. Are not inconsistent with an approved master plan associated with the subdivision; and vii. Make only minor adjustments in the alignment or dimensions of streets, lots, alleys, and/or easements as otherwise allowed by adopted standards as opposed to deletions, additions or relocations of said streets, lots, alleys, and/or access easements.

(b) Major Amendments. Major amendments are those that: i. Eliminate any access easements or rights-of-way identified on the preliminary or final plat; ii. Eliminate or revise any plat conditions, restrictions or covenants on or associated with the plat, and iii. Are not otherwise defined as a minor amendment under the provisions of this Section.

(2) Amendment Process. Amendments shall be processed as follows: (a) Minor amendments to a preliminary plat may be made at the time of final plat approval. Minor amendments to a final plat may be processed as a minor subdivision, under the provisions of Section 23.303. (b) Major amendments shall be processed as an amendment to the original preliminary plat. An application for a major amendment shall include all information required for a preliminary plat application, except that information pertaining to ownership, and information pertaining to existing physical features or structures, shall be required only for those areas of the plat affected by the amendment. (Note: Plat conditions/restrictions, easements, and other rights or forms of ownership defined by geographic area may have claim by property owners beyond the defined area. All persons or entities whose ownership or other legal rights are affected by the proposed amendment shall be a party to the amendment application). (Ord. No. 4020; 1-12-10)

COUNCIL ACTION FORM

SUBJECT: PLANNED RESIDENCE DISTRICT REZONING, MAJOR SITE DEVELOPMENT PLAN, AND PRELIMINARY PLAT FOR 398 SOUTH 500TH AVENUE (THE COLLEGIATE AMES SUBDIVISION)

BACKGROUND:

Trinitas Development LLC is requesting a Floating- Planned Residence District (PRD) rezoning and approval of a Major Site Development Plan concurrent with a Preliminary Plat for the property at 398 South 500th Avenue to allow for the construction of 240 units totaling 860 bedrooms configured as attached dwelling houses along with a clubhouse and other site amenities. *(See Attachment A Location and Existing Zoning Map).*

The subject site totals 33.57 gross acres with 30.51 acres of net lot area for development purposes. The site will have access from Lincoln Way, South 500th Avenue, and Norris Street. The subject site was annexed into the city on March 7, 2017 with a development agreement identifying responsibilities for off-site improvement requirements. Notably, the development agreement requires paving of South 500th Avenue adjacent to the sites frontage and to the north of Lincoln Way. Lincoln Way will be improved with a turning lane and the extension of a shared use path to Wilder Avenue to the east.

The site abuts the Bentwood Subdivision to the east, which is a single-family detached development. The land that abuts the site to the north, south and west is land located in Story and Boone County, respectively. Development does exist on the lands within Story County with a mix of commercial to the northwest and residential with a landscaping business to the south. Development in Boone County consists of apartments to the northwest and vacant farmland directly to the west.

The concurrent review of a Major Site Development Plan is required with a request for F-PRD zoning. The Major Site Development plan includes the design of buildings, layout of the site, private streets and parking, and landscaping. A preliminary plat is also required for the creation of the lots. The preliminary plat also serves as an element of the site plan for the project as it identifies the required infrastructure improvements needed to serve the property. ***Note that the applicant has a pending zoning text amendment on the same agenda to allow for the proposed attached dwelling houses that are part of the plan.***

Approval of a PRD sets a base density standard for the development, but allows for more flexible application of most development standards through the approval of the Major Site Development Plan. Approval of PRD zoning and Site Development Plan requires findings of consistency with design principles relating to the housing variety, efficiency of layout, quality of design, open space, and landscaping that in combination exceeds what can be accomplished with

standard zoning (See Attachment E for Design Principles Findings) in addition to the findings for approval of Major Site Development Plan and Preliminary Plat.

The proposed project includes three developable lots configured around the creation of a public street (Lawrence Avenue) and the extension of Norris Street from the east to connect to Lawrence Avenue. The layout also includes a large central storm water detention pond and stormwater management features for outlet to the east that then becomes College Creek. The storm water plan includes extensive changes to the drainage ways on the site and adjacent to the site, including changes to Drainage District facilities. These improvements require additional approvals by affected agencies. The storm water facilities must provide for storm quality and quantity controls that conform to the City's standards of Chapter 5b of the Municipal Code. Additionally, the standards of Chapter 5b require flood protection of structures in relation to the 100-year water line of the storm water facilities.

The proposed lots all have frontage on a public street. Lawrence and Norris will meet local street improvement requirements with a 26-foot wide street section to City standards, sidewalks, and street trees. The applicant requests deferral of the sidewalk improvements along the east side of Lawrence between Lincoln Way and Norris to be completed upon a future development of the adjacent property that is currently a single-family home.

Although CyRide does not provide service to the project site and has no plans to at this time, CyRide has requested the strengthening of the public streets for potential future bus service. Lincoln Way and S. 500th Avenue will be constructed to collector and arterial standards that can sustain the load of bus. The internal local streets of The Collegiate would need to be strengthened to support a bus. Staff recommends that part of Lawrence be strengthened to allow for future bus service and has included a condition for strengthening to the south end Fitzgerald and Lawrence. Staff has discussed this option with the developer and they support this requirement.

500th Avenue will be improved to City specifications of a Collector Street as was agreed upon in the pre-annexation development agreement. The final design of 500th Avenue is also subject to approval by Story County and Boone County for the improvements that are not within the City. Lincoln Way will include public improvements to the City's specifications for frontage improvements and a turn lane into the site as also was required by the pre-annexation agreement.

Internally, a series of private streets with parking will provide access and connections through the site to serve the new development. The applicant requests approval of private streets with variations from public street standards to support the proposed layout. Private streets do not have specifications and are reviewed on a case-by-case basis. The Subdivision Code only identifies public street improvement requirements. Therefore, as private streets, City staff identified that street trees and sidewalks are a requirement for the development as would be typically required for streets. **All required parking is located on the private streets since the residences are not on individual lots with individual off-street parking, as typically seen.** Street lighting is also included with the private streets.

The proposed Major Site Development Plan accounts for all building configurations and features of the site layout. **The project includes 240 housing units with a total of 860 bedrooms.** Typical elevations of the attached dwelling houses are included. The applicant will include a variety of housing facades that include high quality durable materials of cement board siding for the homes. A clubhouse and recreation facilities are planned near the intersection of Norris and Lawrence. Walking trails and sidewalks will connect throughout the development. The applicant proposes a perimeter buffer/setback of 25 feet along the north and south property lines and a 50-foot separation to the east from the existing homes. **The required parking consists of 884 spaces for 24 individual one-bedroom dwelling units at two spaces per unit and 216 dwelling houses at a rate of one space per bedroom. All parking is on private street facilities and does not rely upon parking along public streets.**

The PRD includes a number of variations from the typical lotting standards of RM to accommodate the proposed use of attached dwelling houses without an individual lot for each home. **The plan includes allowing for multiple individual buildings on a single lot accompanied by adjustments to typical front yard setbacks, side yard setbacks, and lot widths.** Additional information concerning the proposed plans is included within the addendum.

Through initial discussions with the developer about the subject site and evaluation of the proposed PRD design, staff has focused discussions on three key issues:

1. Adequate circulation for the proposed development and future needs,
2. Design principles of the PRD for housing quality and design with amenities
3. Compatibility with the adjacent single-family neighborhood to the east and potential development to the south.

The initial factor for the layout of the site is use of public streets versus private streets. Staff supports the public street configuration as meeting the minimum needs for future circulation to the south and connecting to an existing neighborhood to the east. The public street extensions make logical connections to the abutting properties with an extension of Norris further to the west deemed not to be necessary because of existing commercial development abutting the development site. The spacing of intersections along Lawrence is consistent with the FS zoning standards of no more than 660 feet without a crossing. The typical intersection spacing is approximately 640 feet on Lawrence Avenue.

After discussion of the design interest of the development and other circulation needs, the private street arrangement was proposed to give the developer flexibility in lotting and parking arrangement. Staff determined that the spacing of access to South 500th Avenue with Salinger Street was a priority for coordinating with future improvements, but having public circulation through the area was not a priority and a private street could be found to be appropriate. An additional street stub to the south from Salinger Street was not requested as it would be affect the public versus private circulation system and hierarchy of streets. If the site included additional public streets, on-street

parking would not count towards the development needs and would require a redesign of the site.

With the private street and parking areas, staff has looked at the circulation and parking areas as streets rather than parking lots. The city practice is to default to expectations that private streets provide the same level of convenience and functionality as public streets, with some allowances for alternative configurations with less right-of-way. The design considerations for the streets focused on requiring sidewalks, lighting, and street trees within these areas. The developer's typical design of the private streets with parking is for a 24-foot drive aisle and 17-foot parking stall with 2 feet of overhang along the 6-foot wide walkways. The proposed 6-foot wide sidewalks are a unique proposal compared to our current sidewalk requirements that require a five-foot wide sidewalk along a street with separation from a street. The two feet of overhang onto the sidewalk has been approved in commercial and apartment developments when the walkways are 7 feet in width. The applicant requests this arrangement as a consideration of the proposed units as single-family structures rather than high intensity uses where five-foot wide sidewalks are required.

The City's PRD zoning is based upon the concept of providing for substantial open space and to promote housing options that might not be available with conventional subdivisions. The applicant contends that this proposed development is promoting a housing option that isn't currently available in Ames. They are proposing a cottage type development with two-family attached residential units. These residential units range from one to five bedrooms. **In order to provide five bedrooms in a unit in an attached residential structure that can be rented consistent with City standards, a text amendment is required. The applicant has a made separate application to request a text amendment to the PRD zoning district to allow attached dwelling houses.**

To achieve the density of units requested by the applicant, variations to lotting and setback requirements are included within the PRD. The developer believes they have provided for high quality housing through variety of building types, architectural interest, and quality of the building materials. Staff agrees that the mix of building configurations with the architectural interest and building materials support the proposed cottage design.

The project proposal provides passive and active open space that will be available to residents within the development and meets the overall open space standards. The site exceeds 50% open space on the site when accounting for storm water treatment areas. The applicant has included a typical landscaping design for each unit. The PRD allows for the developer to propose a custom landscape plan for the overall site. It is expected to exceed typical landscape standards.

Ames does not require single-family homes to meet specific landscape requirements; however, medium density development would typically trigger buffering, parking lot, and foundation plantings. The proposed dwelling house concept is a hybrid of single-family structures at medium level of development density. This development is adjacent to an existing low density single-family neighborhood. The LUPP for policies for New Lands

encourage landscape buffers between land uses that create an effective edge between different land use densities. The buffers could include berming, trees and shrubs, or open space that creates a sufficient buffer and separation.

The developer proposes to use existing vegetation on the east perimeter of site to serve as screening with a minimal number of additional plantings. There is a larger setback area along the east side than minimum requirements (50 feet compared to 25 feet). However, the existing vegetation and fencing do not create a consistent buffer along the east side of the development.

Front yard landscaping along Lincoln Way and 500th Avenue, similar to foundation planting requirements, would be an appropriate addition to the site design. The developer has included trees along Lincoln Way, but no additional features are shown at this time on 500th Street or in addition to the trees along Lincoln Way. Therefore, Staff is recommending a condition to add front yard landscaping along the frontage of the site.

The internal landscaping for the typical buildings adds interest and quality to the design. However, the small front yard setback does create difficulty in accommodating large trees. The design includes periodic placement of street trees along the private streets to break up the long stretches of parking, but at lower planting rate than one per lot or 50 linear feet that would typically be required with a single-family subdivision.

A complete analysis of the development with the PRD Development principles, supplemental development standards, and Major Site Development Plan criteria and other zoning standards is included in the addendum.

Planning and Zoning Commission Recommendation:

At the meeting of May 17, 2017, the Planning and Zoning Commission reviewed the proposed project and discuss many elements of the design. The Commission considered the proposed density of development and its consistency with the land use polices of the City and how it compared to FS-RL zoning and to apartments.

The Commission raised concerns with the ability to support future CYRide service. Staff explained that CyRide will not serve this site directly at this time and the closest stop is approximately a half mile away at the intersection of Lincoln Way and Thackery Avenue from the east edge of the site. The developer explained that they will provide a private shuttle service as they do at other properties they own.

It was questioned how stormwater and drainage to the east will be addressed. At the time of the Planning and Zoning Commission meeting the stormwater review and plan had not been completed and updated per staff comments. Staff provided an overview of the approach to the management of storm water with conditions that the plan was subject to the Municipal Engineer's approval.

The Commission also asked question about the proposed housing type and number of units. The developer, who specializes in multi-family developments, explained that an

increased number in beds in some units would make the smaller units more affordable. The attached dwelling house, in their opinion, increases the amount of green space between dwellings more than if they were built as row houses. Staff explained that the related text amendment would not allow existing PRDs to change uses without an amended plan approved by the City Council.

An adjacent property owner, at the east end of Norris Street expressed concerns over development of the property with the proposed uses. Specific concerns were expressed about traffic on Norris, landscape screening and the abrupt change from single family detached homes immediately adjacent to the proposed development. The developer noted that in February, they had held a public meeting with the adjacent residential development and the concerns were mainly related to traffic on Norris Street and storm water run-off.

With a vote of 4-3, the Commission recommended that the City Council approve the following requests for the properties at 398 South 500th Avenue:

- A. Rezone the properties from Agriculture (A) to Planned Residence District (F-PRD) with a Medium Density Base Zone; and
- B. Approval of the Major Site Development Plan, subject to the following conditions:
 - i. Approval of a text amendment to allow attached dwelling houses in a PRD district.
 - ii. Approval of final plat for creation of the proposed lots as depicted on the site plan.
 - iii. Approval of a deferment of sidewalk installation for 363 feet along the east frontage of Lawrence with the final plat.
 - iv. Recording of easements for public utilities as noted on the site plan.
 - v. Increased landscaping along Lincoln Way to provide screening similar to or exceeding the typical screening and foundation planting requirements between the residential structures and the property line.
 - vi. The final street lighting plan shall include street lights placed at the intersection of Salinger and S. 500th and of Lawrence and Lincoln Way to ensure adequate lighting of the intersections.
- C. Approval of the Preliminary Plat for The Collegiate Ames Subdivision as submitted.

Since the Planning and Zoning Commission review, the applicant has continued to work on the storm water management plan and improvements plan for the site. Since the Commission review of the project, the applicant has offered to strengthen portions of the public streets for future CyRide service and added trees along Lincoln Way to the landscaping plan.

ALTERNATIVES:

1. The City Council approve the follow requests for the properties at 398 South 500th Avenue:
 - A. Rezone the properties from Agriculture (A) to Planned Residence District (F-PRD) with a Medium Density Base Zone; and
 - B. Approval of the Major Site Development Plan, subject to the following conditions:
 - i. Approval of a text amendment to allow attached dwelling houses in a PRD district.
 - ii. Approval of final plat for creation of the proposed lots as depicted on the site plan in relation to the accompanying preliminary plat;
 - iii. Recording of easements for public utilities as noted on the site plan plan;
 - iv. Prior to occupancy of the first building, provide an updated landscaping plan for front yard landscaping along Lincoln Way and 500th Avenue consisting of a mix of trees, shrubs, and grasses as “foundation plantings” with final approval by the Planning Director.
 - v. Ensure existing landscaping and fencing is preserved and maintained and if removed that is replaced.
 - vi. Replacement landscaping or fencing along the perimeter of the site is subject to the review of the Planning Director to ensure adequate screening is accomplished in accordance with existing conditions and the City’s landscape buffer standards.
 - vii. Upon final approval of the Stormwater Management Plan, a complete printed copy of the Plan shall be submitted to the Municipal Engineer.
 - viii. Drainage District tile line utilized by the development shall be the maintenance responsibility of the developer and not the City.
 - ix. Prior to initiating development of the site, the developer shall provide evidence of approval by affected agencies relating to storm water improvements both on-site and off-site. This may include, but not limited to, Boone County, Story County, DNR, and the Drainage District.
 - x. The developer is solely responsible for securing outside agency approvals for roadway improvements and storm water improvements.
 - C. Approval of the Preliminary Plat for The Collegiate Ames Subdivision including approval of a sidewalk installation waiver in order to defer sidewalk installation for 363 feet along the east frontage of Lawrence to the property owner to the east and with the following conditions:
 - i. Public improvements plans are subject to City of Ames approval and all public right-of-way improvements must be consistent with City of Ames standard specifications.
 - ii. Modify the improvement plans to strengthen Lawrence Avenue from Lincoln Way to Fitzgerald for future use by CyRide with street section of a minimum of 9.5” of asphalt, 6” of subbase, and 6” of subbase preparation to be reviewed and approved by the Municipal Engineer.

- iii. Include required Stormwater Management Plan documentation and security with the Final Plat.
 - iv. Secure outside agency approvals for all required improvements.
2. The City Council can approve the request for rezoning, Major Site Development Plan, and Preliminary Plat for the properties at 398 South 500th Avenue, with modified conditions.
 3. The City Council can deny the request for a PRD rezoning and accompanying Major Site Development Plan and Preliminary Plat for the properties at 398 South 500th Avenue, if the Council finds that 1) the City's policies do not support the rezoning of the site to PRD, 2) the design and layout of the site does not meet the policies or regulations of the City, and/or 3) it is not in the best interest of the City to rezone the site at this time.
 4. The City Council can defer action on this request and refer it back to City staff and/or the applicant for additional information.

CITY MANAGER'S RECOMMENDED ACTION:

Evaluation of the rezoning request and accompanying development permits is twofold. The first is to consider if the proposed use and density are consistent with the goals of the LUPP and secondly does the design meet the standards and expectations for a PRD versus development under a base zoning district.

In terms of consistency with the LUPP, the City considers development broadly across New Lands as achieving an average of 5 units per acre with any one development having the flexibility of meeting individual minimum and maximum density requirements. The overall density for the proposed project is approximately 7.8 units per acre. Previously, City staff contended in 2016 that with the rezoning of the Crane Farm subdivision to FS-RM and FS-RL located to the south of this site could be found to meet the City's overall goals for density and mix of housing types with 80% single-family development area and 20% as medium density development area when considering the overall area between Lincoln Way and Highway 30, which includes the area of this proposal.

