

AGENDA
REGULAR MEETING OF THE AMES CITY COUNCIL
COUNCIL CHAMBERS - CITY HALL - 515 CLARK AVENUE
JULY 25, 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.

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 July 11, 2017, and Special Meeting of July 18, 2017
3. Motion approving Report of Contract Change Orders for July 1-15, 2017
4. Motion approving new Special Class C Liquor License for Ciao's Italian Restaurant, 217 South Duff Avenue (pending dram)
5. Motion approving ownership change for Class C Liquor License for JJC Ames 1 LLC, 2420 Lincoln Way, Ste. 103
6. Motion approving renewal of the following Beer Permits, Wine Permits, and Liquor Licenses:
 - a. Class E Liquor, C Beer, & B Wine – AJ's Liquor II, 2515 Chamberlain Street
 - b. Class B Beer – Pizza Ranch of Ames, 1404 Boston Avenue
 - c. Special Class C Liquor – HuHot Mongolian Grill, 703 S. Duff Avenue, Ste. #105
 - d. Class C Liquor, Catering, & Outdoor Service – Cyclone Experience Network, Jack Trice Stadium
 - e. Class C Liquor & Catering – Olde Main Brewing Co., 316 Main Street
 - f. Class C Liquor, B Native Wine, Catering, & Outdoor Service – The Mucky Duck Pub, 3100 South Duff Avenue
7. Resolution approving and adopting Supplement No. 2017-3 to *Ames Municipal Code*
8. Resolution approving Encroachment Permit for a sign at 122 Hayward Avenue
9. Resolution setting August 8, 2017, as date of public hearing for sale of General Obligation Refunding Bonds in an amount not to exceed \$4,500,000
10. Resolution setting August 8, 2017, as date of public hearing for vacation of portion of Public Utility Easement at 1404 Boston Avenue
11. Requests from KHOI for 5th Birthday Celebration on Saturday, August 12, 2017:
 - a. Motion approving blanket Temporary Obstruction Permit for closed area
 - b. Resolution approving closure of Douglas Avenue from 5th Street to alley north of Main Street from 3:00 p.m. to 11:59 p.m.
 - c. Resolution approving closure of 8 metered parking spaces and waiver of parking meter fees
12. Outside Counsel Services for Legal Department:

- a. Resolution approving additional funding for prosecution assistance from Coppola Law Firm
- b. Resolution approving additional funding for time-sensitive legal work from Hopkins and Huebner Law Firm
- 13. Public Art Commission:
 - a. Resolution approving deaccession of “Bouquet”
 - b. Resolution approving deaccession of “Change on Your Dollar”
- 14. Request from The Ames Foundation:
 - a. Resolution authorizing staff to split Fall 2017 tree planting costs with the Ames Foundation
 - b. Resolution authorizing staff to finance full cost of Spring 2018 tree planting costs
- 15. Resolution approving renewal contract with EMC Risk Services, LLC, of Des Moines, Iowa, to provide third-party administration of worker’s compensation and Municipal Fire and Police “411 System” claims for August 1, 2017, through July 31, 2018, at a cost not to exceed \$55,000
- 16. Resolution approving 2017/18 Intergovernmental Agreement with Metro Waste Authority for satellite Household Hazardous Materials collection and disposal operation at an annual cost of \$76,431.24
- 17. Resolution awarding contract for purchase of Two Truck Chassis from Stew Hansen Dodge City of Des Moines, Iowa, in the amount of \$81,906
- 18. Resolution waiving formal bidding requirements and approving purchase of Public Safety software maintenance from Superior Public Sector
- 19. Resolution waiving formal bidding procedures and approving purchase of financial software maintenance from Superior Public Sector
- 20. Resolution approving Change Order No. 22 with Knutson Construction Services, Inc., for New Water Plant - Contract 2
- 21. Resolution accepting completion of Unit No. 7 Crane Repair

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.

PUBLIC WORKS:

- 22. 2007/08 Shared Use Path System Expansion (Bloomington Road to Ada Hayden Heritage Park) and 2016/17 Concrete Pavement Improvements Project (Dawes Drive):
 - a. Resolution approving selection of design alternatives
 - b. Resolution allocating additional \$100,000 from unobligated General Obligation Bond funds toward the project
- 23. Staff Report on Lincoln Way Pedestrian Study (Campustown), Phase I:
 - a. Resolution authorizing Phase II

ADMINISTRATION:

- 24. Request for Letter of Support for AmesNet Regional High-Speed Internet concept spearheaded by Iowa State University:
 - a. Motion authorizing Mayor to submit letter of support
- 25. Resolution approving amendment to Municipal Pool Agreement between City of Ames and

Ames Community School District

WATER:

26. New Water Treatment Plant - Contract No. 1 (Utilities) with S.M. Hentges & Sons:
 - a. Resolution approving Settlement Agreement
 - b. Resolution approving Change Order Nos. 5, 6, and 7
 - c. Resolution accepting completion of project

HEARINGS:

27. Hearing on rezoning of property, with Master Plan, at 3115, 3119, 3301, 3325, 3409, and 3413 South Duff Avenue (Brick Towne Development) from Highway-Oriented Commercial (HOC) and High-Density Residential (RH) to Planned Residence District (F-PRD) and Highway-Oriented Commercial (HOC):
 - a. Resolution approving amendment to Contract Rezoning Agreement
 - b. First passage of ordinance
 - c. Resolution approving Preliminary Plat
 - d. Resolution approving Major Site Development Plan
28. Hearing on rezoning of property, with Master Plan, at 1114 South Dakota Avenue from Planned Residence District (F-PRD) to Community Commercial/Residential (CCR):
 - a. First passage of ordinance
29. Hearing on 2016/17 Downtown Street Pavement Improvements (Sherman Avenue):
 - a. Resolution approving final plans and specifications and awarding contract to Con-Struct, Inc., of Ames, Iowa, in the amount of \$307,184.50

ORDINANCES:

30. Second passage of ordinance creating exceptions for parking lot minimum setbacks and landscape percentage
31. Second passage of ordinance pertaining to appeals of administrative decisions regarding zoning-related issues
32. Second passage of ordinance creating Barilla Tax Increment Financing District

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 (AAMPO)
TRANSPORTATION POLICY COMMITTEE AND
REGULAR MEETING OF THE AMES CITY COUNCIL**

AMES, IOWA

JULY 11, 2017

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

The Ames Area Metropolitan Planning Organization (AAMPO) Transportation Policy Committee meeting was called to order by Ames Mayor and voting member Ann Campbell at 6:03 p.m. on the 11th day of July, 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; 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; Lauris Olson, Story County; and Transit Representative Kate Gregory were absent.

HEARING ON FY 2018-2021 TRANSPORTATION IMPROVEMENT PROGRAM (TIP): Transportation Planner Filippini recalled that the Transportation Policy Committee, at its meeting on May 23, 2017, had reviewed the Draft 2018-2021 TIP and had unanimously approved it. He named the five projects that would be included. The Program was reviewed by the AAMPO's state and federal partners. No comments by the public. Once approved, it will be sent to the Iowa Department of Transportation.

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

Moved by Corrieri, seconded by Beatty-Hansen, to adopt RESOLUTION NO. 17-430 approving the Final FY 2018-2021 TIP.

Roll Call Vote: 8-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

ADJOURNMENT: Moved by Corrieri, seconded by Gartin, to adjourn the meeting at 6:06 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 6:07 p.m. on July 11, 2017, in the City Council Chambers in City Hall, 515 Clark Avenue. Present from the Ames City Council were Bronwyn Beatty-Hansen, Gloria Betcher, Amber Corrieri, Tim Gartin, Chris Nelson, and Peter Orazem. *Ex officio* Member Rob Bingham was also present.

PRESENTATION:

Jean Kresse, Executive Director of United Way; Kim Hanna, Director of Raising Readers in Story County (Raising Readers); Judy Dahlke, representative of Raising Readers of Story County; Jerri Heid, representative of Ames Public Library and Raising Readers; and Marion Kresse, representative of Raising Readers, were present. Ms. Kresse presented the All-America City Finalist Award for the Ames community's work in Grade-Level Reading Proficiency. Ms. Kresse provided information on the programs offered in Ames and gave statistics on the progress made by children in Ames elementary schools in reading proficiency.

Mayor Campbell accepted the Award on behalf of the City.

CONSENT AGENDA: Moved by Gartin, seconded by Corrieri, to approve the following items on the Consent Agenda: Council members vote on the motion.

1. Motion approving payment of claims
2. Motion approving Minutes of Regular Meeting of June 27, 2017
3. Motion approving Report of Contract Change Orders of June 16-30, 2017
4. Motion approving new Class C Beer and Class B Native Wine for Hampton Inn & Suites Ames, 2100 SE 16th Street, pending final inspection
5. Motion approving renewal of the following Beer Permits, Wine Permits, and Liquor Licenses:
 - a. Class C Liquor – Welch Ave. Station, 207 Welch Avenue
 - b. Class C Liquor & Outdoor Service – Bar, 823 Wheeler Street, Suite 4, pending dram
 - c. Class B Beer – Pancho's Mexican Grill, 1310 South Duff Avenue, Suite. 103
 - d. Class C Liquor – Applebee's, 105 Chestnut Street
 - e. Special Class C Liquor – Triple Double (Trio Asian Restaurant), 223 Welch Avenue, Upper Level
 - f. Class C Liquor, Catering, & Outdoor Service – Iowa State Center - Scheman Building, Scheman Building, Iowa State University
 - g. Class C Liquor – Sportsman's Lounge, 123 Main Street
6. RESOLUTION NO. 17-431 approving 2017/18 Human Services Agency (ASSET) Contracts with Heart of Iowa Regional Transit Agency (HIRTA) and Lutheran Services in Iowa (LSI)
7. RESOLUTION NO. 17-432 approving Certification of Local Government approval on behalf of local non-profit organizations receiving emergency shelter grant (ESG) funds
8. RESOLUTION NO. 17-433 approving Intergovernmental Agreement for Keigley Branch Watershed Management Authority
9. RESOLUTION NO. 17-434 approving Professional Services Agreement with WHKS & Co. of Ames, Iowa, for 2015/16 Sanitary Sewer Rehabilitation Construction Services in an amount not to exceed \$141,600
10. RESOLUTION NO. 17-435 approving Professional Services Agreement with Snyder & Associates, Inc., of Ankeny, Iowa, for 2017/18 South Duff Avenue Improvements in an amount not to exceed \$133,000
11. RESOLUTION NO. 17-436 approving Professional Services Agreement with Stanley Consultants, Inc., of Des Moines, Iowa, for 2017/18 Arterial Street Pavement Improvements (13th Street from UP Railroad to Harding Avenue) in an amount not to exceed \$81,500
12. Requests from Healthiest Ames for Open Streets on Sunday, October 1, 2017:
 - a. Motion approving blanket Temporary Obstruction Permit
 - b. RESOLUTION NO. 17-437 approving closure of Main Street between Clark Avenue to Douglas Avenue from 8:00 a.m. to 5:00 p.m.
 - c. RESOLUTION NO. 17-438 approving closure of 115 metered parking spaces and suspension of parking enforcement on Main Street
 - d. RESOLUTION NO. 17-439 approving waiver of fee for usage of electricity
13. RESOLUTION NO. 17-440 approving preliminary plans and specifications for 2016/17 Right-of-Way Restoration (various locations); setting bid due date for August 2, 2017, and August 8, 2017, as date of public hearing
14. RESOLUTION NO. 17-441 awarding contract to Communications Engineering Company of Ankeny, Iowa, for New Water Plant Audio-Visual System in the amount of \$84,997
15. RESOLUTION NO. 17-442 approving Ames Intermodal Facility License Agreement for incidental use of premises by Ames Police Department
16. RESOLUTION NO. 17-443 awarding 3-year contract to Arthur J. Gallagher & Co., of Centennial, Colorado, to provide Health Benefits Consulting Services & Actuarial Valuation Services for