This PRD application is asking the City to consider a unique cottage home style at a higher density than single-family homes (7.8 units per net acre compared to a typical of 4 units/acre), but not at the high end of medium density levels (22.3 dwelling units/acre). The proposal can be found to be consistent with the LUPP in that it provides an alternative housing choice similar to single-family homes and that broad density and mix of housing goals can be addressed in other areas of New Lands.

Additionally, the density of development can be served by available infrastructure or by improvements to infrastructure. The developer is obligated to make improvements to roadways and utility extensions to serve the site. The site was analyzed for sanitary sewer capacity and found to be serviceable when accounting for the remaining undeveloped land to the south as single-family homes.

The applicant has chosen the PRD process due to the proposed housing type and site layout constraints. The Major Site Development Plan review component of the PRD is meant to review the specific design and landscaping issues related to development that does not follow conventional development patterns. The Preliminary Plat illustrates the lot configurations and utility improvements. It is critical to consider the design principles that rely upon site planning and landscaping to ensure adequate transition and compatibility to adjacent properties. This concept applies to both the existing neighborhood and the properties to the south that would be expected to develop with single-family homes. Staff believes the proposed development with the recommended conditions, when viewed as an overall development, does comply with the PRD requirements and design principles.

The private street layout with on-street parking is key to the development. Otherwise, off-street parking requirement might not be able to be met with the proposed housing type. The private street's maintenance, including snow removal, will be the obligation of the developer's and will not be a City responsibility.

A number of other agency approvals are outstanding for the developer before they can proceed with the development. With the conditions of approval identified above, staff finds that the project meets the design principles of the PRD and complies with the standards of the Major Site Plan and the Preliminary Plat.

Therefore, it is the recommendation of the City Manager that the City Council Commission act in accordance with Alternative #1, which is to approve the PRD Rezoning, Major Site Development Plan, and Preliminary Plat.

The alternative use or zoning for the site would include FS-RL for the majority of the site or potentially Convenience Commercial along Lincoln Way. Both of these types of zoning districts could be found to be consistent with the Land Use Policy Plan designations of Village Suburban Residential and the Convenience Commercial Node. However, staff believes that is likely that the site would not be developed uniformly with single-family detached homes under FS-RL because of the inefficiencies of storm water facility locations, street extensions, and existing development on adjacent lots that affect the developable area of the site. The site may be more conducive to single-family attached townhome developments or a mix of single-family attached to the north part of the site and detached single-family to the south. Conceptually, development under these FS-RL scenarios may range from 75 detached homes to 140 single-family attached townhomes. Townhome development with extensive use of private streets could result in more than 140 townhomes.

ADDENDUM

PROJECT DESCRIPTION:

The project site is a parcel of land totaling 33.57 acres fronting on Lincoln Way and South 500th Avenue. The proposed development was part of a larger area that was annexed into the city on March 7, 2017. The preliminary plat for the subdivision indicates that 3 lots will be created. Lawrence Avenue, a public street will run north-south through the site. Norris Street will be extended to the west to connect with Lawrence Avenue.

The proposed PRD project includes 120 attached dwelling houses, for a total of 240 units spread across the 3 lots. The units will front on a private street network. There is a maintenance building with one housing unit on Norris Street. The PRD will include common open space areas throughout the site and some amenities, such as a clubhouse, pool, basketball court, gazebo, and others. The parking for the development will be provided as on street parking on the private streets. The Zoning Ordinance requirements specify that a minimum of 1 space per bedroom be provided for each dwelling house unit. Single bedroom units would be subject to the minimum 2 parking space standards of a single-family dwelling.

The proposed development will have an 8-foot shared use path along the Lincoln Way frontage. The path will extend to the east to Wilder Boulevard in order to provide a connection to the existing shared use path network. The development will have sidewalks on both sides of all private and public streets, with the exception of a 363.50 foot segment on the east side of Lawrence Avenue, north of Norris Street. The requirement to install a public sidewalk on both sides of public rights of way is a requirement of the Subdivision Ordinance (Section 23.403(14)(a)). The homeowner to the east, who is not part of the development, does not want a sidewalk adjacent to their property.

Staff believes that including sidewalks is consistent with city policy in conventional developments. However, in this specific instance there will be no residential units on the east side of the segment of Lawrence Avenue. Section 23.403(14)(c) allows for a developer to request a deferment for the installation of sidewalk if the installation of the sidewalk is premature. The developer believes it is premature as it should be the responsibility of any future development of the abutting 5508 Lincoln Way site as its frontage improvements. Section 23.403(14)(c) requires an agreement between the City and the property owner for future installation along with some type of financial security. The developer is not requesting an agreement or financial security for the deferral, so a waiver of sidewalk installation would be appropriate to meet the request. The City Council can approve a waiver of sidewalk installation at this time and include a condition that is be installed with any future development at 5508 Lincoln Way (Section 23.103). Alternatively, if the Council rejects the request the developer would need to construct a five-foot sidewalk.

Development in a PRD looks to include a mix of housing types, integrated design, open space, site amenities, and landscaping that exceeds the requirements that exist in other residential zone development standards. Open Space is currently defined as “useable

open space designed and intended for the use of all residents, included space dedicated to the public.” Common Open Space includes areas planned for active or passive recreation as well as areas of recreational activities. **A minimum landscaped open space requirement of 40% is required for the PRD zone.** The overall project is noted to provide 52.6% open space. The sidewalks along Lincoln Way and the private street network allow for an interconnected sidewalk system and provides for access and pedestrian use throughout the development. There is an interior sidewalk that connects the west side of the development with the area where the clubhouse, pool and other amenities are located.

Street trees within a subdivision are required per the Subdivision Code, Section 29.402, for residential subdivisions along both sides of the street to be spaced between 30 and 50 feet. The applicant is proposing street trees along both sides of Lawrence Avenue and Norris Street as indicated on the submitted Street Tree Planting Plan in accordance with the minimum subdivision requirements. Street trees are shown along private streets throughout the development, but at a lower standard than the public street requirement. Street trees are not shown along the perimeter streets.

The developer proposes to use the existing vegetation and fencing to screen this development from adjacent properties, to the east and to the south. Additionally, the developer will utilize existing landscaping and fencing abutting the commercial property for screening. Most of the existing vegetation and fencing exists on the adjacent property and not on this site. Based on the New Lands policies of the LUPP, additional buffering on the perimeter of the development should be considered by the developer. Added landscaping or fencing could be added in order to create and a more consistent landscape buffer and screen. If vegetation or fencing is removed that is shown as part of this landscape plan, it will need to be replaced with Planning Director approval to demonstrate compliance with City fencing and bufferyard requirements.

Staff is also requesting that the developer provide foundation plantings of the buildings adjacent to Lincoln Way and S. 500th Avenue as residential front yard landscaping typical of multi-family development. This would be consistent with required foundation landscaping in a medium density development of apartments. The developer did submit and updated landscaping plan with 7 trees between the north building and Lincoln Way. However, the proposed landscaping does not include grasses or shrubs to provide variety and interest as is expected for front yard landscaping.

Planned Residential Development (PRD) Development Principles

Property that is zoned F-PRD must adhere to the development principles in Ames Municipal Code Section 1203(2). Attachment E reviews the Plan with respect to these principles. A table has been included to compare this development as an F-PRD against the site development requirements for a typical RM zoned development.

DEVELOPMENT STANDARDS	RESIDENTIAL MEDIUM DENSITY	THE COLLEGIATE PRD Typical Minimums, Assumed Lot Lines
Minimum Lot Area:	3,500 sf per unit for the two family units	5,538 sf per unit for two units
Building Setbacks: Front Lot Line	25 ft.	Private Streets 14 ft. to building 10 ft. to porch 25 feet to Public Streets
Side Lot Line	8 ft. for 2 stories	5 ft. minimum
Rear Lot Line	25 ft.	25 ft.
Minimum Frontage:	35 ft @ street line 50 ft @ building line	47 ft. – 67 ft. typical

Planned Residential Development (PRD) Supplemental Development Standards

Property that is zoned F-PRD must also adhere to and exceed the development principles in Ames Municipal Code Section 29.1203(2).

The proposed attached dwelling house development type could be developed under the FS-RM regulations, however, the layout and site regulation associated with the FS base zones does not permit the use of private streets or the development of lots without frontage on a public streets as the PRD plan is proposed. It allows for multiple buildings on a lot that are not apartments. The PRD zoning designation allows for the proposed private streets to accommodate the interior oriented dwelling unit layout on private streets and for residential units to not be on individual platted lots.

Infrastructure. The site will be fully served by City infrastructure. Sanitary sewer and water will be installed as part of the development. The water connection will come from the north side of Lincoln Way. Water lines will need to be extended along Lincoln Way to the western boundary of the proposed development and looped through the site. The sewer connection will come east, just south of Norris Street from the existing residential development. Electric Services will be supplied by Alliant Energy, as the development area is not within the City of Ames electric service territory. Easements are shown on the Preliminary Plat/Site Plan and any additional easements needed to accommodate the proposed development for utilities will be recorded with the Final Plat at the time of subdivision of the individual lots.

Storm Water. The Public Works Department has reviewed the materials submitted for the storm water management plan. The plan relies upon substantial changes to Drainage District Facilities, grading on adjacent properties, and changes to the 500th Avenue drainage ditch and culverts to meet all quality and flow requirements. Additional agency sign offs are still outstanding to ensure the plan can be executed as proposed. Additionally, the plan needs additional details concerning the 100-year water levels and the project must meet building protection requirements in relation to the 100-year water levels of the storm water facilities. Staff has reviewed the most recent submittals and determined that the project will conform to CHpater 5b requirements and

include appropriate finished grade elevations for homes adjacent to storm water facilities.

Access. Vehicular access is provided to the site from Lincoln Way, South 500th Avenue, and Norris Street. Pedestrian connection will be made from Norris Street to the project site and along Lincoln Way. A shared use path be extend along Lincoln Way to Wilder Avenue as well.

Bus service is currently not available to the property. The nearest bus stop is approximately ½ mile to the east of the site at Thackeray and Lincoln Way. Lincoln Way and S. 500th Avenue are high order streets for the City and would be able to sustain the weight of a bus in the future. However, local streets (Lawrence and Norris) are not capable of supporting the weight of bus without strengthening of the pavement section. The City would strengthen a roadway to a minimum of 9.5 inches of asphalt, 6” of subbase, and 6” of subbase preparation to ensure a sustained useful life to road that carries standard sized buses. To circulate bus into the site would require additional improvements to the public roadways.

CyRide does not believe complete north south circulation on Lawrence is necessary due to no specific route plan, but that some access could be provided for more convenient service to the development. There are two options to circulate a bus into the site and back to Lincoln Way. A bus could be routed down Lawrence to the central clubhouse area and then return to Lincoln Way. This option would require strengthening of Lawrence to the south intersection with Fitzgerald at the time of initial construction. This design would rely upon looping through the private street of Fitzgerald for returning to Lincoln Way. The developer would need to determine how they would improve or plan for bus circulation along Fitzgerald at the time the bus service could be provided. The second option would to circulate on Lawrence to Norris and then back to Lincoln Way along Wilder Avenue. Strengthening would be needed within The Collegiate upon initial construction and the City would need to determine pavement needs for the existing sections of Norris and Wilder at a future time when bus service is possible. After discussion with the developer, their preference is for the first option if it necessary to provide improvements for future bus service.

Major Site Development Plan Criteria.

Additional criteria and standards, beyond those of the PRD Zone, apply to the review of all Major Site Development Plans. The standards are found in Ames *Municipal Code* Section 29.1502(4)(d) and include the following requirements. *When acting upon an application for a Major Site Development Plan approval, the Planning and Zoning Commission and the City Council shall rely upon generally accepted site planning criteria and design standards. These criteria and standards are necessary to fulfill the intent of the Zoning Ordinance, the Land Use Policy Plan, and are the minimum necessary to safeguard the public health, safety, aesthetics, and general welfare. See Attachment G for a full review of the individual Development criteria for the Major Site Development Plan.*

Land Use Policy Plan and Zoning. The LUPP Map designates the property as Village Suburban Residential. A Convenience Commercial Node exist at the intersection of Lincoln Way and County Line Road. The existing zoning of the property is Agriculture (A). *See Attachment A and B, Existing Zoning and LUPP Maps.*

The land use designation of Village Suburban Residential does allow for the zoning of the property to either of the Floating Suburban zones (FS-RL or FS-RM) or Planned Residential Development (F-PRD). On its own, the site does not meet the 40 acre standard for Village zoning. Property developed according to the F-PRD (Planned Residence District) requirements allows for innovative housing types and creates a development pattern that is more aesthetic in its design and sensitive to the natural features of the site and to surrounding uses of land than would customarily result from the application of the requirements of other residential zoning districts. Development is to include a mix of housing types, integrated design, open space, site amenities, and landscaping that exceeds the requirements that exist in other residential zone development standards. The design principles of F-PRD articulate the needed findings for support of the rezoning.

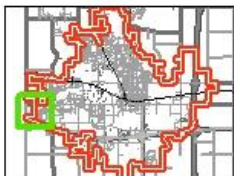
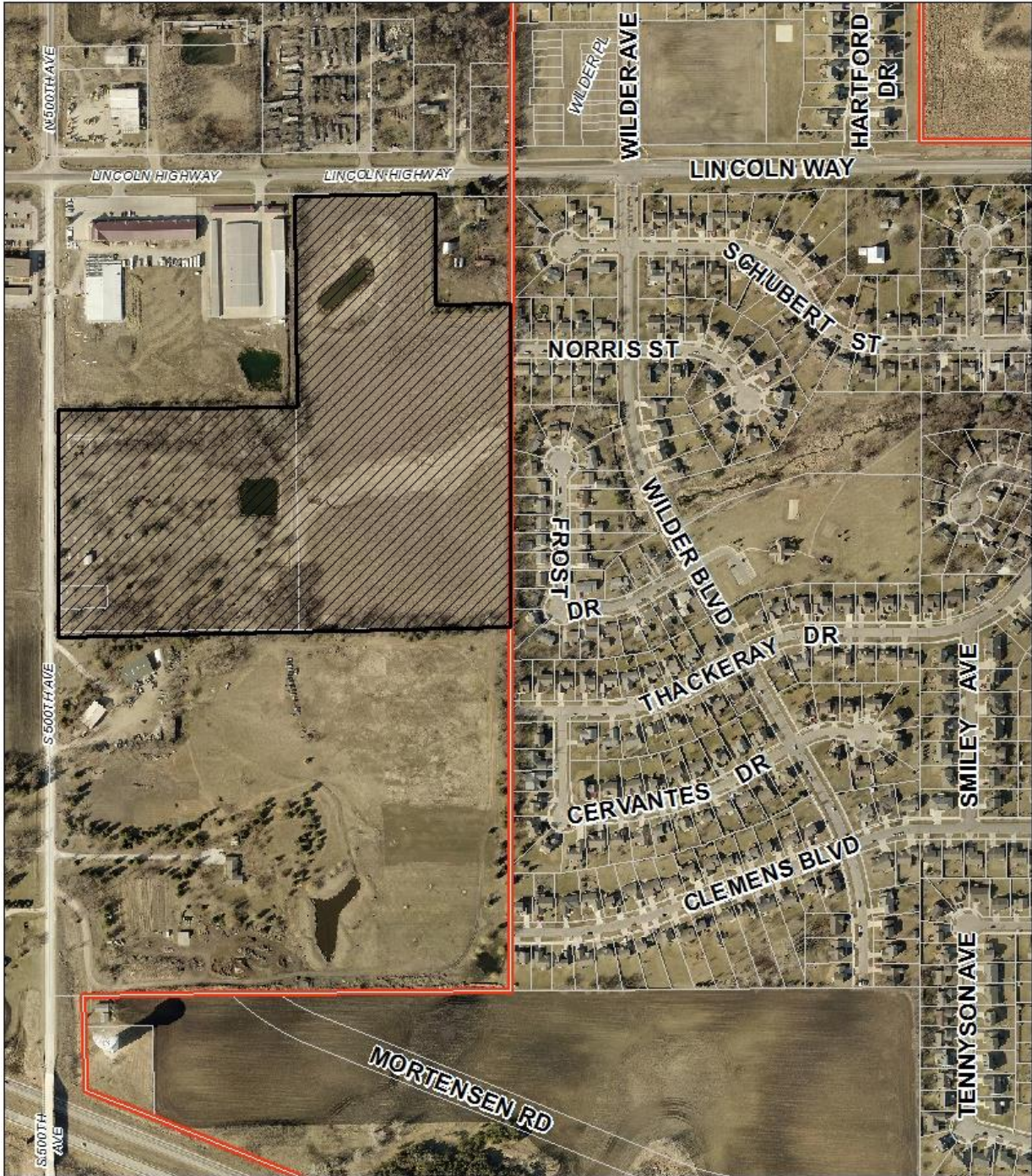
Although the north frontage of the site along Lincoln Way could be rezoned to Convenience Commercial Node, the developer does not believe the site would support commercial development at this time. Additionally, there are other already developed commercial sites in the area that do not necessitate reserving commercial land on this site as other opportunities exist in close proximity to the Node.

Additionally, the LUPP under Chapter 2, New Lands Policy Options, identifies an expected mix of land area as 80% single-family and 20% medium density for areas designated as New Lands. The proposed use is similar to multi-family and at the medium density development range at approximately 7.8 units per acre. No one project must meet this mix, but continued evaluation of growth and development trends by the City is needed to track our growth and meet our targeted mix. As a whole, the City has achieved the targeted mix with approximately 14.3% (approx. 92 of 643 gross acres as of fall 2016) of residential area in “New Lands” has been designated for multi-family housing since 2000. In addition, a substantial number of additional multi-family housing dwelling units have also been constructed through redevelopment projects and rezonings to RH that were not located within New Lands areas.

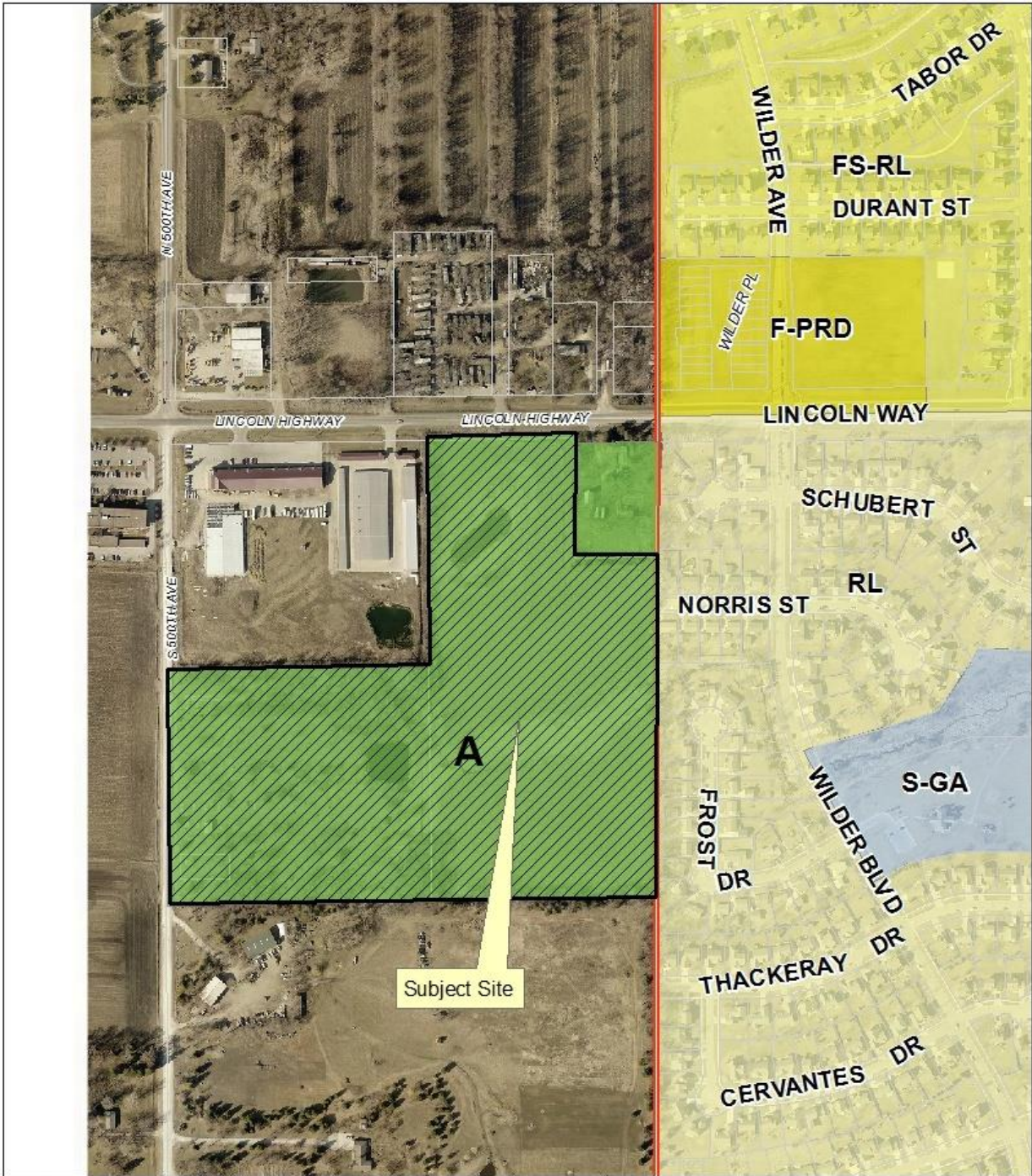
Public Notice. Notice was mailed to property owners within 200 feet of the subject site and a sign was posted on the subject property. As of this writing, no comments have been received. The developer held an outreach meeting in February near the time of the annexation approval. One member of the public spoke at the Planning and Zoning Commission hearing on the proposed project.

Attachment A

Location and Existing Zoning Map



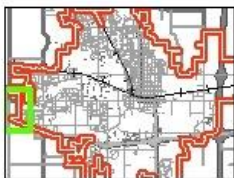
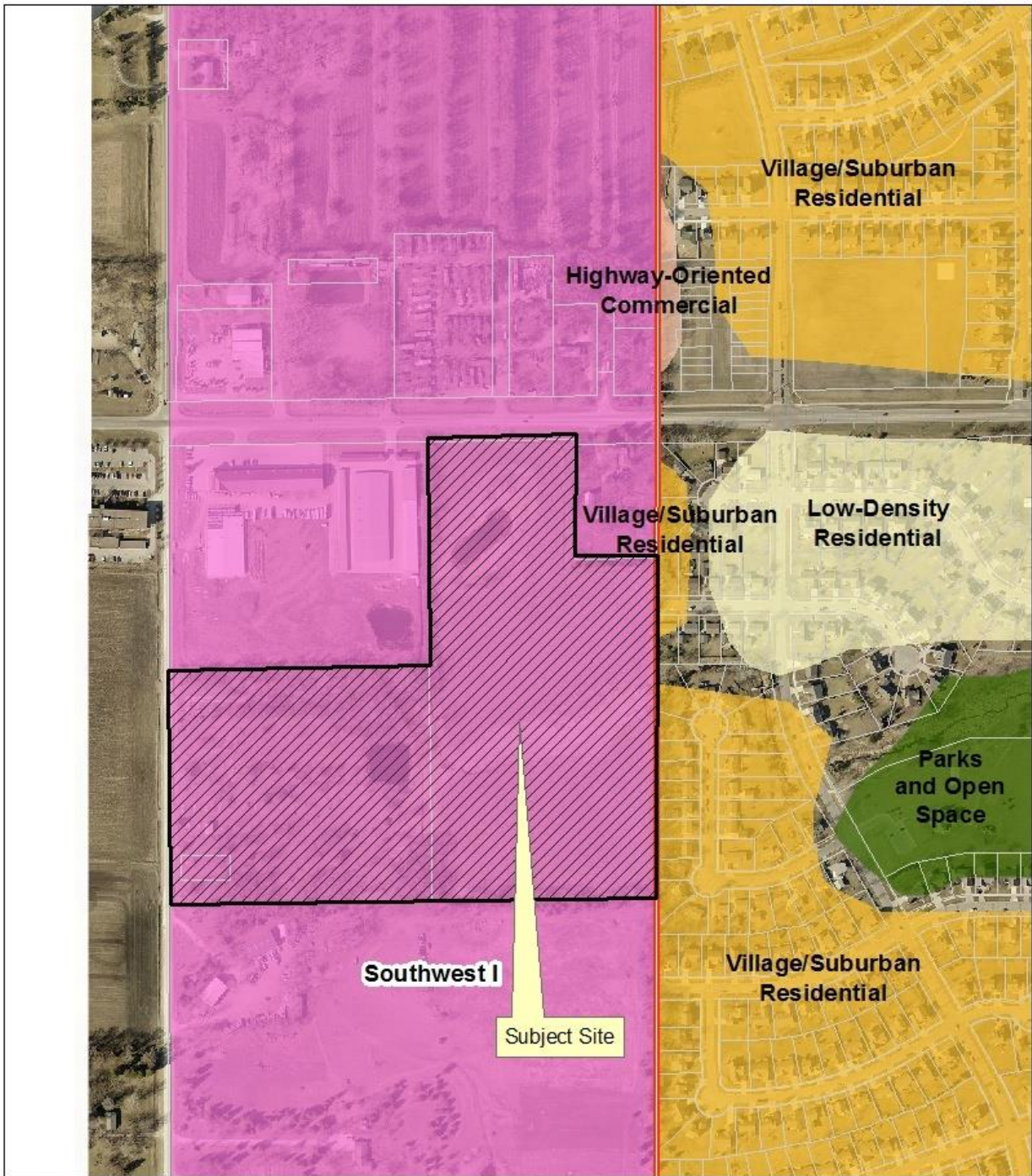
**Preliminary Plat and
Planned Residential Development
398 S 500th Avenue**



Location and Existing Zoning Map
398 S 500th Avenue
(The Collegiate Subdivision)

Attachment B

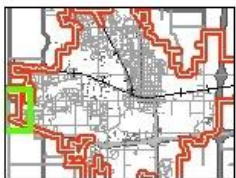
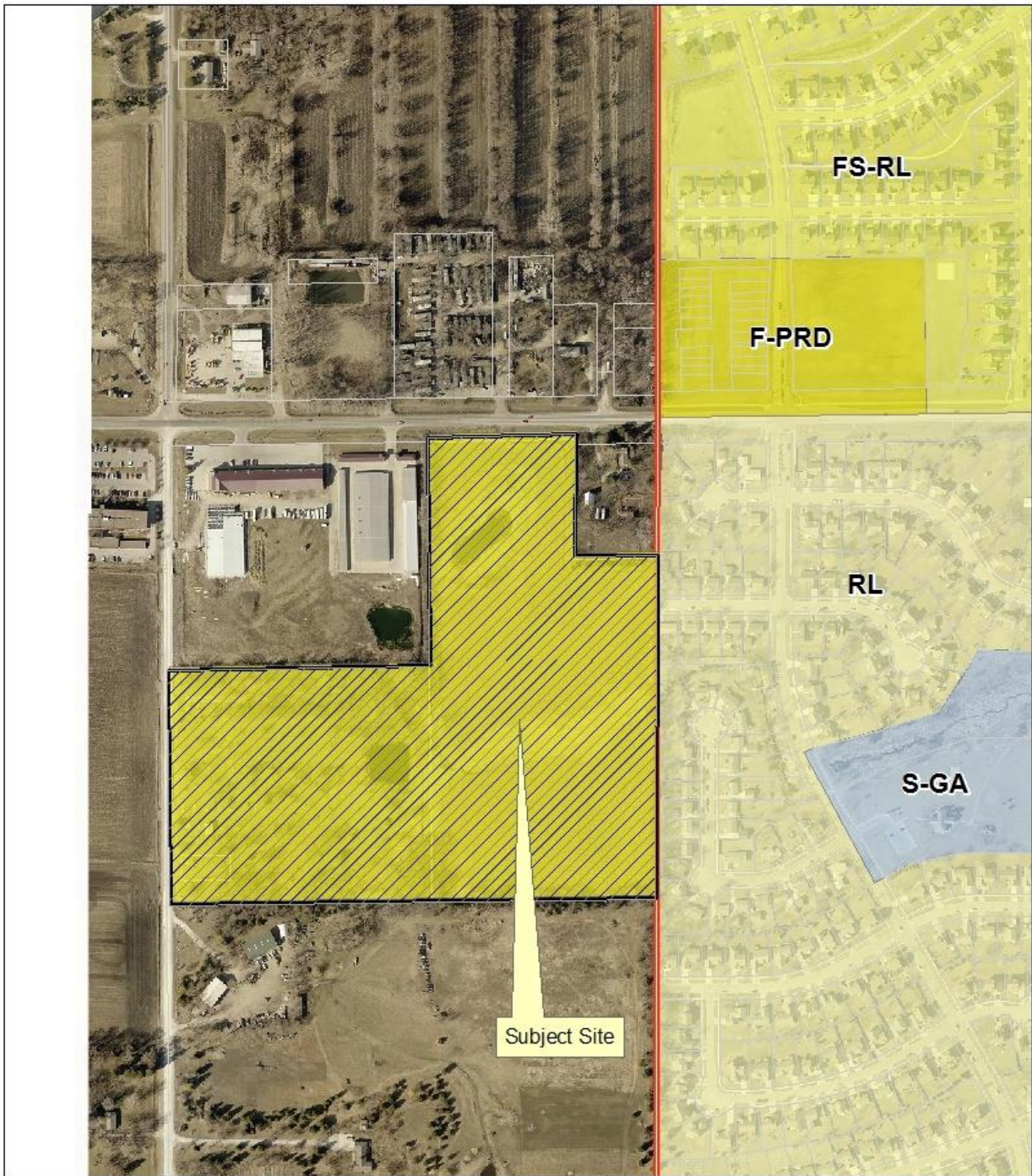
Land Use Policy Plan Future Land Use Map



**Land Use Policy Plan Map
398 S 500th Avenue
(The Collegiate Subdivision)**

Attachment C

Proposed Zoning



Proposed Zoning Map
398 S 500th Avenue
(The Collegiate Subdivision)

Attachment D

Applicable Policies and Regulations

- Land Use Policy Plan (LUPP) Goals, Policies and the Future Land Use Map:

The Land Use Policy Plan (LUPP) Future Land Use Map identifies the land use designations for the property proposed for rezoning.

Related LUPP Goals and Objectives

Goal No. 2. In preparing for the target population and employment growth, it is the goal of Ames to assure the adequate provision and availability of developable land. It is the further goal of the community to guide the character, location, and compatibility of growth with the area's natural resources and rural areas.

Objectives. In assuring and guiding areas for growth, Ames seeks the following objectives.

2.A. Ames seeks to provide at least 600 to 2,500 acres of additional developable land within the present City and Planning Area by the year 2030. Since the potential demand exceeds the supply within the current corporate limits, alternate sources shall be sought by the community through limited intensification of existing areas while concentrating on the annexation and development of new areas. The use of existing and new areas should be selective rather than general.

2.B. *Ames seeks to assure the availability of sufficient suitable land resources to accommodate the range of land uses that are planned to meet growth. Sufficient land resources shall be sought to eliminate market constraints.*

2.C. *Ames seeks a development process that achieves greater compatibility among new and existing development.*

2.D. Ames seeks a development process that achieves greater conservation of natural resources and compatibility between development and the environment.

2.E. Ames seeks to integrate its planning with that of Story County and surrounding counties in assuring an efficient and compatible development pattern, and in assuring that there are adequate agricultural resources to serve the region.

Goal No. 6. It is the goal of Ames to increase the supply of housing and to provide a wider range of housing choices.

Objectives. In increasing housing opportunities, Ames seeks the following objectives.

6.A. Ames seeks to increase the overall supply of low and moderate-income housing through the following means: (1) conservation of such units in existing areas that are not designated for redevelopment or intensification; and, (2) inclusion of such units in new market-driven housing developments through zoning incentives.

6.B. Ames seeks to establish densities of a net average 5.6 dwelling units per acre in maximizing the number of housing units in new areas.

6.C. Ames seeks to establish higher densities in existing areas where residential intensification is designated with the further objective that there shall be use and appearance compatibility among existing and new development.

6.D. Ames seeks to make housing ownership and rental more available and accessible through relieving the current constraints to land supply/availability. Relief is sought through increasing the supply of land by the following means: (1) releasing lands for development that are currently controlled by institutions; (2) annexing new lands; and

(3) expediting development by targeting areas for public and private cooperative efforts.

- Ames *Municipal Code* Chapter 29, Section 1507, Zoning Text and Map Amendments, includes requirements for owners of land to submit a petition for amendment, a provision to allow the City Council to impose conditions on map amendments, provisions for notice to the public, and time limits for the processing of rezoning proposals.
- Ames *Municipal Code* Chapter 29, Section 1203, Planned Residence District, includes a list of uses that are permitted in the zone and the zone supplemental development standards that apply to properties in those zones.

Sec. 29.1203. “F-PRD” PLANNED RESIDENCE DISTRICT

(1) **Purpose.** The F-PRD is intended to provide for development of a variety of innovative housing types, including: attached and detached dwellings, zero lot line detached housing, clustered housing development, residential condominiums and innovative multiple family housing projects. In all instances, development that occurs in areas zoned F-PRD shall include integrated design, open space, site amenities and landscaping that exceeds the requirements that exist in underlying base zone development standards.

(2) **Planned Residence District Development Principles.** Property developed according to the requirements of this district shall create a development pattern that is more aesthetic in design and sensitive to the natural features of the site and to surrounding uses of land than would customarily result from the application of Base Zone requirements. Innovation and flexibility in the design and development of the property shall create a more efficient and effective utilization of land. Property that is zoned F-PRD shall adhere to the following development principles:

(a) Provide for innovative and imaginative approaches to residential development that would not occur as a result of the underlying zoning regulations;

(b) Result in a more efficient, aesthetic, desirable and economic use of land and other resources while maintaining the density of use, as provided for in the Land Use Policy Plan and the underlying base zone regulations;

(c) Promote innovative housing development that emphasizes efficient and affordable Home ownership and rental occupancy;

(d) Provide for flexibility in the design, height and placement of buildings that are compatible with and integrate with existing developed neighborhoods and the natural environment;

(e) Promote aesthetic building architecture, significant availability of open space, well designed and landscaped off-street parking facilities that meet or exceeds the underlying zone development standards, more recreation facilities than would result with conventional development, and pedestrian and vehicular linkages within and adjacent to the property;

(f) Provide for the preservation of identified natural, geologic, historic and cultural resources, drainage ways, floodplains, water bodies and other unique site features through the careful placement of buildings and site improvements; and

(g) Provide for a development design that can be more efficiently served by existing and proposed infrastructure, including: street, water, sewer, and storm water infrastructure, than would be otherwise required as a result of conventional development.

(3) **Establishment.** The F-PRD zone is hereby established and applies to all lands that are rezoned to F-PRD on the Zoning Map. A Zoning Map Amendment as described in Section 29.1507(2) may be approved provided the City Council makes the following findings:

(a) The designation is consistent with the Land Use Policy Plan;

(b) The development complies with all requirement of Article 29.1203 as stated herein;

(c) The existing infrastructure system to be utilized by the land proposed to be zoned F-PRD has the capacity to support the development contemplated;

(d) The designation and contemplated development of the land proposed to be zoned F-PRD has been selected by the property owner as an alternative to the F-VR or the F-S zoning designation.