Human Services & Finance Departments in the total amount of \$120,000

17. RESOLUTION NO. 17-444 awarding 1-year contract extension (7/01/17 to 6/30/18) with Electronic Engineering Co., to provide 800-MHZ trunked radio equipment, pagers, and related equipment and services for City Departments
 18. RESOLUTION NO. 17-445 accepting the tax liability settlement proposed by EvapTech of Lenexa, Kansas, and authorizing payment in the amount of \$43,820.38 for Power Plant Cooling Tower Replacement project
 19. RESOLUTION NO. 17-446 approving contract and bond for Specialized Wet Dry Vacuum, Hydro Blast, and Related Cleaning Services for Power Plant
 20. RESOLUTION NO. 17-447 accepting completion of 2016/17 Accessibility Enhancement Program (Various Locations)
 21. RESOLUTION NO. 17-448 approving Plat of Survey for 302, 304, and 308 South 3rd Street
 22. RESOLUTION NO. 17-449 approving Minor Final Plat for LDY Subdivision
 23. RESOLUTION NO. 17-450 approving Major Final Plat for Crane Farm Subdivision, 4th Addition
 24. RESOLUTION NO. 17-451 approving partial completion of public improvements and reducing security for Scenic Valley Subdivision, 1st Addition
- Roll Call Vote: 6-0. Motions/Resolutions declared carried/adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

PUBLIC FORUM: Mayor Campbell opened Public Forum. No one came forward to speak, and the Mayor closed Public Forum.

321 STATE AVENUE: Kelly Diekmann, Director of Planning and Housing, presented an update on the Request for Proposals (RFP) for the development of the City's ten-acre site at 321 State Avenue. He noted that the City had received one formal proposal for the site from JCorp., Inc., which included 48 homes. The City Council had reviewed that proposal at its meeting held on June 13, 2017. Mr. Diekmann recalled that the initial proposal had had an estimated financial gap between available City funding and the developer's requesting funding of approximately \$400,000 (\$550,000 for infrastructure vs. \$950,000 that was requested. The City Council, at its June 13, 2017, meeting, had directed staff to work with the developer on an alternative proposal that would have less infrastructure cost to help eliminate the financial gap between development costs and the available CDBG funding. According to Director Diekmann, JCorp has provided an alternative layout that reduces infrastructure costs by building fewer streets and reducing the total development size to between 37 and 43 housing units. Defer until If the Council decides to stay with 43 units, off-site improvements would be required, there would be the same infrastructure costs. In submitting the alternate proposal (37 units), it was the intention of the developer to stay within the budget of \$550,000. At this point, there would be a 50/50 (City/developer) split on costs (each at \$550,000). Profit would be made for the developer from the sale of the market-rate homes. Developer also is proposing that the 60% low-income housing goal be reduced to match what really can be done on the north and south sides. This would lower than number to approximately 54%; the City's minimum is 51%. There is not a large contingency (\$40,000); there are probably some costs have not yet been included. The sales prices for affordable housing would likely have to absorb some of infrastructure costs.

Council Member Gartin asked if the City had received the revised per forma from JCorp. Mr. Diekmann answered that the new version was emailed to staff today.

Council Member Gartin asked if the Council were really in a position to make a decision tonight given the fact that Planning just received important numbers tonight. Mr. Gartin said he was apprehensive about binding the City in a decision tonight without having all the pieces on the table.

Mr. Diekmann stated that nothing was going to be binding on the City tonight. The only direction that Council needs to make tonight is to direct staff to draft a Development Agreement. He said it would also be helpful if the Council could give direction on whether it preferred Version 1 or Version 2. Council Member Gartin added that digesting the new numbers might impact the Council's decision on which version they wanted to approve.

Housing Coordinator Vanessa Baker-Latimer advised that the CDBG Action Plan needs to be submitted to the Department of Housing and Urban Development by August 16, 2017. The funds would need to be drawn down by no later than April 25, 2018.