Applicable Subdivision Law

The laws applicable to this Preliminary Plat Subdivision include, but are not limited to, the following: (verbatim language is shown in *italics*, other references are paraphrased):

Code of Iowa Chapter 354, Section 8, requires that the governing body shall determine whether the subdivision conforms to its Land Use Policy Plan.

Ames Municipal Code Chapter 23, Subdivisions, Division I, outlines the general provisions for subdivisions within the City limits and within two miles of the City limits of Ames.

Ames Municipal Code Section 23.302(5):

(5) *City Council Review of Preliminary Plat: All proposed subdivision plats shall be submitted to the City Council for review and approval in accordance with these Regulations. The City Council shall examine the Preliminary Plat, any comments, recommendations or reports examined or made by the Planning and Zoning Commission, and such other information as it deems necessary and reasonable to consider.*

Ames Municipal Code Section 23.302(6):

(6) *City Council Action on Preliminary Plat:*

- a. *Based upon such examination, the City Council shall determine whether the Preliminary Plat conforms to relevant and applicable design and improvement standards in these Regulations, to other City ordinances and standards, to the City's Land Use Policy Plan and to the City's other duly adopted plans. In particular, the City Council shall determine whether the subdivision conforms to minimum levels of service standards set forth in the Land Use Policy Plan for public infrastructure and shall give due consideration to the possible burden of the proposed subdivision on public improvements in determining whether to require the installation of additional public improvements as a condition for approval.*
- b. *Following such examination and within 30 days of the referral of the Preliminary Plat and report of recommendations to the City Council by the Planning and Zoning Commission, the City Council shall approve, approve subject to conditions, or disapprove the Preliminary Plat. The City Council shall set forth its reasons for disapproving any Preliminary Plat or for conditioning its approval of any Preliminary Plat in its official records and shall provide a written copy of such reasons to the developer.*

Ames Municipal Code Chapter 23, Subdivisions, Division IV, establishes requirements for public improvements and contains design standards for subdivision design.

Ames Municipal Code Sec. 23.103. WAIVER/MODIFICATION

1. *Where, in the case of a particular subdivision, it can be shown that strict compliance with the requirements of the Regulations would result in extraordinary hardship to the Applicant or would prove inconsistent with the*

purpose of the Regulations because of unusual topography or other conditions, the City Council may modify or waive the requirements of the Regulations so that substantial justice may be done and the public interest secured provided, however, that such modification or waiver shall not have the effect of nullifying the intent and purpose of the Regulations. In no case shall any modification or waiver be more than necessary to eliminate the hardship or conform to the purpose of the Regulations. In so granting a modification or waiver, the City Council may impose such additional conditions as are necessary to secure substantially the objectives of the requirements so modified or waived.

Ames Municipal Code Sec. 23.403.14 (Sidewalk Deferral)

(c) A deferment for the installation of sidewalks may be granted by the City Council when topographic conditions exist that make the sidewalk installation difficult or when the installation of the sidewalk is premature. Where the installation of a sidewalk is deferred by the City Council, an agreement will be executed between the property owner/developer and the City of Ames that will ensure the future installation of the sidewalk. The deferment agreement will be accompanied by a cash escrow, letter of credit, or other form of acceptable financial security to cover the cost of the installation of the sidewalk.

Attachment E

Findings Regarding Planned Residential District Development Principles.

The Plan modifications are reviewed below with respect to the following development principles in Ames Municipal Code Section 1203(2). (For an existing PRD, “underlying zoning” referred to in the criteria statements is not applicable.)

1. ***Provide for innovative and imaginative approaches to residential development that would not occur as a result of the underlying zoning regulations.***

The layout of the proposed attached dwelling house development with a private street network allows the site layout to be similar to that of a single-family or single-family attached subdivision. The attached dwelling house is a new housing type that would be allowed only in a PRD.

2. ***Result in a more efficient, aesthetic, desirable and economic use of land and other resources while maintaining density of use, as provided for in the Land Use Policy Plan and the underlying zoning.***

The development layout is efficient and maintains an approximate density of 7.8 units per net acres which is anticipated in the Village Suburban Residential Land Use designation as well as within the medium density base zone density requirements. The proposed layout allows for a large amount of open space and common area for the development while maintaining the existing natural topography.

3. ***Promote innovative housing development that emphasizes efficient and affordable home ownership and occupancy.***

All units provided for in this development will be attached units. Some of the attached units will be considered a dwelling house. A dwelling house is a residential unit in which five bedrooms are allowed. The proposed development will be entirely rental and rented by the bedroom. All the buildings will be attached units, but the number of bedrooms in each unit will vary between one and five bedrooms across the entire development.

4. ***Provide for flexibility in the design, height, and placement of buildings that are compatible with and integrate with existing, developed neighborhoods and the natural environment.***

The residential units will be designed in a manner that resembles single family homes. There will be varied colors, styles, and details. Example elevations have been included as Attachment J.

5. ***Promote aesthetic building architecture, significant availability of open space, well designed and landscaped off-street parking facilities that meet or exceed the underlying zone development standards, more recreation***

facilities than would result from conventional development, and pedestrian and vehicular linkages within and adjacent to the property.

As mentioned previously, this is a residential attached development. The developer is providing the required open space for the development through the use of the large open space and provided amenities, such as a pool, fire pit, gazebo and other features.

All of the parking will be provided as on-street parking along the private streets. The developer is also proposing pedestrian connections throughout the site and to Lincoln Way.

- 6. Provide for the preservation of identified natural, geologic, historic and cultural resources, drainage ways, floodplains, water bodies, and other unique site features through the careful placement of buildings and site improvements.***

The development is working with the existing topography and expanding the water features. This will help alleviate flood issues in the neighborhood to the east and provide a site amenity. To do this much of the existing site will be altered.

- 7. Provide for a development design that can be more efficiently served by existing and proposed infrastructure, including: street, water, sewer, and storm water infrastructure, than would be otherwise required as a result of conventional development.***

All utilities will be able to be extended in order to serve the site. No changes to the street system are proposed. Sanitary sewer and water are available through connection to the east and north, respectively. Electric Services will be supplied by Alliant Energy. The design includes private streets that creates efficiency with less area devoted to rights-of-way and requires private maintenance compared to public streets.

Attachment F

Planned Residential Development (PRD) Supplemental Development Standards.

Property that is zoned F-PRD shall be developed in accordance with the Zone Development Standards listed in Table 29.1203(5). Each of those standards is addressed below. Refer to Table 29.1203(5) for the detailed standards.

1. ***Area Requirement. A minimum of two (2) acres shall be required for all areas developed as F-PRD.***

The subject site includes 33.57 acres.

2. ***Density. Densities shall comply with the densities provided for in the Land Use Policy Plan and the underlying base zone regulations. In the case of more than one base zone designation, each area of the PRD project shall comply with the density limitation that is established for the base zone of that area. Density transfer from one area of a PRD project to another area of the same project with a lower base zone density is not permitted.***

The proposed density of the development is 7.8 units per net acre. This density is consistent with the FS-RM base zone which allows for a density range of 7.26 to 22.31 units per acre.

3. ***Height Limitations. Structures proposed to be developed in areas zoned PRD shall be compatible with the predominant height of the structures in adjacent neighborhoods.***

In this PRD, none of the residential structures or clubhouse will exceed two stories. This is consistent with the existing residential development to the east and is in compliance with what is allowed in an FS-RM district.

4. ***Minimum Yard and Setback Requirements.***

This development is exceeding the bulk standards for minimum building setbacks and yards as set by the RM base zone supplemental development standards. There are three large lots for use of development. Each lot has several residential structures on it. The residential structures will not have a required side yard setback between them, since there are no lot lines between them. However, none of the buildings will be closer than ten feet. Perimeter setbacks comply with RM 25-foot rear yard setback requirements. Front yard setbacks along public streets also are a minimum of 25 feet.

5. ***Parking Requirements.***

The parking for the development will be provided along the private streets throughout the development. The Code requirement for parking varies from 2 stalls per unit to one stall per bedroom for a dwelling house. The parking requirement is based on the unit type. The provided parking exceeds what is

required. No additional parking is required of the clubhouse as it is accessory to the residents of the development.

6. *Open Space Design Requirements.*

The open space proposed includes common open space areas. Open Space is currently defined as “useable open space designed and intended for the use of all residents.” Common Open Space includes areas planned for active or passive recreation as well as areas of recreational activities such as swimming pools, tennis courts, shuffleboard courts, etc., but not including areas within required setbacks. A system of interconnected sidewalks exists throughout the development. As well as an amenity area that consists of a fitness center, pool, grilling stations, basketball, and volleyball courts.

7. *Open Space Area Requirement.*

A minimum landscaped open space requirement of 40% is required for the PRD zone. The overall project is noted to provide 56% open space. The common open space proposed will be maintained by the developer. This meets the requirements of the F-PRD zone.

8. *Open Space Improvements and Amenities.*

The Plan includes areas for both active recreation and passive open space.

9. *Maintenance of Open Space and Site Amenities.*

All open spaces will be maintained by the developer.

Attachment G

Major Site Development Plan Criteria.

1. ***The design of the proposed development shall make adequate provisions for surface and subsurface drainage to limit the rate of increased runoff of surface water to adjacent and downstream property.***

The Public Works Department is currently reviewing the storm water management plan. City staff is continuing to work with the developer to finalize the plan and has included conditions identifying needs changes and that additional agency approvals are required.

2. ***The design of the proposed development shall make adequate provision for connection to water, sanitary sewer, electrical, and other utility lines within the capacity limits of those utility lines.***

The existing utilities were reviewed and found adequate to support the anticipated load of the proposed development. Sanitary Sewer is the only known constrained service for the area. There are downstream limitations for future flows. However, modeling indicates this site can be served at the proposed density when accounting for future single family development to the south.

3. ***The design of the proposed development shall make adequate provision for fire protection through building placement, acceptable location of flammable materials, and other measures to ensure fire safety.***

The fire inspector has reviewed access and fire truck circulation and found that the needs of the fire department are met. The main access into the site is a public street, Lawrence Avenue. The private street network has been review and found to meet the needs of the fire department and fire truck circulation. Phasing of construction will require coordination with the Fire Department to meet fire protection requirements.

4. ***The design of the proposed development shall not increase the danger of erosion, flooding, landslide, or other endangerment to adjoining and surrounding property.***

It is not anticipated that this proposed development will be a danger due to its location on the site. The water features have been enlarged to help reduce potential future flooding within this site and the subdivision to the east.

5. ***Natural topographic and landscape features of the site shall be incorporated into the development design.***

The development includes storm water treatment facilities in the center of the site that was an existing low area and man-made pond. The developer proposed to maintain existing vegetation along the perimeter of the site.

- 6. *The design of the interior vehicle and pedestrian circulation shall provide for convenient flow of vehicles and movement of pedestrians and shall prevent hazards to adjacent streets or property.***

The proposed development will provide vehicular access off Lincoln Way and S 500th Avenue. The improvements to Lawrence include turn lanes. The on-site sidewalks will connect the site together. The eight-foot shared use path along Lincoln Way will extend to the east and tie in with the existing shared use path network.

- 7. *The design of outdoor parking areas, storage yards, trash and dumpster areas, and other exterior features shall be adequately landscaped or screened to minimize potential nuisance and impairment to the use of adjoining property.***

The general development standards of the zoning ordinance have been met. Dumpsters will be located within an enclosure. If those enclosures are visible to surrounding property owners additional landscaping has been proposed around the enclosures. Parking will be provided as on street parking throughout the private street network.

- 8. *The proposed development shall limit entrances and exits upon adjacent streets in order to prevent congestion on adjacent and surrounding streets and in order to provide for safe and orderly vehicle movement.***

Norris Street will be extended into the development from the east. However, none of the proposed residential structures front on Norris Street. There is no on street parking proposed on Norris Street. Lawrence Avenue will serve as the collector street within the development and carry traffic to Lincoln Way.

- 9. *Exterior lighting shall relate to the scale and location of the development in order to maintain adequate security, while preventing a nuisance or hardship to adjacent property or streets.***

A street lighting plan was provided to the developer by Alliant Energy. Street lighting along the perimeter of the site is not required, with the exception of at intersections with streets.

- 10. *The proposed development shall ensure that dust and other forms of air pollution, noise disturbances, odor, glare, and other nuisances will be limited to acceptable levels as prescribed in other applicable State and City regulations.***

The proposed residential use is not expected to generate any nuisances.

- 11. *Site coverage, building scale, setbacks, and open spaces shall be in proportion with the development property and with existing and planned development and structures, in adjacent and surrounding property.***

The layout of individual residential structures is proposed to meet the development standards of the PRD zone site coverage and open space requirements for the development. The individual residential structures will comply with the RM base zone supplemental developmental standards for height and perimeter setbacks. Th

The proposed housing type and layout of the development is compatible with the character and scale of the surrounding single family home developments. The design of each home include architectural details and design features that create visual interest and enhance the residential appearance of the buildings. The design does have a somewhat denser pattern of housing due to smaller building to building setbacks and narrower than normal assumed lot line spacing. The developer has oriented some units perpendicular to the street to break up the monotony of repeated homes.

A new housing type is proposed for this development, attached dwelling house. This allows for a five bedroom residential unit to be attached to another residential unit. A separate request for a text amendment, if approved, would allow for the housing type only within a PRD. Common and private open areas meet the quantitative standards of the code.

Attachment H Applicant's Statement



TRINITAS
201 Main Street, Suite 1000
Lafayette, IN 47901
phone: (765) 464-2800
fax: (765) 464-2804

RECEIVED

APR 07 2017

CITY OF AMES, IOWA
DEPT. OF PLANNING & HOUSING

MEMORANDUM

Re: Trinitas Response to the F-PRD Application Packet

3/22/17

To the City of Ames Department of Planning and Housing:

Trinitas Development LLC (applicant) would like to formally submit for the applicable Rezoning, Text Amendment to the Zoning Ordinance, and Preliminary Plat Approval of a Major Subdivision. In regards to the Planned Residence (F-PRD) Development Application Packet, please find the below responses and attached materials per application requirements.

- **Property Address/General Location:**

“Parcel 1:

Lots 1 through 39 and A Street and B Street and the West 33.00 feet of said Northwest Quarter lying adjacent to the West line of said Lots 1-8, all in Seymour Heights Subdivision in the Northwest Quarter; all in Section 7, Township 83 North, Range 24 West of the 5th P.M., Story County, Iowa.

Parcel 2:

The West Half of the Northwest Quarter of Section 7, Township 83 North, Range 24 West of the 5th P.M., Story County, Iowa,

Except the South 40 Acres thereof, and

Except Seymour Heights Subdivision therein, and

Except a tract of land described as follows: Beginning at the Northwest Corner of said Section 7; thence running East, 783 feet along the north line thereof; thence South, 747 feet; thence West, parallel with the North line of said Section 7, 791.65 feet to the West line of said Section 7; thence North, 747.05 feet along said West line to the point of beginning, and

Except a parcel described as follows: Commencing at the Northwest Corner of said Section 7; thence East, 1247 feet along the North line thereof; thence South 80 feet to the point of beginning; thence East 250 feet; thence S1*25W, 348.5 feet; thence West 250 feet; thence N1*25E, 348.5 feet to the point of beginning, and

Except all roadways and easements of record previously granted to the State of Iowa, Story County, Iowa, or others.”

- **Property Owners:**
Parcel 1- John Crane, 632 N 500th Ave. Ames, IA 50014.
Parcel 2- Dr. George Belitsos, Dr. Peter Wolfe, 5508 Lincoln Way Ames, IA 50014
- **The Name of the Proposed Subdivision and/or proposed development:**
Trinitas Development LLC has initially been referring this project as ‘The Collegiate Ames’, but will likely be officially branded at a later date.
- **The name, address, and other pertinent information about the property owner, the applicant, or other preparer of the proposal for a Planned Residence Development:**
Applicant and Current Owner’s info provided elsewhere, please also find Civil Engineer information:
Fox Engineering, Scott Renaud, 414 S 17th St. Suite 107, Ames IA 50010
- **North Arrow and the preparation or submission date:**
Please see/reference date on Major Site Development Plan submission with this application.
- **The general location, areas, and dimensions of any lots to be platted by the proposed subdivision:**
Please see/reference the Major Site Development Plan submission with this application as well as the Preliminary Plat Application submittal.
- **The general location of any existing or proposed infrastructure including water mains, sanitary sewer mains, storm sewer mains, and facilities and other infrastructure:**
Please see/reference the Major Site Development Plan submission with this application as well as the Preliminary Plat Application submittal.
- **The location, width and character of all existing and proposed utility easements on or abutting the area of land proposed to be subdivided:**
Please see/reference the Major Site Development Plan submission with this application as well as the Preliminary Plat Application submittal.
- **An indication of the land use of each lot in sufficient detail to determine compliance with the requirements of the Zoning Ordinance and other requirements of the City:**
All three lots will be zoned under this F-PRD application. Please see/reference the Major Site Development Plan submission with this application as well as the Preliminary Plat Application submittal.
- **The Pattern of Surface water drainage on the tract; and, the development potential of abutting property:**
Please see/reference the Major Site Development Plan submission with this application as well as the Preliminary Plat Application submittal. Specifically, the Campus Fortress

property's drainage will be improved by this development, and future developments to the South of this site will also have paved access along with the required setbacks and natural buffers.

- ***Provide for innovative and imaginative approaches to residential development that would not occur as a result of the underlying zoning regulations. Explain how the proposal meets this Development Principle:***

This proposed F-PRD would allow for the development of a village or 'cottage' style development that is not currently in Ames. The development will be pedestrian and bicycle oriented and friendly, it will offer outdoor and indoor amenities, and it will aesthetically form a cohesive sense of place and community while meshing with surrounding neighborhoods. The use of the proposed product or building type and offering of indoor amenities and clubhouse space would not be possible in underlying zoning regulations.

- ***Result in a more efficient, aesthetic, desirable and economic use of land and other resources while maintaining density of use, as provided for in the Land Use Policy Plan and the underlying zoning. Explain how the proposal meets this Development Principle:***

The proposed development of this currently unused land will have a density level is consistent with the Land Use Policy Plan as noted previously. The land is within the "Southwest 1 Allowable Growth Area" as well as having a "Village/Suburban Residential" designation upon annexation.

- ***Promote innovative housing development that emphasizes efficient and affordable home ownership and occupancy. Explain how the proposal meets this Development Principle:***

The proposed development will be innovative rental housing occupancy option that does not yet exist in Ames. The development of this project will likely provide a more efficient housing solution than more traditional single family home neighborhoods that are currently being used as 'rentals'; thus providing an opportunity for these existing neighborhoods to return to their originally intended Owner Occupied orientation.

- ***Provide for flexibility in the design, height, and placement of buildings that are compatible with and integrate with existing, developed neighborhoods and the natural environment. Explain how the proposal meets this Development Principle:***

The proposed building heights, sizes, and spacing allow for seamless integration with neighboring subdivisions. Also, the proposed development will retain and expand existing aspects of the topography and water features to improve the area's storm drainage.

- ***Promote aesthetic building architecture, significant availability of open space, well designed and landscaped off-street parking facilities that meet or exceed the underlying zone development standards, more recreation facilities than would result from***

conventional development, and pedestrian and vehicular linkages within and adjacent to the property. Explain how the proposal meets this Development Principle.

The proposed buildings within the development will utilize durable and quality exterior materials such as 'hardie' board panels and planks. The building color scheme will also create a sense of place within the development. With the use and expansion of existing water features, the extension of an 8' wide shared use path to the development, and the construction of an indoor/outdoor amenity building this proposed development exceeds underlying standards. Landscape features are also to be prominent throughout the development.

- *Provide for the preservation of identified natural, geologic, historic and cultural resources, drainage ways, floodplains, water bodies, and other unique site features through the careful placement of buildings and site improvements. Explain how the proposal meets this Development Principle.*

Again, the proposed development will utilize existing topography and expand water features to their benefit along with proper improvement as to reduce or eliminate current neighboring flood issues.

- *Provide for a development design that can be more efficiently served by existing and proposed infrastructure, including: street, water, sewer, and storm water infrastructure, than would be otherwise required as a result of conventional development. Explain how the proposal meets this Development Principle.*

The proposed development will mainly be served via existing utilities off of Lincoln Way and sewer systems located in the east neighboring development. All systems have been noted to have capacity to serve this development and extensions beyond this proposed development site will be made for future developments.

-
- *Planned Residence District (F-PRD) Floating Zone Permitted Uses. The uses permitted in the F-PRD zoning district is set out in Table 29.1203(4) of the Zoning Ordinance, and include as principal uses: single family house, two family house, apartment building and townhouse. List the types of principal uses that will be included in this PRD project, the number of each type of structure, and the number of dwelling units in each structure.*

1. Attached Dwelling House (See Text Amendment Application)
2. Resident Recreational Facility (Permitted Accessory Use per Table 29.1203)
3. Potential for Single Family House

-
- *Density. Densities shall comply with the densities provided for in the Land Use Policy Plan and the underlying base zone regulations. In the case of more than one base zone designation, each area of the PRD project shall comply with the density limitation that is established for the base zone of that area. Density transfer from one area of a PRD project to another area of the same project with a lower base zone density is not*

permitted. What is the residential density (dwelling units per acre) for each base zone designation in this PRD project?

The density of this project is approximately 7.8 units per acre. This density level dictates that the 'underlying base zone' would be RM as this range is 7.26 units per acre to 22.31 units per acre. Note that our density level is at the lower end of the RM zone.

- ***Height Limitations. Structures proposed to be developed in areas zoned PRD shall be compatible with the predominant height of the structures in adjacent neighborhoods. Explain how this PRD project meets this supplemental standard.***

The proposed project is not only compatible with the adjacent neighborhoods, but also with the 'underlying base zone' (RM) which has a limit of 4 stories. The proposed project has Attached Dwelling Units and other uses (clubhouse) that do NOT exceed 2 stories.

- ***Minimum Yard and Setback Requirements. There are no specified yard and setback requirements in areas zoned PRD, except that structures constructed adjacent to public right-of-way and adjacent to the exterior boundary of an area zoned PRD shall comply with setback standards of the underlying base zoning regulations, unless there are physical features on the site that would justify a different setback than provided for in the base zone. Explain how this PUD meets this supplemental standard. Also clearly show on the Major Site Development Plan all actual setbacks to the public right-of-way, to private streets and drives, to the exterior boundary of the area zoned PRD, to internal lot lines and distances between structures.***

This PUD/F-PRD not only meets the supplemental standard for the 'underlying base zone regulation, it exceeds it.

- The setback from Lincoln Way is approximately 25',
- the setback from the eastern subdivision development is approximately 50',
- the setback from the southern undeveloped property is approximately 30'
- and the setback from the western boarder (500th ave.) is approximately 25'.

Spacing between structures is at least 10' as driven by fire code.

- ***Open Space Design Requirements. Open Space shall be designed as a significant and integrated feature of the entire area to be developed as a PRD project. Features may include: Larger recreation areas for all residents of the PRD; Miniparks for selected residents; Pedestrian open space systems; and Environmental features, drainage ways, flood prone areas, and other areas of geologic, cultural and historic significance. Describe the open space features that are proposed as a part of this PRD project and explain how this supplemental standard is being met.***

The major site plan shows how the site is utilizing existing water features as well as creating another water/pond feature by way of improving the local storm water and drainage systems. The clubhouse area of the site will be a major recreation area for our residents- it will include a fitness center, study and conference room space, a swimming pool, and grilling stations. Sidewalks and other pathways will be plentiful throughout the

site and will also be connect to a shared use path along Lincoln Way. A gazebo and other outdoor recreation spaces such as a volleyball court are also being considered.

- ***Open Space Area Requirement. The area devoted to open space in a PRD project shall meet the landscape and open space requirements as set forth in the base zone standards. These standards are: Residential Low Density – 40% open space; Residential Medium Density – 40% open space; and Residential High Density – 35% open space. What is the actual percentage of open space for each base zone in the PRD project?***

As RM density dictates, the proposed project will achieve greater than or equal to 40%. Please see Major Site Plan for specific calculation.

- ***Open Space Improvements and Amenities. Open Space and amenity features shall include such features as: Pathway systems; Clubhouses and meeting room facilities; Playground facilities; Swimming pool improvements; Tennis courts; volleyball improvements; Picnic shelters; and Other similar improvements. Describe the open space improvements and amenities that will be provided for this PRD project, and locate all these improvements and amenities on the Major Site Development Plan.***

The clubhouse area of the site will be a major recreation area for our residents- it will include a fitness center complete with cardio and weight equipment, study and conference room space, a technology station, a swimming pool, and grilling stations. Sidewalks and other pathways will be plentiful throughout the site and will also be connect to a shared use path along Lincoln Way. A gazebo and other outdoor recreation spaces such as a volleyball court are also being considered. Also see Major Site Plan.

- ***Maintenance of Open Space and Site Amenities. Open space and site amenities for areas developed as a PRD project shall be in the ownership maintenance responsibilities of a Homeowner's Association. Attach a copy of the proposed Homeowner's Association Declaration of Covenants and Restrictions with this application for approval of a PRD project.***

This proposed project is intended to be managed and owned by affiliated entities that rely on these Open Space and site amenities to sell leases. It is believed this requirement is meant for developments that sell off individual lots, with common area and site amenities needing an Association to define improvement/maintenance protocols. If required, Trinitas can provide a statement or show maintenance procedures that detail how Site Amenities are to be maintained and kept in service.

-
- ***The designation is consistent with the Land Use Policy Plan (LUPP). Explain how the proposal meets this requirement for rezoning.***

The Purpose of the F-PRD as stated in the Sec. 29.1200 FLOATING ZONES: (1) Purpose. The "floating" zone concept provides flexibility in determining the style and layout of residential development in newly-annexed areas of the city that the Land Use Policy Plan designates as Village/Suburban Residential or that the Ames Urban Fringe Plan designates as Urban Residential.

Also, per Planning and Housing staff's most recent Council Action form dated 03-07-17 (item 28a&b): "Lands within the Urban Residential designation [which this project is] are intended for future annexation into the City with development of **urban densities and design standards**. Lands designated as Highway Oriented Commercial may be annexed into the City if it is within an Urban Service Area designation. If approved for annexation, the LUPP designation would be "Village/Suburban Residential", **allowing for a broad range of residential development types.**"

- *The development complies with the requirements of Section 29.1203, "F-PRD" Planned Residence District. Explain how the proposal meets this requirement for rezoning.*

The Purpose of the F-PRD as stated in the Sec. 29.1203: The F-PRD is intended to provide for development of a **variety of innovative housing types**, including: **attached and detached dwellings**, zero lot line detached housing, clustered housing development, residential condominiums and innovative multiple family housing projects. In all instances, **development that occurs in areas zoned F-PRD shall include integrated design, open space, site amenities and landscaping that exceeds the requirements that exist in underlying base zone development standards.**

This proposed project meets the purpose of the F-PRD very well in that:

1. It provides a housing type/product that is not yet in Ames.
2. Its integrated design includes Open Space, Site Amenities, and Landscaping that exceeds the underlying requirements.

- *The existing infrastructure system to be utilized by the land proposed to be zoned F-PRD has the capacity to support the development contemplated. Explain how the proposal meets this requirement for rezoning.*

A utility Will Serve letter has been received for Gas and Electric, both of which are utilities with close proximity to the site. Water, Sewer, and Storm have been coordinated with the Public Works Department and also in close proximity to the site. These utilities are also being 'improved or extended' as part of the Trinitas pre-annexation agreement. Telecommunications are also abutting the site.

- *The designation and contemplated development of the land proposed to be zoned F-PRD has been selected by the property owner as an alternative to the F-VR or F-S zoning designation. Explain how the proposal meets this requirement for rezoning.*

Yes. This is the case. F-PRD has been discussed as a valid and appropriate approach for this potential project with the Department of Planning and Housing for over 6 months.

Attachment J



RECEIVED

APR 07 2017

CITY OF AMES, IOWA
DEPT. OF PLANNING & HOUSING



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APR 07 2017

CITY OF AMES, IOWA
DEPT. OF PLANNING & HOUSING



RECEIVED

APR 07 2017

CITY OF AMES, IOWA
DEPT. OF PLANNING & HOUSING



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

ORDINANCE NO. _____

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

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

Section 1: The Official Zoning Map of the City of Ames, Iowa, as provided for in Section 29.301 of the *Municipal Code* of the City of Ames, Iowa, is amended by changing the boundaries of the districts established and shown on said Map in the manner authorized by Section 29.1507 of the *Municipal Code* of the City of Ames, Iowa, as follows: That the real estate, generally located at 398 South 500 Avenue (Collegiate Ames Subdivision), is rezoned from Agricultural (A) to Planned Residence District (F-PRD).

Real Estate Description:

Parcel 1: Lots 1 through 39 and A Street and B Street and the West 33.00 feet of said Northwest Quarter lying adjacent to the West line of said Lots 1-8, all in Seymour Heights Subdivision in the Northwest Quarter; all in Section 7, Township 83 North, Range 24 West of the 5th P.M., Story County, Iowa.

Parcel 2:

The West Half of the Northwest Quarter of Section 7, Township 83 North, Range 24 West of the 5th P.M., Story County, Iowa.

Except the South 40 Acres thereof, and

Except Seymour Heights Subdivision therein, and

Except a tract of land described as follows: Beginning at the Northwest Corner of the said Section 7; thence running East, 783 feet along the north line thereof; thence South, 747 feet; thence West, parallel with the North line of said Section 7, 791.65 feet to the West line of said Section 7; thence North, 747.05 feet along said West line to the point of beginning, and

Except a tract of land describe as follows: Commencing at the Northwest former of said Section 7; thence running East, 1247 feet along the North line of thereof; thence South 80 feet to the point of beginning, thence East 250 feet; thence S1°25W, 348.5 feet; thence West 250 feet; thence N1°25E, 348.5 feet to the point of beginning, and

Except all roadways and easements of record previously granted to the State of Iowa, Story County, Iowa, or others.

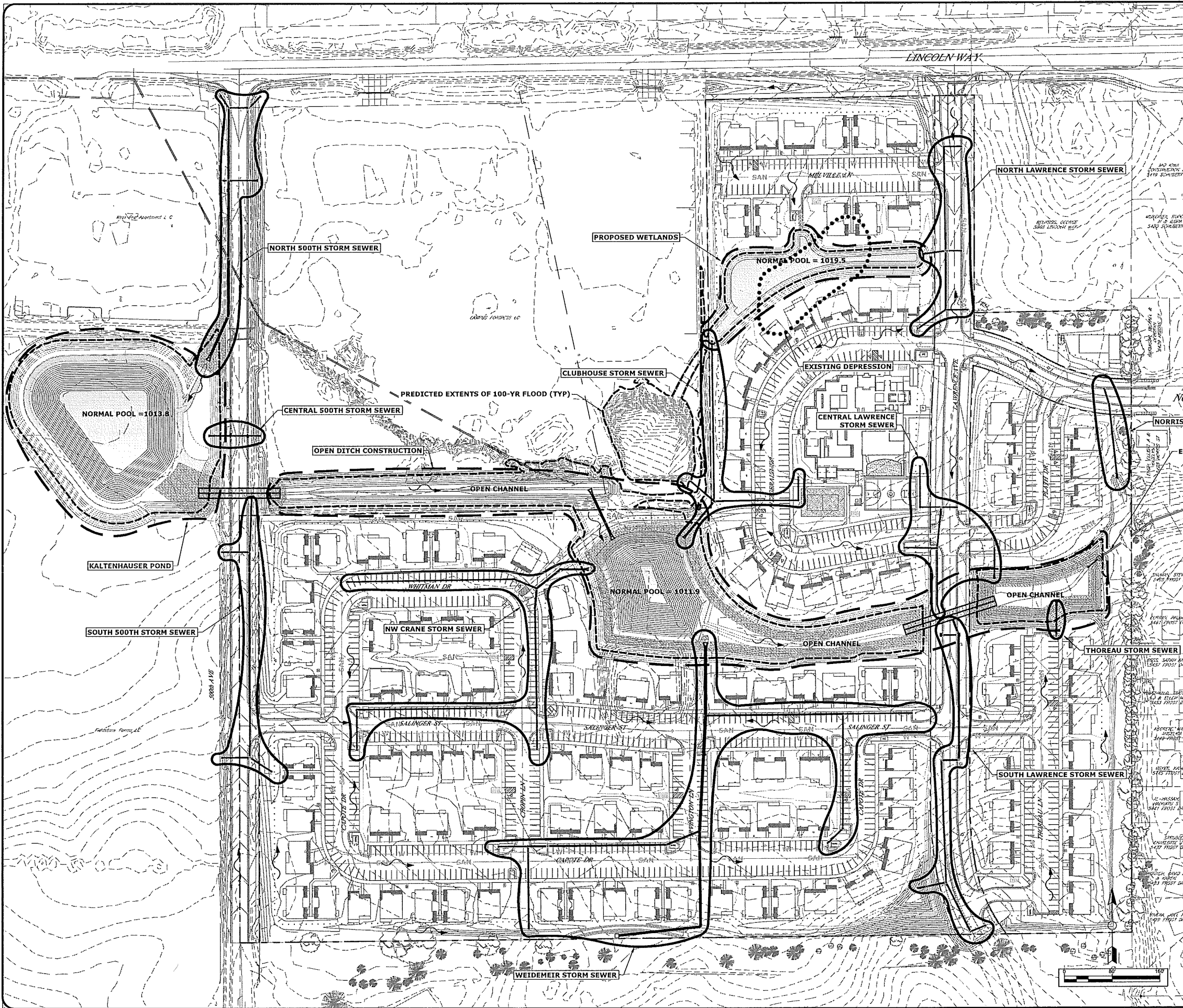
Section 2: All other ordinances and parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

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

ADOPTED THIS _____ day of _____, _____.

Diane R. Voss, City Clerk

Ann H. Campbell, Mayor



PROPOSED STAGE AND SEQUENCE PLAN FOR GRADING, DRAINAGE, CULVERTS AND STORM SEWER

THESE DIRECTIONS ARE INTENDED TO BE A GUIDE FOR THE CONSTRUCTION. ANY DEVIATION OF THESE DIRECTIONS NEEDS TO BE INCLUDED IN THE REPORTING OF THE STORMWATER POLLUTION PREVENTION PLAN.

1. CONSTRUCT A TEMPORARY OPEN CHANNEL ALONG THE ALIGNMENT OF THE PROPOSED CHANNEL. THE CHANNEL MUST BE FUNCTIONAL TO CONVEY TILE DRAINAGE DURING CONSTRUCTION.
2. REMOVE THE DRAINAGE DISTRICT TILE TO THE LIMITS SHOWN ON THE PLAN WITHIN THE COLLEGIATE DEVELOPMENT. THE REMAINING TILE MUST REMAIN FUNCTIONAL AND OPEN DURING CONSTRUCTION. WHERE OUTSIDE THE LIMITS OF THE OPEN CHANNEL, THE BACKFILL SHALL BE PLACED AS BUILDING FILL IN ACCORDANCE WITH THE SOIL REPORT. WHERE INSIDE THE LIMITS OF THE OPEN CHANNEL OR POND, COMPACTED BACKFILL IS NOT REQUIRED. CONSTRUCT THE OUTLET FOR THE DRAINAGE DISTRICT TILE ON THE CAMPUS FORTRESS PROPERTY.
3. CONSTRUCT THE OUTFLOW CONTROL STRUCTURE ON THE DRAINAGE DISTRICT TILE USED AS AN OUTLET FROM THE DEVELOPMENT.
4. GRADE AND STABILIZE THE EARTH BERM OUTLET AS PER THE PLANS.
5. EXCAVATE THE CHANNEL TO PLAN GRADES IN THE PROCESS OF GRADING OPERATIONS.
6. DRAIN THE EXISTING DEPRESSION IN THE NORTH PART OF THE SITE TO ALLOW FOR GRADING OPERATIONS.
7. EXCAVATE THE PROPOSED WETLAND IN THE NORTH PART OF THE SITE.
8. CONSTRUCT THE REMAINING OPEN CHANNEL ALONG THE SOUTH SIDE OF CAMPUS FORTRESS. INSTALL THE LOW FLOW CULVERT BETWEEN CAMPUS FORTRESS AND THE COLLEGIATE.