Mr. Schainker reiterated that the first offer would require the City finding additional funds; those funds cannot come from the CDBG funding.

Council Member Orazem said that the difference between 37 and 43 homes would equate to approximately \$300,000 in additional infrastructure to provide improvements to the alley. Council Member Orazem asked what happens to the land that can't be developed into housing. Mr. Diekmann said that the extra land would be used for a large storm water feature and common space fronting on Tripp Street. The bike path is being shown for conceptual purposes only; Public Works had not approved it yet.

According to Mr. Schainker, the Developer's Agreement could be written so that additional lots can be developed if the City finds the additional \$300,000 for Phase II. Director Diekmann explained the conceptual plan of lot layout. He noted that either eight lots would be developed north of Outlot D or two additional lots would be developed south of Outlot D.

Mr. Gartin commented that he likes the first version in terms of layout; however, it has substantially higher costs. Based on new estimates, there is probably a larger financial gap than initially thought, which was \$400,000. Therefore, the subsidized amount could be as high as \$80,000, instead of \$72,000/house. The desire is to keep the homes as "affordable housing" for a period of time, and he wants to ensure that the project is desirable for around 20 years down the road.

At the inquiry of Council Member Betcher, Ms. Baker-Latimer said that the City would have to draw down at least four to for 4.5 percent of the allocation. She pointed out that she doesn't set that amount anymore; HUD does that.

Marilyn Clem, 3306 Morningside, Ames, said that she is concerned about parents buying the house and renting it out to students. Director Diekmann answered that the market-rate homes on the south side of Tripp Street could be rented out; that is not regulated by HUD. The City would have to set those restrictions; that could be a component of the Development Agreement. Council Member Gartin said that he would be advocating for including an owner-occupied restriction. Ms. Clem added that it is important to the neighborhood that the project not add rental housing; it is already at 60% rentals.

Sarah Cady, 2812 Arbor Street, Ames, spoke on behalf of Ames Bicycle Coalition (ABC). She explained the issue with traffic crossing the shared-use path on the south side of the alley. Director Diekmann stated that it would be possible to put the path on the north side. Ms. Cady commented that the alley would cause an issue if the eight houses front on the alley side. There would be a lot of driveways and turning conflicts with the bike path. It was also noted that the shared use path shown is only eight feet; the City's standard is ten feet. Ms. Cady stated that the ABC requests that the shared-use path be ten-foot in width. Mr. Diekmann stated that 15 feet is to be reserved for the path; it has not yet been designed.

Duane Jensen, JCorp, 708 North Highway 69, Huxley, Iowa, stated that his company is attempting to work with the City to provide affordable housing in Ames. Phased construction seems to be a way to do that. Mr. Jensen suggested that they use the money that is available and phase in additional homes in the future if the funding is available. Mr. Jensen cited his preference for Version 1, but Version 2 is workable as well.

At the inquiry of Council Member Orazem, Mr. Jensen answered that the goal of market-rate homes, if built by JCorp, would be to cost between \$220,000 to \$280,000. Director Diekmann said that the range for the affordable housing would be between \$120,000 and \$165,000. At this point, staff does not have house designs. There will be various price points based on size and amenities. Staff would prefer that the affordable housing cost \$150,000.

Moved by Orazem, seconded by Corrieri, to go with Option 1 and direct staff to prepare a Development Agreement based on a commitment to the 35-home Phase 1 layout.

Council Member Gartin reiterated that he was hesitant to move forward if there are still some unknowns in regard to the pro forma that was just received today. Director Diekmann commented that staff needs to know if the Council is willing to add additional funding to the project beyond the \$550,000, and if so, where would the funding come from. City Manager Schainker said that the real question is if it is the Council's priority to get the second phase worked out now. Council Member Orazem said that he didn't believe so. That would give the City time to adjust. He doesn't think they should tie the City's hands if the CDBG funding is not continued in the future.

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

ENHANCED PARKING ENFORCEMENT IN CAMPUSTOWN NEIGHBORHOODS: Chief Chuck Cychosz advised that this report was in response to a May 16, 2017, City Council motion requesting a cost estimate for enhanced parking enforcement in the Campustown neighborhoods. Chief Cychosz outlined the potential expenses for providing additional parking enforcement in the residential area south of the Iowa State University Campus (residential neighborhoods from Beach to State and Lincoln Way to Storm). This area encompasses approximately 30 blocks. It was noted by Chief Cychosz that cost projections are based on a goal of continuous patrol in the areas affected by four- and six-hour limits from approximately 8 AM to 6 PM, and overnight alternate-side enforcement after the changeover period. It would require approximately 84 additional Community Safety Officer (CSO) hours each week. Chief Cychosz explained the projected impact that would have on the budget. The net cost of increased enforcement in this area was estimated to be \$60,202 annually (\$116,746 annual estimated expense with annual estimated revenue of \$56,544). Assuming a September 1, 2017, start date, the FY 2017/18 costs are projected to be \$50,168; that expense is not reflected in the Adopted Parking Fund Budget. If Council chooses to proceed with the increased enforcement effort in this fiscal year, the funding would need to come from the unobligated portion of the Parking Fund balance; that balance is currently projected to be \$380,000. Chief Cychosz also noted that the Council had already directed that the next budget cycle include a review of fees and fines related to the Parking System. If the Council elects to increase enforcement at this time, the fees and fines could be adjusted to recover those costs for FY 2018/19 and further deter non-compliance.

Chief Cychosz pointed out that residents in the area, many of whom park on the street, would need to be alerted to a change in enforcement plans. That might also trigger concerns from residents and commuters who have adapted to the current model of complaint-driven enforcement, which in turn, could trigger feedback to the Police Department and City Council members. For that reason, the Police Department could issue predominantly warnings during the first week. In the summer, there are not large numbers of vehicles in the area in question.

Council Member Nelson asked if the Council should be looking at this in terms of regulation and enforcement. Chief Cychosz offered that he was a fan of consistent regulations. He would prefer to do this as a “package” and deal with responses to the “package.” Police will respond to requests for enforcement.

Council Member Betcher commented that the reason she supported this particular plan is because the City has not been enforcing the regulations. There are many signs, but enforcement has been handled only on a complaint basis. She feels the neighborhood residents are tired of complaining. Ms. Betcher offered that she was not necessarily seeing this as a long-term plan moving forward, but this would determine if it is working. At some point in the future, she hopes that the City will reconsider of all the ordinances and simplify the regulations.

Moved by Betcher, seconded by Corrieri, to implement the plan for as many months as it takes to determine the viability of it.

Council Member Nelson noted that there will be charges incurred right away; there will be expenses in recruiting, hiring, training, and supervising the CSOs. Chief Cychosz said that it is anticipated that there will be more citations written at the beginning and fewer as there is compliance; however, the expenses will continue. He said that he considered that when he prepared the estimates. The CSO staff will increase by 50% and the schedule will change. Chief Cychosz advised that he had not had a dialog about this with representatives of the University.

Council Member Gartin stressed the importance about notifying students and those that will be impacted the most by this change. He wants the City to reach out to its partners at the University.

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

HEARING ON ZONING TEXT AMENDMENT PERTAINING TO NEW COMMERCIAL PARKING LOT LANDSCAPING EXCEPTIONS: Mayor Campbell opened the hearing. No one requested to speak, and the hearing was closed.

Moved by Gartin, seconded by Corrieri, to pass on first reading an ordinance creating exceptions for parking lot minimum setbacks and landscape percentage in commercial zones.
Roll Call Vote: 6-0. Motion declared carried unanimously.

HEARING ON ZONING TEXT AMENDMENT PERTAINING TO APPEALS OF ADMINISTRATIVE DECISIONS REGARDING ZONING-RELATED ISSUES: The public hearing was opened by the Mayor. She closed same after no one came forward to speak.

Moved by Corrieri, seconded by Betcher, to pass on first reading an ordinance pertaining to appeals of administrative decisions regarding zoning-related issues.
Roll Call Vote: 6-0. Motion declared carried unanimously.

Council Member Gartin noted that a couple years ago, the Council make a very conscious decision to use a 30-day time period for appeals, instead of 20 days. The proposed new Ordinance went back to the 20 days. He believes strongly that 30 days should be the time period for appeals.

Moved by Gartin, seconded by Betcher, to amend the Ordinance to state 8b has a 30-day appeal period.
Roll Call Vote: 6-0. Motion declared carried unanimously.

HEARING ON PROPOSED 2017/18 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) ANNUAL ACTION PLAN (Continued from May 9, 2017, and June 13, 2017): Housing Coordinator Baker-Latimer noted that the City had received \$19,000 more than what had been anticipated. The deadline for the Annual Action Plan to be received by HUD is on or before August 16, 2017.

The original Proposed Budget, based on \$490,000, was reviewed by Ms. Baker-Latimer. She then presented the Anticipated/Proposed 2017/18 CDBG Program Revenue Resources. The new recommended project funding levels were highlighted by Ms. Baker-Latimer. She noted that the revenue amount did not include any revenue from the sale of the 6th Street or Stafford properties.

At the inquiry of Council Member Orazem, Ms. Baker-Latimer clarified that the proposed Action Plan did not include any funding for the City to purchase rental homes and convert them back to single-family homes.

According to Ms. Baker-Latimer, during the original comment period, one comment was received from a citizen who expressed his concern about participating in the First-Time Homebuyer Program; that comment had been included in the Staff Report. Ms. Baker-Latimer also noted that an additional comment period had been opened when the City was notified about additional funding.

Council Member Corrieri said she understood that the 6th Street property was not included in this process and asked to know the process for selling that property. Ms. Baker-Latimer responded that the process would be that the City would have to sell the property at market value. The proceeds would go to HUD and come back to the City as program income in whatever year the property is sold. The program income could be allocated in any of the programs that had been approved in the Annual Action Plan. Ms. Corrieri asked where proceeds might be placed. Ms. Baker-Latimer said that the money would have to be placed where it could be drawn down quickly. She would probably spread it across programs; however, her preference at this time would be to add it to the First-Time Homebuyer Program. When asked how much the City should be able to sell the property for, she said that her estimate is that the home could be sold for \$160,000 to \$170,000. Ms. Baker-Latimer said staff projects program income. Director Diekmann said that there are three lots that could have six homes. If townhomes were to be constructed, more might be able to be built.

Moved by Corrieri, seconded by Orazem, to direct staff to increase the program income by \$170,000 for the anticipated sale of the 6th Street properties, to add back the Acquisition/Reuse Program, and fund it with the \$170,000.