9. GRADING OPERATIONS WILL PROCEED FROM THE NORTH PART OF THE SITE COUNTER CLOCKWISE TO 500TH AVENUE.
10. STORM SEWER WILL BE INSTALLED AFTER WATER AND SEWER CONSTRUCTION IS COMPLETED.
11. STORM SEWER WILL BE INSTALLED IN THE FOLLOWING ORDER (ASSUMING THE GRADING OPERATIONS ARE COMPLETED):
 - a. NORTH LAWRENCE STORM SEWER
 - b. NORRIS STORM SEWER
 - c. CLUBHOUSE STORM SEWER (INCLUDING OUTLET CONTROL FOR THE CAMPUS FORTRESS POND AND THE PROPOSED WETLAND).
 - d. CENTRAL LAWRENCE STORM SEWER
 - e. THOREAU STORM SEWER
 - f. SOUTH LAWRENCE STORM SEWER
 - g. WEIDEMEIER STORM SEWER - NOTE PORTIONS OF THIS SYSTEM MAY NEED TO BE INSTALLED EARLIER IF GRADING OPERATIONS DICTATE STORM SEWER CONSTRUCTION FOR OFFSITE DRAINAGE.
 - h. NW CRANE STORM SEWER
 - i. SOUTH 500TH AVENUE STORM SEWER
 - j. CENTRAL 500TH AVENUE STORM SEWER
 - k. NORTH 500TH AVENUE STORM SEWER
12. THE LAWRENCE TWIN 8 X 8 RCBS CAN BE CONSTRUCTED AT ANY TIME AFTER THE EXISTING DRAINAGE DISTRICT TILE IS REMOVED AND TEMPORARY CHANNEL INSTALLED TO HANDLE THE STORM WATER.
13. THE KALTENHAUSER POND IS USED AS THE BORROW AREA FOR GRADING OF THE SITE. THE DRAINAGE DISTRICT TILE SHALL BE LEFT IN PLACE UNTIL THE POND IS COMPLETED AND THE NORTH 500TH AVENUE STORM SEWER IS INSTALLED.
14. THE EXISTING 500TH STREET BRIDGE SHALL REMAIN IN PLACE UNTIL THE 500TH AVENUE TWIN 8 X 8 RCBS ARE INSTALLED. AT THAT POINT, THE BRIDGE CAN BE REMOVED.

DESIGNER FILE NAME: K:\P\05\0000\5430-16A\TDRIBS\WATER\DWG\05\5430-16A_SWS_Plan.dwg
 PLOT STYLE TABLE: FOXSYS\AIE.ctb
 LAYER MGR. NAME: CA.1

DATE	06/21/17	DESIGNED	SLR	06/17
BY	SLS	DRAWN	SRS	06/17
REVISION	NEW SHEET	CHECKED		LAST UPDATE: 06/21/17

FOX Engineering Associates, Inc.
 414 South 17th Street, Suite 107
 Ames, Iowa 50010
 Phone: (515) 235-0000
 FAX: (515) 235-0103

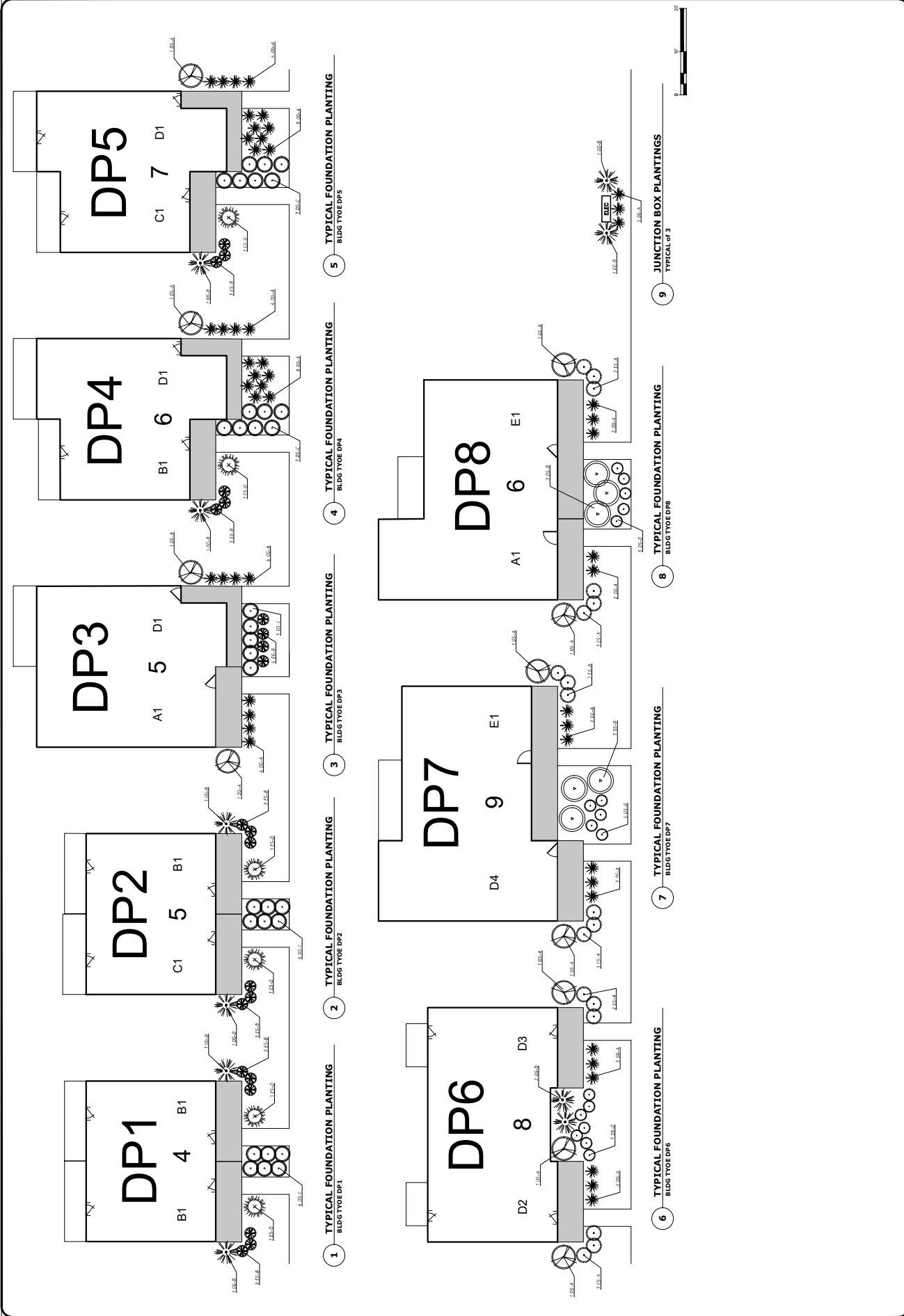
FOX engineering

STORM WATER SYSTEM PHASING PLAN
 THE COLLEGIATE AMES
 BY TRINTAS
 LINCOLN WAY & 500TH AVE
 AMES, IA

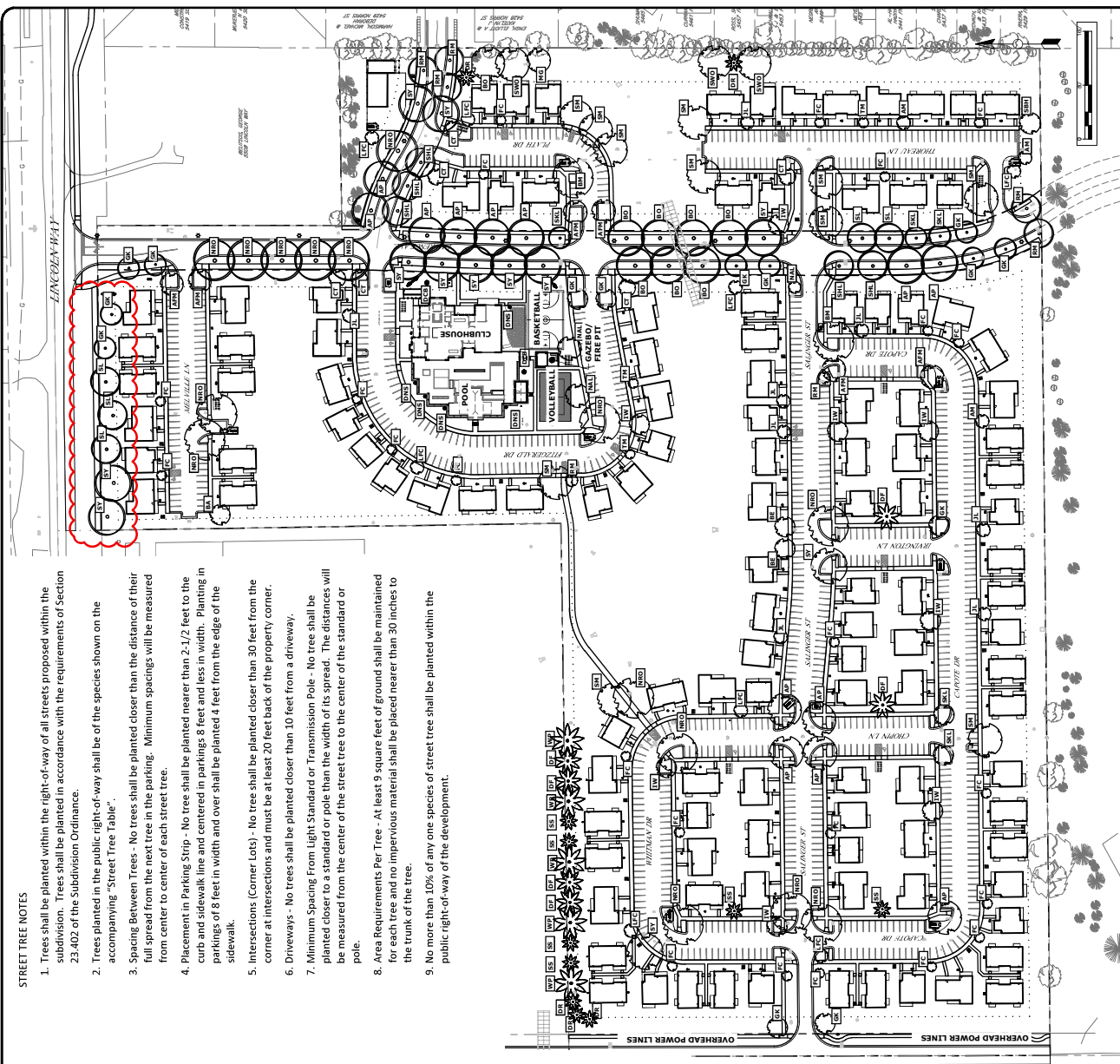
PROJECT NO.
5430-16A

SHEET
C4.1

REV	DESCRIPTION	DATE	REVISION
05/17	SMS		
05/17	SLR		
05/17	SMS		
05/17	CHKD		
05/17	LAST UPDATE: 05/04/17		



DATE	DESCRIPTION	BY	DATE
05/27/17	ADDED LINCOLN WAY STREET TREES	MS/STW	06/17
05/27/17	REVISED	MS/STW	06/17
05/27/17	CHECKED	MS/STW	06/17
05/27/17	LAST UPDATE	MS/STW	06/21/17



STREET TREE NOTES

1. Trees shall be planted within the right-of-way of all streets proposed within the subdivision. Trees shall be planted in accordance with the requirements of Section 23.40Z of the Subdivision Ordinance.
2. Trees planted in the public right-of-way shall be of the species shown on the accompanying "Street Tree Table".
3. Spacing Between Trees - No trees shall be planted closer than the distance of their full spread from the next tree in the parking. Minimum spacings will be measured from center to center of each street tree.
4. Placement in Parking Strip - No tree shall be planted nearer than 2-1/2 feet to the curb and sidewalk line and centered in parking 8 feet and less in width. Planting in parking of 8 feet in width and over shall be planted 4 feet from the edge of the sidewalk.
5. Intersections (Corner Lots) - No tree shall be planted closer than 30 feet from the corner at intersections and must be at least 20 feet back of the property corner.
6. Driveways - No trees shall be planted closer than 10 feet from a driveway.
7. Minimum Spacing From Light Standard or Transmission Pole - No tree shall be planted closer to a standard or pole than the width of its spread. The distances will be measured from the center of the street tree to the center of the standard or pole.
8. Area Requirements Per Tree - At least 9 square feet of ground shall be maintained for each tree and no impervious material shall be placed nearer than 30 inches to the trunk of the tree.
9. No more than 10% of any one species of street tree shall be planted within the public right-of-way of the development.

Site of Allotted Street and Landscaped Trees

Symbol	Number	Common Name	Site	Minimum Height	Minimum Width	Comments	Site Tolerance
18	1	Black Birch	11/2" Caliper	75	50	Does well in wet areas but not in full sun.	H
19	2	Black Maple	11/2" Caliper	75	50	Can tolerate full sun or shade. Good for shade.	H
20	3	Black Walnut	11/2" Caliper	75	50	Can tolerate full sun or shade. Good for shade.	H
21	4	Black Locust	11/2" Caliper	75	50	Can tolerate full sun or shade. Good for shade.	H
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67							

COUNCIL ACTION FORM

SUBJECT: ZONING ORDINANCE TEXT AMENDMENT DEFINE ATTACHED DWELLING HOUSES AND TO ALLOW FOR DWELLING HOUSES IN THE PLANNED RESIDENCE DISTRICT (F-PRD) ZONING DISTRICT

BACKGROUND:

The City Council voted on September 13, 2016 to initiate a request (See Attachment A) for a Zoning Text Amendment for the use type “dwelling house”, as an allowable use in the Planned Residence District (F-PRD) zone. The request is to allow for up to 5-bedroom rentals within single-family structures rather than in apartment buildings as part of a F-PRD. The proposed text amendment is a companion item for the larger development proposal that includes a requested rezoning to F-PRD, a Major Site Development Plan, and Preliminary Plat for the Trinitas “The Collegiate” development that is on the same agenda. The proposed text amendment would apply city-wide if it is approved, and not just as part of the Trinitas project.

A “dwelling house” is a single-family structure that is defined within the Zoning Ordinance as:

“any building in an “RM” and “RH” district consisting of no more than one dwelling unit designed for and occupied exclusively by a single family, or by not more than one more person than the number of bedrooms, up to five people, provided there is one parking space per bedroom for units with two bedrooms or more, or in University Impacted areas 1.25 parking spaces per bedroom in units with two or more bedrooms, and one bedroom units shall have 1.5 parking spaces per unit.”

The developer has a desire to provide a rental product within their proposed F-PRD that has attached dwelling units with up to five bedrooms rather than construct apartments. However, dwelling houses are not a listed allowed use within the F-PRD zoning district. The only way to allow for 4 and 5 bedroom homes to be built with the intent to allow for rental to unrelated individuals is if the use type, “dwelling house” is an allowed use in the F-PRD zoning district. Additionally, the applicant asks that the term dwelling house be expanded within PRD’s to apply to two-family structures (attached units) as well single-family structures.

The proposed new use “Attached Dwelling House” would be added to the list of definitions within the Zoning Ordinance. The proposed changes to parking clarify the differences in parking for single-family homes and homes intended to be used as dwelling houses. The proposed definitional changes for Dwelling House and for “Dwelling House, Attached” are as follows:

Sec. 29.201. DEFINITIONS.

(59) Dwelling, Apartment: See “Apartment Dwelling”.

(60) Dwelling House means any building in an “RM” or “RH” district consisting of no more than one dwelling unit designed for and occupied exclusively by a single family, or by not more than one more person than the number of bedrooms, up to five people, provided there is one parking space per bedroom for units with two bedrooms or more, or in University Impacted areas 1.25 parking spaces per bedroom in units with two or more bedrooms, and one bedroom units shall have 1.52 parking spaces per unit. F-PRD Site Development Plans may also permit development of Dwelling Houses as an allowed use.

(60.1) Dwelling House, Attached means any building in a “F-PRD” consisting of no more than two attached dwelling units designed for and occupied exclusively by a single family, or by not more than one more person than the number of bedrooms, up to five people, in each unit. Parking must be provided at a rate of 2 parking spaces per unit or one parking space per bedroom for units with two bedrooms or more.

Attached Dwelling House could be permitted within any zoning district in the City, but doing so this would cause considerable changes to the way two-family properties are licensed for rental within the City. Therefore, Staff is proposing that attached dwelling houses only be added to the F-PRD zoning district.

The F-PRD zoning allows various housing types, a wide range of densities, including low, medium, and high density as listed in Table 29.1203(4) and 29.1203(5). PRD developments must address the design principles of the zoning district as part of the design review. In addition to defining the use, a major component of the process is to decide where such uses may be established and with what types of buildings. PRD requires rezoning approval concurrent with a Major Site Development Plan to review and establish the development standards for each project. **By inserting the dwelling house use into the PRD, such a use is still subject to review on an individual basis for each PRD. Existing PRD’s will not be able to add such a use without proposing revisions to the Major Site Development Plans.**

The proposed text amendment would allow “Dwelling House” and “Attached Dwelling House as additional permitted principle uses within an F-PRD zone. The proposed change would add these two uses to the list of Permitted Principle Uses within Table 29.1203(4) Planned Residence District Floating Zone Uses as follows:

**Table 29.1203(4)
Planned Residence District (F-F-PRD) Floating Zone Uses**

Permitted Principle Uses	Permitted Accessory Uses
Single Family House Two-Family House Apartment Building Townhouse Group Living, if pre-existing <u>Attached Dwelling House</u> <u>Dwelling House</u>	Recreational facilities for the residents of the F-PRD Accessory uses of the Household Living category provided for in Section 29.500 of this ordinance Garages Open spaces uses Home occupations subject to standards of Section 29.1304 of this ordinance Home Day Care subject to the standards of Section 29.1304 Office and Trade use where the property owner can demonstrate through a written Market Study that the Office and Trade use can be supported by the residents of the Planned Residence District Project Rental services offices not to exceed 5,000 square feet Assisted Living, for the residents of the F-PRD

Dwelling House and Attached Dwelling House would not be seen as a way to increase density with a PRD. Density in an F-PRD is set by the residential base zones regardless of building types. Additionally, Table 29.1203(5) lays out the site requirements for F-PRDs (See Attachment B). An F-PRD is to have open space, site amenities, and landscaping that exceeds the requirements that exist in other residential zone development standards. A minimum open space requirement for an F-PRD is 40 percent for low and medium density base zones and 35% for high density base zones, again regardless of building types permitted within a PRD.

Planning and Zoning Commission Recommendation:

At the meeting of May 17, 2017, the Planning and Zoning Commission questioned the specific impact that this dwelling type would have for the Trinitas development. The developer stated that an increased number in beds in some units would make the smaller units more affordable. The attached dwelling house, in their opinion, increased the amount of green space between dwellings more than if they were built as row houses or apartments that allow for higher occupancy levels. Staff also explained to the Commission that existing PRDs would need to be amended to allow dwelling houses and attached dwelling houses as a permitted use type if it was not indicated in the approved plans.

With a vote of 7-0, the Commission recommended that the City Council approve text amendments to allow for a new use type and definition for “Attached Dwelling House” and allow Dwelling House and Attached Dwelling House as permitted uses in an F-PRD zone.

ALTERNATIVES:

1. The City Council can adopt the zoning text amendment to for definitions of Dwelling House and Attached Dwelling House and allow Dwelling House and Attached Dwelling House as permitted uses in an F-PRD zone.
2. The City Council direct staff to modify the proposed text amendment with different definition or to allow in different zoning districts.
3. The City Council decline to adopt the proposed zoning text amendments.

CITY MANAGER’S RECOMMENDED ACTION:

The proposed new residential use, Attached Dwelling House, would allow two-attached units to have a maximum of five bedrooms for each unit to be rented. The proposal is to allow for such a use only within F-PRD and to not allow it within other base zoning districts. Additionally, existing PRD’s would need to request amendments to take advantage of the proposed change. A PRD Major Amendment would require Council approval.

An F-PRD is defined in Section 29.1203(1) to provide for a development of a variety of innovative housing types...In all instances development that occurs in areas zoned F-

PRD shall include integrated design, open space, site amenities and landscaping that exceeds the requirements that exist in the underlying base zone development standards. Even with the allowance for a dwelling house type, each project will be subject to individual projected review to meet overall housing needs and design principles. As with all F-PRDs, quality design that goes above and beyond the base zoning district standards will be expected regardless of allowed building types and density. Allowing for the Dwelling House options provides for additional rental housing choices that are subject to site specific review.

Therefore, it is the recommendation of the City Manager to act in accordance with Alternative #1.

As City Council is aware, the state legislature recently passed a law that limits the City's ability to regulate occupancy in regards to rental licenses. The new law prohibits limits on occupancy based upon familial or non-familial status. This means that the definition of a dwelling house that relies upon a limit of a one family or up to 5 unrelated people will likely not be enforceable in regards to limiting future occupancy. Therefore, the definition of the dwelling will have to be changed once the new State law take effect.

The question is, why should the City Council approve an amendment that will soon become illegal as it relates to enforcing occupancy according to the Rental Code? The City Council is being asked to adopt the proposed amendment during this interim time to remain consistent with our current requirements.

Attachment A

Section 29.1203. F-PRD Planned Residence District Excerpt

Sec. 29.1203. "F-PRD" PLANNED RESIDENCE DISTRICT

(1) **Purpose.** The F-PRD is intended to provide for development of a variety of innovative housing types, including: attached and detached dwellings, zero lot line detached housing, clustered housing development, residential condominiums and innovative multiple family housing projects. In all instances, development that occurs in areas zoned F-PRD shall include integrated design, open space, site amenities and landscaping that exceeds the requirements that exist in underlying base zone development standards.

(2) **Planned Residence District Development Principles.** Property developed according to the requirements of this district shall create a development pattern that is more aesthetic in design and sensitive to the natural features of the site and to surrounding uses of land than would customarily result from the application of Base Zone requirements. Innovation and flexibility in the design and development of the property shall create a more efficient and effective utilization of land. Property that is zoned F-PRD shall adhere to the following development principles:

(a) Provide for innovative and imaginative approaches to residential development that would not occur as a result of the underlying zoning regulations;

(b) Result in a more efficient, aesthetic, desirable and economic use of land and other resources while maintaining the density of use, as provided for in the Land Use Policy Plan and the underlying base zone regulations;

(c) Promote innovative housing development that emphasizes efficient and affordable Home ownership and rental occupancy;

(d) Provide for flexibility in the design, height and placement of buildings that are compatible with and integrate with existing developed neighborhoods and the natural environment;

(e) Promote aesthetic building architecture, significant availability of open space, well designed and landscaped off-street parking facilities that meet or exceeds the underlying zone development standards, more recreation facilities than would result with conventional development, and pedestrian and vehicular linkages within and adjacent to the property;

(f) Provide for the preservation of identified natural, geologic, historic and cultural resources, drainage ways, floodplains, water bodies and other unique site features through the careful placement of buildings and site improvements; and

(g) Provide for a development design that can be more efficiently served by existing and proposed infrastructure, including: street, water, sewer, and storm water infrastructure, than would be otherwise required as a result of conventional development.

(3) **Establishment.** The F-PRD zone is hereby established and applies to all lands that are rezoned to F-PRD on the Zoning Map. A Zoning Map Amendment as described in Section 29.1507(2) may be approved provided the City Council makes the following findings:

(a) The designation is consistent with the Land Use Policy Plan;

(b) The development complies with all requirement of Article 29.1203 as stated herein;

(c) The existing infrastructure system to be utilized by the land proposed to be zoned F-PRD has the capacity to support the development contemplated;

(d) The designation and contemplated development of the land proposed to be zoned F-PRD has been selected by the property owner as an alternative to the F-VR or the F-S zoning designation.

(Ord. No. 3591, 10-10-00; Ord. No. 4188, 7-22-14)

(4) **Planned Residence District (F-PRD) Floating Zone Permitted Uses.** The uses permitted in the F-PRD are set forth in table 29.1203(4) below.

**Table 29.1203(4)
Planned Residence District (F-PRD) Floating Zone Uses**

Permitted Principle Uses	Permitted Accessory Uses
Single Family House Two-Family House Apartment Building Townhouse Group Living, if pre-existing	Recreational facilities for the residents of the PRD Accessory uses of the Household Living category provided for in Section 29.500 of this ordinance Garages Open spaces uses Home occupations subject to standards of Section 29.1304 of this ordinance Home Day Care subject to the standards of Section 29.1304 Office and Trade use where the property owner can demonstrate through a written Market Study that the Office and Trade use can be supported by the residents of the Planned Residence District Project Rental services offices not to exceed 5,000 square feet Assisted Living, for the residents of the PRD

(Ord. No. 3858, 11-08-06; Ord. No. 4060, 4-26-11)

(5) **Planned Residence District (F-PRD) Floating Zone Supplemental Development Standards.** Property that is zoned F-PRD shall be developed in accordance with the Zone Supplemental Development Standards listed in Table 29.1203(5) below.

**Table 29.1203(5)
Planned Residence District Floating Zone
Supplemental Development Standards**

SUPPLEMENTAL DEVELOPMENT STANDARDS	F-PRD ZONE
Area Requirement	A minimum of two (2) acres shall be required for all areas developed as F-PRD
Density	Densities of developments shall be as provided for residential base zones as follows: 1. Low-Density Residential (RL) - no more than seven and twenty-six hundredths (7.26) dwelling units per net acre. 2. Urban Core Residential Medium Density (UCRM) - no more than seven and twenty-six hundredths (7.26) dwelling units per net acre. 3. Residential Medium Density (RM) - at least seven and twenty-six hundredths (7.26) but no more than twenty-two and thirty-one hundredths (22.31) dwelling units per net acre 4. Residential High Density (RH) - at least eleven and two tenths (11.2) dwelling units per net acre but no more than thirty-eight and fifty-six hundredths (38.56) dwelling units per acre. Where a development encompasses more than one residential base zone, each area of the PRD development shall comply with the density requirements that are set by the base zone that the area is in. Density transfer from an area of a PRD zoned for higher density to an area

	of the same PRD zoned for lower density shall not be permitted.
Height Limitations	Structures proposed to be developed in areas zoned PRD shall be compatible with the predominant height of structures in adjacent neighborhoods. There is no absolute height limitation in the PRD district.
Minimum Yard and Setback Requirements	There are no specified yard and setback requirements in areas zoned PRD, except that structures constructed adjacent to public right-of-way and adjacent to the exterior boundary of an area zoned PRD shall comply with the setback standards in the underlying base zone regulations unless there are physical features on the site that would justify a different setback than provided for in the base zone.
Parking Requirements	Parking for uses permitted in areas zoned PRD shall comply to the parking standards set forth in Section 29.406 of this ordinance
Open Space Design Requirements	Open space shall be designed as a significant and integrated feature of the entire area to be developed as a PRD project. Open space may include such features as: Larger recreation areas for all residents of the PRD project. Mini-parks for selected residents of a PRD project. Pedestrian open space systems. Environmental features, drainage ways, flood prone areas and other areas of geologic, cultural or historic significance.
Open Space Area Requirement	The area devoted to open space in a PRD project shall meet the landscape and open space requirements as set forth in the base zone standards. Those standards are: Residential Low Density - 40% open space. Residential Medium Density - 40% open space. Residential High Density - 35% open space
Open Space Improvements and Amenities	Open space and amenity features in areas zoned PRD shall include such features as: Pathway systems Club houses and meeting room facilities Playground facilities Swimming pool improvements Tennis courts Volleyball improvements Picnic shelters Other similar amenities
Maintenance of Open Space and Site Amenities	Open space and site amenities for areas developed as a PRD project shall be the ownership and maintenance responsibilities of a Homeowner's Association.
Street/Infrastructure Improvements	Street improvements, water sanitary sewer, storm sewer improvements, and electric facilities shall be installed in compliance with the subdivision regulations of the City and shall meet the construction specifications of the City.

(Ord. No. 3591, 10-10-00; Ord. No. 3652, 3-26-02; Ord. No. 3771, 07-13-2004)

(6) **Effects and Limitations of Approval.** When a Site Development Plan Major is approved and property has been rezoned to F-PRD, the contents of the plan, the location, design, height, and use of all buildings and structures, and any other requirements related to the buildings or the use, plus any other site improvements, shall constitute the development regulations for the use and development of the property. Construction of buildings, or the use of the property in any way that constitutes a major change from the approved Site Development Plan Major, shall constitute a violation of the Zoning Ordinance and shall be enforceable as provided for in Article 16 of this ordinance.

(7) **Effective Period of Approval and Time Extensions.**

(a) **Period of Approval.** The approval of any Site Development Plan Major under this Section shall be effective for a period of one (1) year from the date at which the rezoning decision of the City Council is finalized and published in a newspaper of general circulation. The approval of the Site Development Plan Major shall become null and void as a result of any of the following circumstances:

(i) Failure to obtain Building Permits for the commencement of construction within the one year period of approval;

(ii) Failure to commence construction within 18 months of approval of the Site Development Plan Major. For the purpose of this provision construction shall be defined as including site excavation and excavation for and installation of footings and foundations for structures approved for construction.

(b) **Time Extension.** The owner of property who has obtained an approval of a Site Development Plan Major under this article may petition the City Council for an extension of time to the effective period of approval as long as the following conditions are met:

(i) The request for a time extension is submitted and acted upon by the City Council within the one year period of approval;

(ii) The request for a time extension is accompanied by a written explanation describing events or circumstances that have prevented the commencement of construction and the events or circumstances shall be beyond the control of the property owner.

(8) **Progress on Phased Development.** Where the approval of a Site Development Plan Major has included the approval of a Phasing Plan for a “F-PRD” project, the progress for developing the “F-PRD” project shall occur according to approved phasing plan. No variation of the development progress from the approved Phasing Plan shall occur without the City Council approval of a revision to the Phasing Plan. Failure to obtain approval of a revision to the Phasing Plan shall nullify the approval of the entire Site Development Plan Major. No further construction of any kind shall be permitted without subsequent approval of the Site Development Plan Major in accordance with Section 29.1203(6) of this article.

(9) **Minor Changes.** Minor changes to the approved Site Development Plan Major may occur after staff of the Department of Planning and Housing has determined that the proposed changes are minor in nature, and revised plans have been provided to the Department for purposes of keeping the Site Development Plan Major current. Minor changes are defined as changes that:

- (a) Do not constitute a change in the land use of the project; or the overall layout and design;
- (b) Do not increase the density or intensity of use, and the number of buildings or a change in dwelling unit types;
- (c) Does not change the overall landscape design of the F-PRD project; or
- (d) Change the height or placement of buildings, or other major site features.

(Ord. No. 4167, 12-17-13)

ORDINANCE NO.

AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF AMES, IOWA, BY REPEALING SECTION 29.201 (59), (60) ENACTING A NEW SECTION 29.201 (59), (60), (60.1) AND AMENDING TABLE 29.1203(4) THEREOF, FOR THE PURPOSE OF CREATING A NEW RESIDENTIAL USE TYPE; REPEALING ANY AND ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT TO THE EXTENT OF SUCH CONFLICT; AND ESTABLISHING AN EFFECTIVE DATE.

BE IT ENACTED, by the City Council for the City of Ames, Iowa, that:

Section One. The Municipal Code of the City of Ames, Iowa shall be and the same is hereby amended by enacting a new Section 29.201(59), (60), (60.1) as follows:

“Sec. 29.201. DEFINITIONS.

...

(59) **Dwelling, Apartment:** See “Apartment Dwelling”.

(60) **Dwelling House** means any building in an “RM” or “RH” district consisting of no more than one dwelling unit designed for and occupied exclusively by a single family, or by not more than one more person than the number of bedrooms, up to five people, provided there is one parking space per bedroom for units with two bedrooms or more, or in University Impacted areas 1.25 parking spaces per bedroom in units with two or more bedrooms, and one bedroom units shall have 2 parking spaces per unit. “F-PRD” Site Development Plans may also permit development of Dwelling Houses as an allowed use.

(60.1) **Dwelling House, Attached** means any building in a “F-PRD” consisting of no more than two attached dwelling units designed for and occupied exclusively by a single family, or by not more than one more person than the number of bedrooms, up to five people, in each unit. Parking must be provided at a rate of 2 parking spaces per unit or one parking space per bedroom for units with two bedrooms or more.”

...

Section Two. The Municipal Code of the City of Ames, Iowa shall be and the same is hereby amended by amending Table 29.1203(4) as follows:

Sec. 29.1203. “F-PRD” PLANNED RESIDENCE DISTRICT.

...

(4) **Planned Residence District (F-PRD) Floating Zone Permitted Uses.** The uses permitted in the F-PRD are set forth in table 29.1203(4) below.

**Table 29.1203(4)
Planned Residence District (F-PRD) Floating Zone Uses**

Permitted Principle Uses	Permitted Accessory Uses
Single Family House	Recreational facilities for the residents of the F-PRD
Two-Family House	Accessory uses of the Household Living category provided for in
Apartment Building	Section 29.500 of this ordinance

Townhouse Group Living, if pre-existing Attached Dwelling House Dwelling House	Garages Open spaces uses Home occupations subject to standards of Section 29.1304 of this ordinance Home Day Care subject to the standards of Section 29.1304 Office and Trade use where the property owner can demonstrate through a written Market Study that the Office and Trade use can be supported by the residents of the Planned Residence District Project Rental services offices not to exceed 5,000 square feet Assisted Living, for the residents of the F-PRD
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(Ord. No. 3858, 11-08-06; Ord. No. 4060, 4-26-11; Ord. No. 4286, 1-10-17)

Section Three. All ordinances, or parts of ordinances, in conflict herewith are hereby repealed to the extent of such conflict, if any.

Section Four. This ordinance shall be in full force and effect from and after its passage and publication as required by law.

Passed this _____ day of _____, _____.

Diane R. Voss, City Clerk

Ann H. Campbell, Mayor



Date: May 1, 2017
To: Mayor Anne Campbell and the Ames City Council
From: Ames Human Relations Commission (AHRC)
Re: Safe City Resolution



Dear Mayor Campbell and Council Members,

Attached to this memo you will find a resolution designed to ease any anxiety experienced by the families and friends of undocumented immigrants by enacting a proposed resolution affirming that the Ames Police Department shall not undertake actions to detect the presence of unauthorized immigrants or devote any public resources to the enforcement of federal immigration laws and regulations.

The Ames Human Relations Commission is charged by ordinance of the City to:

“...promote good will among the various racial, religious, and ethnic groups...”

The Commission believes strongly that the attached resolution is in keeping with our mission. The resolution has wide community support and is a reflection of the City of Ames’ core values as a forward-thinking community “where everyone has opportunities to discover and thrive.”

The resolution proposed by the Ames Human Relations Commission is a nearly verbatim replication of the resolution adopted for the same purpose by the City Council for the City of Iowa City on January 17th of this year.

The protections against discrimination stated in the Ames Human Relations Ordinance (Chapter 14 Ames Municipal Code) are afforded to everyone present in our City, without regard to their status under federal immigration laws. The U.S. Supreme Court has ruled that, by virtue of the Tenth Amendment, state and local government agencies and employees cannot be commandeered to enforce federal laws. The Ames Human Relations Commission urges that the Ames City Council affirm an inclusive and welcoming policy by enacting the requested resolution.