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

Council Member Orazem asked whether there was a program that could assist people who want to convert rental properties back to single-family. Ms. Baker-Latimer clarified that funds could be applied for under the Single-Family Housing Improvement Program and used if the people first purchased the home. If they purchased the home, they can apply for funds to make improvements to the home.

Mayor Campbell noted that the hearing on this item had been opened on May 9, 2017; continued to June 13, 2017; and then continued again to this meeting. She asked if there was anyone who wished to speak on the projects being proposed to be included in the 2017/18 CDBG Annual Action Plan.

No one came forward, and Mayor Campbell closed the hearing.

Moved by Betcher, seconded by Beatty-Hansen, to adopt RESOLUTION NO. 17-452 approving the 2017/18 CDBG Annual Action Plan, as amended.

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

HEARING ON DESIGNATION OF BARILLA URBAN RENEWAL AREA AND ON PROPOSED URBAN RENEWAL PLAN AND PROJECT: Director Diekmann advised that the City Council is not committing to the rebate at this meeting. Staff will be coming back with the Development Agreement.

The public hearing was opened by Mayor Campbell. She closed same after there was no one wishing to speak.

Moved by Nelson, seconded by Corrieri, to adopt RESOLUTION NO. 17-453 adopting the Barilla Urban Renewal Plan and establishing the Barilla Urban Renewal Area.

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

Moved by Nelson, seconded by Corrieri, to pass on first reading an ordinance creating the Barilla Tax Increment Financing District.

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

Moved by Nelson, seconded by Corrieri, to directing the Interim City Attorney to prepare the Development Agreement.

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

HEARING ON VALVE MAINTENANCE AND RELATED SERVICES AND SUPPLIES FOR THE POWER PLANT: Mayor Campbell opened the hearing. There was no one who came forward to speak, and the hearing was closed.

Moved by Gartin, seconded by Beatty-Hansen, to accept the report of bids and delay award of a contract.

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

RESOLUTION REGARDING EQUAL PROVISION OF PUBLIC SERVICES: Council Member Orazem recalled that he had read aloud his proposed resolution at the Council's meeting of June 27, 2017. He noted that in 1868, the State of Iowa ratified the 14th Amendment to the U. S. Constitution that declared that "No state shall deprive any person of life, liberty, or property, without due process of law; nor deny to any person within its jurisdiction the equal protection of the laws."

Council Member Betcher proposed some minor revisions based on a couple of her observations. She wanted it added that the numbers used in the proposed Resolution referring to the alumni, population, and Census, were from the Fall of 2016. Also, Ms. Betcher commented that the City can't guarantee that citizens will be fully informed of their responsibility to extend the rights of equal protection under the laws of the City to all residents, citizen and noncitizen. She asked that the wording under "NOW, THEREFORE, BE IT RESOLVED," paragraph be changed to state "attempt to inform." Another change requested by Ms. Betcher was to the second paragraph from the bottom. She preferred it be worded to state: "We, the City of Ames and its employees, will not deprive residents of the City of Ames, citizen or noncitizen, of life, liberty, or property without due process of law."

Mayor Campbell asked Ms. Betcher to provided the edited version of the Resolution to the City Clerk.

Moved by Orazem, seconded by Beatty-Hansen, to adopt RESOLUTION NO. 17-454 regarding equal

provision of public service, as edited.

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

CITY ATTORNEY RECRUITMENT: Mayor Campbell advised that she had provided an overview in the Council Action Form. There are a variety of decisions that needed to be made at this meeting.

Supervisory Structure. Council Member Corrieri shared her desire to keep the structure the same: City Council supervises the City Manager and City Attorney. She emphasized that it is important that communication between the City Attorney and the City Manager and other Department Heads occurs regularly.

Moved by Corrieri, seconded by Betcher, to maintain the same supervisory structure as currently exists. Vote on Motion: 6-0. Motion declared carried unanimously.

Job Description.

Kaila Kenjar, Human Resources Director, brought the Council's attention to the memo regarding the job description and recruitment that had been part of the Agenda packet. Staff had suggested several changes, including:

1. The individuals to whom the City Attorney will be responsive
2. A statement outlining the requirements of this position to follow various City policies and procedures
3. Modifications to the education and experience requirements

Council may also want to further discuss whether it is satisfied with the minimum qualifications and determine the necessity of the residency requirement for the City Attorney.

At the inquiry of Council Member Betcher, Ms. Kenjar reviewed the education and experience requirements previously required.

Council Member Gartin recommended that the "Department of Education (DOE)-accredited" should be changed to "American Bar Association (ABA) - accredited law school."

Moved by Corrieri, seconded by Gartin, to approve the job description, with revision to state the ABA-accredited law school.

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

Recruitment Plan. Ms. Kenjar reviewed the suggested Recruitment Plan. She questioned whether the Council wanted Human Resources to use a recruiting firm. At the inquiry of Council Member Orazem, Ms. Kenjar stated that the City had not used a recruiting firm in the past for the City Attorney position.

Mr. Gartin recommended that a recruiting firm be used as Iowa is a very small pod, and it could generate a larger applicant pool. Ms. Kenjar noted that the use of a recruiting firm could generate candidates, but would result in a longer period to allow for Human Resources to work with the firm and for the firm to source the candidates. In addition, steps after qualifications review will be delayed, and there will also be an additional cost.

When asked, Interim City Attorney Mark Lambert replied that in the age of the Internet, it gets copied to other Web sites. He noted that he had found the Assistant's job posted on line on the University of Ohio's Web site. Mayor Campbell noted that there had been a significant number of applicants without

using a search firm. She saw no reason to use a search firm, especially with the use of the Internet.

Ms. Kenjar commented that recruiting firms have been used in the past for other positions; some times the search is successful; other times, not. City Human Resources would still want to manage the process. Human Resources would like to post the position this Friday. It takes time to employ a recruiting firm and time to meet with the recruiting firm; it does take a lot more time. Mayor Campbell acknowledged confidence in the City's Human Resources Department ability to handle the recruitment. She said the process is similar to what is currently used for other Department Heads.

Moved by Beatty-Hansen, seconded by Betcher, to approve the recruitment plan, as proposed by Human Resources.

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

Regarding a salary range, Ms. Kenjar said that the City Attorney position is different than other positions in the City. Historically, a salary range has not been determined; salary is set by Council. Ms. Kenjar pointed out that the expected salary range information needs to be completed on the application; if not, staff will contact the applicant and request that information. Council Member Orazem asked Ms. Kenjar for her advice. She said it would be a Council decision whether a salary range should be provided for the position. Council Member Gartin offered that the more information that is noted for the position, the more helpful it is to potential applicants.

Moved by Gartin, seconded by Corrieri, to direct that staff make the salary commensurate with experience.

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

Another item that Council needed to decide was whether there should be a residency requirement. Ms. Kenjar noted that the City Manager's philosophy on this is that there be a residency requirement for Department Heads.

Council Member Gartin stated that he wanted to include a residency requirement for the City Attorney. He commented that the City Attorney needs to have a pulse on the community; if they don't reside here, they lose out on that.

City Manager Schainker said that the Council has flexibility as far as the time given to achieve residency.

Moved by Gartin, seconded by Betcher, to include a residence requirement, but on a schedule to be approved by the Council.

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

Modification of Chapter 2.48 of the *Municipal Code*. Assistant City Manager Bob Kindred explained that Section 2.48 of the *Municipal Code* outlines the powers and duties of the City Attorney. He noted that the *Code* is so fundamental in responsibilities of the City Attorney and believes that it should be made clear that this position operates within the confines of the greater City.

Moved by Beatty-Hansen, seconded by Corrieri, to direct staff to modify Chapter 2.48 of the *Municipal Code* to parallel the job description.

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

ORDINANCE TO ALLOW SIGNAGE ON RESIDENTIAL HIGH-DENSITY PROPERTIES WITH MIXED USES: Moved by Nelson, seconded by Corrieri, to pass on third reading and adopt

ORDINANCE NO. 4316 adding language to allow signage on RH properties with mixed uses.
Roll Call Vote: 6-0. Ordinance declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

ORDINANCE PROHIBITING PARKING ON PORTIONS OF 24TH STREET AND BROADMOOR AVENUE: Moved by Betcher, seconded by Beatty-Hansen, to pass on third reading and adopt ORDINANCE NO. 4317 prohibiting parking on portions of 24th Street and Broadmoor Avenue.

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 Corrieri, seconded by Orazem, to refer to staff for a memo the request of residents of Forest Glen for parking modifications.

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

Moved by Betcher, seconded by Beatty-Hansen, directed that one of the first items for the Campus and Community Commission be the parking situation in Campustown.

Assistant City Manager Brian Phillips said that he would prefer to ask the Commission what issues it has and bring those back to Council to discuss.

Motion withdrawn.

Moved by Gartin, seconded by Beatty-Hansen, to request a memo from staff regarding the request for Pre-Annexation Agreement for a 230-acre piece of ground, specifically, getting staff's response on each bullet point of the request with respect to the viability of a project like this.

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

Moved by Gartin, seconded by Corrieri, to request a memo to the Council with respect to the Police Department's experience with fireworks and what was learned from the last 4th of July.

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

Mayor Campbell advised that, in her absence and the absence of Mayor Pro-Tem Orazem, Council Member Corrieri will chair meeting on July 25, 2017,

ADJOURNMENT: Moved by Corrieri to adjourn the meeting at 8:16 p.m.

Diane R. Voss, City Clerk

Ann H. Campbell, Mayor

**MINUTES OF THE SPECIAL MEETING
OF THE AMES CITY COUNCIL**

AMES, IOWA

JULY 18, 2017

The Ames City Council met in special session at 6:00 p.m. on the 18th day of July, 2017, in the City Council Chambers in City Hall, 515 Clark Avenue, pursuant to law with Mayor ProTem Orazem presiding and the following Council members present: Bronwyn Beatty-Hansen, Gloria Betcher, Amber Corrieri, Tim Gartin, and Chris Nelson. *Ex officio* Member Rob Bingham was also present. Mayor Campbell was absent.

Assistant City Manager introduced Tesheik Kerr, newly hired Management Analyst. Ms. Kerr provided her background that lead her to her new position.

REGULATING OCCUPANCY IN RENTAL UNITS: City Manager Steve Schainker noted that during the latest session, the State Legislature had passed a law that stated, after January 1, 2018, “a city shall not...adopt or enforce any regulation or restriction related to the occupancy of residential rental property that is based upon the existence of familial or nonfamilial relationships between the occupants of such rental properties.”