Yours Truly,

John R. Klaus, Chair
Ames Human Relations Commission

**RESOLUTION REAFFIRMING THE PUBLIC SAFETY
FUNCTION OF LOCAL LAW ENFORCEMENT.**

WHEREAS, the City of Ames devotes resources to law enforcement for the purpose of assuring the safety of all persons who reside in or visit our community; and

WHEREAS, the power to regulate immigration is exclusive to the federal government and the enforcement of immigration law is a function of the federal government that currently resides with Immigration and Customs Enforcement (ICE) of the Department of Homeland Security; and

WHEREAS, no federal law compels the local police to participate in the enforcement of federal immigration law and any such requirement would raise significant anti-commandeering issues under the Tenth Amendment to the Constitution of the United States; and

WHEREAS, for as long as the City can remember, the Ames Police Department has not been involved in the enforcement of federal immigration law; and,

WHEREAS, any perception that the local police are involved in the enforcement of immigration law will undermine the police-community relationships that have been built up over the years, and thereby undermine the ability of the police to keep the community safe; and,

WHEREAS, it is essential to public safety that every person, regardless of immigration status, who is a victim of or a witness to a crime feel comfortable reporting crimes or aiding in the investigation of crimes.

NOW THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF AMES, IN THE STATE OF IOWA:

1. Except as necessary for public safety as determined by the Police Chief or designee, or as otherwise required by state or federal law, the Ames Police Department shall not undertake any law enforcement action for the purpose of detecting the presence of undocumented persons or devote any public resources to the enforcement of federal immigration law.

2. This resolution addresses the discretionary use of legal city resources and does not:

(i) Prohibit, or in any way restrict, any official or employee of the City of Ames from sending to or receiving from ICE information regarding the citizenship or immigration status, lawful or unlawful, of any individual (8 U.S. C. Section 1373);

(ii) Affect or limit the enforcement of federal immigration law by federal authorities within the City of Ames;

(iii) Affect or limit ICE's Priority Enforcement Program (f/k/a Secure Communities) whereby all fingerprints of adults arrested, or juveniles taken into custody, for a crime other than a simple misdemeanor are automatically included in the federal automated fingerprint identification system and cross checked against the ICE database, such that ICE is notified of that person's arrest and detention in the jail; or

(iv) In any way condone, encourage or assist the violation of federal law which makes it a crime for any person to, "knowing or in reckless disregard of the fact that an alien has come to, entered, or remains in the United States in violation of law, conceal, harbor, or shield from detection, such alien in any place, including any building or any means of transportation." (8 U.S.C. Section 1324)

COUNCIL ACTION FORM

**SUBJECT: ACCOUNTABLE CARE ORGANIZATION ARRANGEMENT WITH
WELLMARK**

BACKGROUND:

Over the past two calendar years the City has participated in an Accountable Care Organization (ACO) pilot program with Wellmark, the City's health plan administrator. This program is for those receiving health insurance benefits through the City of Ames as employees, retirees, spouses and dependents.

Accountable Care Organizations

By way of background, an Accountable Care Organization is a local health care provider that is held accountable for the quality and cost of the care it delivers. An ACO payment system is focused on improving the health care experience and slowing the rate in health care cost increases. The ACO arrangements were created to keep healthy people well and improve outcomes for people when they need care. Important characteristics of ACOs include the following:

1. ACOs have a strong base of primary care physicians. These are providers patients see regularly and might call "my doctor."
2. Doctors are not just accountable for caring for patients when they are sick. More importantly, they also focus on keeping patients well for as long as possible.
3. ACOs receive payments linked to quality improvements that also reduce the rate of increase in health care costs. For example, helping a patient manage his or her diabetes is *both* high quality health care *and* prevents expensive complications such as blindness or amputations.
4. Performance measurements ensure that savings are achieved through improvements in care.

An ACO is not an insurance product or benefit. Rather, it is an agreement between providers and payers to incentivize value-based healthcare. Healthcare providers are held accountable and share in both the risk and the benefits. Incentives are paid to providers when quality targets are met or improve above the target. Each ACO must also meet Wellmark trend and Consumer Price Index cost targets in order to receive incentives. If an ACO does not meet its targets, it pays back losses to the company or employer that pays the claims.

This ACO model is expanding across the country, and Wellmark has now adopted the Iowa ACO network as part of a larger national initiative called Blue Distinction Total Care.

Pilot Program

Wellmark has used the ACO model for everyone covered by Wellmark insurance since 2012. In 2015, Wellmark took a next step by inviting 10 employers whose health care benefits are self-funded, and for whom Wellmark provides administrative services, to participate in a 2015 ACO pilot. The City was one of those 10 self-insured employers. The first year was a “no cost” initiative approved by City staff that gave the City an opportunity to explore the ACO model and concept. With City Council approval, the City continued as a participant for the second year of Wellmark’s ACO pilot in 2016, with an agreement that Wellmark would fund half of the shared savings paid to providers and that the City would pay the other half of the obligation. A \$25,000 cap was placed upon the City’s liability, and over the first half of the year the City paid a modest \$1,044 for those savings.

Currently 13 ACOs in the state of Iowa have agreements with Wellmark. The City of Ames’ health plan participants are patients at four of those ACOs: McFarland Clinic, Mercy Des Moines, The Iowa Clinic and Heartland. By far the largest portion of City of Ames insured members are patients at McFarland Clinic.

McFarland Clinic

McFarland Clinic has progressively embraced the ACO model. McFarland Clinic created a Population Health Department to coordinate efforts and work collaboratively providing: data analytics, care coordination, and care process improvement.

As an ACO, McFarland has implemented the following ACO improvements:

- Primary Care Physicians (PCPs) receive data monthly on patients who are incurring high healthcare costs, who had “potentially preventable” ER or hospital admissions, or who are due for mammograms or colon cancer screening
- Providers receive added education on costs of medications, procedures and tests
- New services have been introduced locally to provide cost-effective care options
 - Express Care in west HyVee
 - Urgent Care near north Fareway
- Dedicated Care Navigators call patients who are overdue for an annual visit with their PCP
- Care Coordinators/Nurses contact patients who have recently been discharged from the hospital or who recently have been to the emergency room (ER) for the second time in a year
- Pharmacist review ACO patients with 10+ medications

Lessons Learned from Pilot Program

In considering this opportunity, it is helpful to identify what we have learned about the ACO program through two years participation in the pilot program. Lessons include the following:

- The City has contributed to building the self-insured model and received personalized reports

- City of Ames started working with a collaborative of 4 organizations combining data to look at what's driving our claims and coming up with ways to address these problems collaboratively as a result of the ACO including: City of Ames, Iowa State, McFarland Clinic, and Mary Greeley
- There is a 6-month time lag in claims data so evaluation is based on past performance
- Due to that lag in claims, predictions of future costs are based on year-old data creating challenges both in budgeting for and financing shared savings in the future
- Incentives are paid to the various ACOs proportionally based on the number of members in each employer group, not upon specific experience with employees of one employer
- Although the ACO in general incurs savings, Wellmark cannot attribute specific claims savings to the City health plan
- Opportunities to lower healthcare costs include: better access to care, better care to those with chronic illness, reduced ER visits and reduced inpatient admissions as compared to previous years
- Between November 2015-October 2016 City of Ames experienced savings compared to the previous year
 - 7 fewer inpatient admissions/1000 with savings of \$181,000
 - 6 fewer emergency room visits/1000 with a savings of \$38,000
- In calendar year 2016, City of Ames health plan members served by an ACO cost \$19.84 Per Member Per Month (PMPM) less than those not served by an ACO
- Over two years' time, as an ACO McFarland Clinic has made rapid improvements in cost reductions reflected in claims savings. They now have the highest quality score of all ACOs in the state

While it is not possible to attribute all health care costs or savings to McFarland participating as an ACO, the City of Ames experienced only a 3.2% cost increase since January 2015, as compared to Wellmark's network average of 10.4% (1/2015 to 9/2016).

Risks in Participating / Not Participating

Wellmark's two-year pilot program has now concluded, and they are offering the City the opportunity to continue under the ACO model. However, the City would now bear 100% of the responsibility for paying their portions (40%) of any savings earned by the ACOs without any cap on the City's potential liability.

As previously described, the design of the ACO program creates multiple challenges in making future commitments without having current data to base predictions off of. This paired with the rapid improvement of McFarland Clinic's performance has resulted in a large increase in the funding required to cover the City's portion of the projected shared savings. Due to this data lag, we have not received full analysis 2016 performance in order to be confident that projected savings for 2017-18 are likely to occur.

For the coming plan year Wellmark provided the following estimates for the City of Ames:

Wellmark cost estimates for plan year 7/1/17-6/30/18

Estimated total claims savings:	\$657,000 to \$855,000
Estimated annual funding (40%*):	\$262,800 to \$342,000
Net projected claims savings:	\$394,200 to \$513,000

*40% shared savings goes back to providers in the Wellmark ACO self-funded agreement

Based on these totals, the City could owe the ACO anywhere from \$262,800 to \$342,000 based on the estimated savings yielded from the cost containment efforts for the total ACO operations. However, it is still possible under this arrangement, that although the ACO in total proved to meet the saving threshold in its total business, the City of Ames claims experience might result in increased costs to the City. Therefore, in addition to our payments for health care claims, we would still have to make a substantial payment to the ACO because of the "savings" generated for the total system. With no cap on the amount the City would owe the ACO for "savings", entering into this arrangement will subject us to substantial financial risk.

Rather than reject this concept outright, the staff intends to hire a third party expert to review our historical health care data and offer a recommendation as to whether participation in the ACO is an acceptable risk that should be assumed by the City.

ALTERNATIVES:

1. Authorize an agreement confirming City of Ames participation in Wellmark's 2017 Blue Distinction Total Care program (ACO) from July 1, 2017-June 30, 2018. The terms of the Blue Distinction Total Care program is detailed in the Administrative Services Agreement.
2. Decline to participate in 2017 Blue Distinction Total Care from July 1, 2017-June 30, 2018. Under this alternative, the City will continue to evaluate this approach and reconsider whether to adopt it in 2018-2019.

CITY MANAGER'S RECOMMENDED ACTION:

While ACOs will not solve all of the country's issues by increasing healthfulness and reducing healthcare costs, they do appear to be an effective step towards incentivizing healthcare providers to reach towards those goals. In Iowa, Wellmark and their identified Accountable Care Organizations are still in the early stages of determining how ACOs can benefit self-funded employers such as the City. Despite our participation in a two-year pilot we are not confident that this arrangement will save the City money and/or improve health care to our insured group in 2017-2018, therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 2 as described above.

Participation in the ACO reaches toward a goal of healthcare sustainability. **Given the potential gains, the City of Ames will continue to evaluate the ACO Model, and evaluate recent performance to determine its effectiveness in our population. After evaluation of 2016 performance and verification from an independent party the City of Ames will be in a better position to determine participation for 2018-2019.**

ITEM # *Addt'l. Item

DATE: 06-27-17

COUNCIL ACTION FORM

SUBJECT: AGREEMENT WITH CITY ATTORNEY

BACKGROUND:

The City Attorney is one of two positions that are hired by and report directly to the City Council. Judy Parks was appointed Interim City Attorney on December 11, 2012, and was appointed City Attorney on April 24, 2013. Her overall service to the City extends back 28½ years to December 30, 1988.

In response to the City Council's desire to enter into a voluntary separation agreement with Ms. Parks, an agreement has been reached with the assistance of outside counsel. Upon approval of this agreement, Ms. Parks will retire from her position. Ms. Parks signed the attached agreement on June 19th. Federal law provides that her approval could be rescinded within seven days, so this item was added to this City Council agenda and made available to the public on June 26th.

The proposed agreement provides for the conclusion of Ms. Parks' service on amicable terms, recognizing her long tenure with the City. These terms include a lump sum payment made up of several components, including a pay-out for unused vacation leave per standard City policy in the amount of \$19,210.58, a pay-out for unused sick leave per standard City retirement policy in the amount of \$17,069.93, and one year's salary of \$131,440.88. The lump sum payment totals \$167,721.39; and the City will also pay Social Security taxes of \$4,179.18 and Medicare taxes of \$2,431.96 on that amount.

The City will cover the cost of health insurance in the amount of \$1,930.42 per month, not to exceed twelve months. Those payments will end earlier if the City Attorney becomes eligible for health insurance through another employer. The City's maximum exposure for health insurance over the twelve months would be \$23,165.04, for a total potential cost to the City of \$197,497.57.

The agreement also states that the City will not contest any unemployment compensation claim that may be filed by Ms. Parks. If she applies and is determined eligible, the severance and vacation payouts may be deducted from any benefits. That decision will be made by Iowa Workforce Development (IWD). Because of various factors that affect eligibility for and amount of benefits, a precise cost to the City cannot be determined. Depending on IWD's determination and Ms. Parks' future employment, the City ultimately could have liability ranging from a minimum of zero dollars to a maximum of \$25,480 over a two-year period.

Funding for these expenses will come from available fund balances and will be charged to the City's Legal Services budget. Since that budget is spread among many different funds, approximately 61% of this expense will be paid from the general fund, with the balance from the electric, water, sanitary sewer, resource recovery and transit funds. The lump sum payment will be covered from the 2016/17 budget, while the health insurance expenses will be paid in 2017/18.

The agreement contains terms that were very carefully crafted and that provide insight into the parties' priorities in agreeing to this separation. At the advice of outside legal counsel and to protect the City from liability, City officials must limit their comments with the intention of letting the agreement speak for itself.

ALTERNATIVES:

1. Approve the attached agreement between the City and Judy Parks.
2. Do not approve the attached agreement.

CITY MANAGER'S RECOMMENDED ACTION:

The attached agreement confirms the separation of the City Attorney from City employment and provides both parties with carefully stated responsibilities and benefits. It was negotiated by outside legal counsel under direction given by the City Council in closed session as provided for by the Code of Iowa.

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

AGREEMENT

The City of Ames (the "City") and Judith Parks ("Ms. Parks") agree as follows:

1. In consideration of the benefits to be provided to her as set out in this Agreement, Ms. Parks agrees to sign and immediately submit to the City a letter of resignation which is effective immediately upon the execution of this Agreement by both parties. It is understood and agreed that from and after the date of the signing of this Agreement, Ms. Parks will be on administrative leave with pay and that she will perform no duties for the City. It is understood and agreed that Ms. Parks' resignation is voluntary and that she has elected to retire.

2. The City agrees that it will pay Ms. Parks: (a) an amount equal to her regular salary for a period of twelve months, (b) her accrued vacation time which is unused as of the effective date of her resignation, (c) twenty-five percent of her hourly rate of pay for all of her sick leave hours in excess of 720 which are accrued but unused as of the effective date of her resignation, and (d) if she elects under COBRA to continue participation in the City's group health insurance plan following her resignation, the cost of the premium for the City's group health insurance plan for the coverage elected by Ms. Parks as of the effective date of her resignation for a period of twelve months following the effective date of her resignation or until she accepts other employment and is eligible for health insurance coverage provided by this other employer, whichever comes first. The sums referred to in (a), (b), and (c) of this paragraph are subject to all applicable taxes and legally required deductions and will be paid to Ms. Parks not later than July 15, 2017.

3. The City agrees that, if Ms. Parks makes application for unemployment compensation benefits, it will not contest a claim made by Ms. Parks for such benefits.

4. Ms. Parks agrees that she will not apply for employment with the City at any time in the future, except in the following departments: Library and Parks and Recreation.

5. The City agrees that it will provide a letter of reference to Ms. Parks which is consistent with her most recent evaluation.

6. In the course of the performance of her duties, Ms. Parks has obtained or had access to confidential information. Ms. Parks agrees that she will not disclose or communicate any information which could reasonably be construed to be confidential in nature which she obtained or to which she had access solely as a result of the performance of her duties with the City.

7. With regard to any project which was assigned to her by the City, Ms. Parks agrees to cooperate with the City by providing to the City any information concerning such project which she possesses or can recall.

8. Ms. Parks acknowledges that she has had the opportunity to consult with an attorney prior to signing this Agreement.

9. Ms. Parks acknowledges that she received a copy of this Agreement on June 7, 2017, and that she was given twenty-one (21) days to consider this Agreement.

10. Following the date of the signing of this Agreement, Ms. Parks shall have seven (7) days to revoke the Agreement, and this Agreement shall not be effective until this seven (7) day period has expired.

11. Ms. Parks hereby releases and discharges the City of Ames, the Mayor of the City of Ames, the members of the City Council of the City of Ames, and any and all officers, employees, representatives or agents of the City of Ames from any and all liability whatsoever including all claims, demands, or causes of action which she has or may ever claim to have by reason of her employment with the City of Ames, the severance of her employment relationship with the City of Ames, or other conduct or statements of the parties released. Ms. Parks specifically waives any rights or claims which she may have or ever claim to have arising under the Age Discrimination in Employment Act of 1967 (29 U.S.C. Sec 621, et seq.). This release pertains only to claims arising from conduct or statements on or before the date of the execution of this Agreement.

12. In their public and private dealings with one another, the parties agree to treat each other with respect and professional courtesy and to refrain from making derogatory comments about one another.

13. This Agreement is executed as a compromise settlement of a disputed claim, liability for which is expressly denied by the parties released, and the execution of this Agreement does not constitute an admission of liability on the part of any person or entity.

14. Ms. Parks agrees that this Agreement is entered into freely and voluntarily and solely in reliance upon her own knowledge, belief and judgment and not upon representations made by the City or its representatives.

CAUTION: READ CAREFULLY!
THIS SEPARATION AGREEMENT AND GENERAL RELEASE
INCLUDES A RELEASE OF ALL CLAIMS!

City of Ames, Iowa

By: _____
Ann Campbell, Mayor



Judith Parks

Date: _____

Date: 6-19-17