Council Member Peter Orazem noted the usage of “familial or nonfamilial relationships” and asked to have that defined. Interim City Attorney Mark Lambert explained that basically, cities cannot use familial status or the lack of familial status to deny renting to anyone.

At the inquiry of Council Member Gartin, City Manager Schainker noted that the City of Iowa City initiated a moratorium ordinance. Iowa City shall not issue a rental permit for any dwelling that is not subject to a current rental permit or a rental permit that expired within the past 18 months and shall not issue a building permit that would result in an enlargement of a rental dwelling located within the area described above.

Mr. Schainker shared that on May 23, 2017, the Planning and Housing Director, Assistant City Attorney, Fire Chief, Community Codes Liaison, and he traveled to the Des Moines City Hall to discuss strategies for protecting the City’s neighborhoods by limiting occupancy based on something other than familial status. Others attending that meeting included representatives from Cedar Falls, Iowa City, and Des Moines. The group discussed a number of possible strategies for regulating occupancy in residential rental units. Mr. Schainker reviewed the list of options that had been discussed. City representatives agreed that there is a concern that the General Assembly will take action next year to prohibit whatever actions the cities take to limit occupancy through a means other than family affiliation. There were also concerns that if the option chosen either limits the percentage of rentals in a neighborhood or creates a separation distance between rental properties, there will be concerns about grandfathering existing rental units while licenses are valid and whether they can receive a new license if they do not meet the restriction. Under that option, the question was to allocate licenses equitably. Also discussed was that basing limitations solely on age could be unworkable for many households within the City due to the recent trend of children returning to home as adults or grandparents being cared for at home by their adult children.

City Manager Schainker described a four-point approach on one possible strategy that staff feels could be legally defensible. He said that after the joint meeting of the cities, City staff had met to develop a more-focused list of options for the Council to consider. Those options were as follows:

1. Limit the concentration of rental units in a specified geographic area.

2. Limit the number of adults who can inhabit a rental unit.
3. Limit occupancy in rental units to a specified amount of square footage per person.
4. Limit occupancy based on the number of off-street parking spaces.
5. Limit occupancy in rental units based on a multi-tiered approach.

The City Manager shared that, on June 29, 2017, he and the Planning and Housing Director met with members of the SCAN Association. The options offered by the SCAN representatives were listed by Mr. Schainker, as follows:

1. Limit occupancy in rental units to no more than three adults aged 18 to 55.
2. Limit occupancy in rental units to no more than three undergraduates.
3. Don't allow any additional rental units in low density residential neighborhoods.
4. Limit building envelopes of existing structures so that single-family buildings that are being rented cannot be expanded to accommodate more renters.
5. Incentivize conversion from rental to owner-occupied houses.
6. More aggressively enforce the existing "nuisance" related violations (noise, parking, etc.).
7. Modify the Zoning Ordinance to prevent changes to architectural features (such as enclosing porches) to rental units in the low density residential areas.

Mr. Schainker told the City Council that, assuming that the Council would like to pursue new occupancy regulations, it would be helpful for them to provide staff direction regarding a general approach that either (1) limits the number of adults in a rental unit or (2) relies upon a quantitative limit on renters based on square footage of a home, number of bedrooms, number of off-street parking spaces, or some other indicator. He noted that if the approach selected relies on a per-renter quantitative limit, larger homes would likely have more occupants.

Council Member Betcher asked if it would be possible to create an overlay district to regulate occupancy. City Manager Schainker said it would be possible. He stated that the biggest concern of the staff would be verifying changes by January. It would be almost impossible for the City to inspect and guarantee the new standard by that time.

At the inquiry of Council Member Nelson, Zoning Enforcement Officer Sara VanMeeteren listed the Zoning Classifications, the number of buildings, and the number of units.

Leslie Kawaler, 2121 Hughes, Ames, gave a presentation prepared by the South Campus Area Neighborhood.

Two primary goals of the SCAN were noted as being:

1. Stabilizing and revitalizing vulnerable neighborhoods.
2. Maintaining the quality of life

Ms. Kawaler listed several reasons why the Neighborhood Association believes too many rentals are a problem. She presented pictures of some local rentals showing furniture in the front yard and unkempt and poorly maintained yards. Ms. Kawaler identified other neighborhoods that they believe are vulnerable, specifically, SCAN, CC/OAMS, west of Campus, Oakland, and Sunrise. It was emphasized by Ms. Kawaler that not all Ames neighborhoods need stabilization. It is only when the number of rental units reaches a point of imbalance. If the Council agrees, they might want to create some sort of Campus-impacted zoning overlay. To address the problem, SCAN is suggesting the following:

1. Neighborhood Stabilization. Institute a rental density cap on each block or street of no more than 25%.

According to Ms. Kawaler, this is not a new idea. Other cities have done this either on a percentage basis or with a limitation on the proximity of rentals to one another. She said that West St. Paul, Minnesota; North Mankato, Minnesota; Northfield, Minnesota; Winona, Minnesota; St. Paul, Minnesota; and Kutztown, Pennsylvania, all have density caps in place. The rental density cap had been upheld by the Minnesota Court of Appeals. The current license holders are generally grandfathered in. There are limited exemptions for homeowners. In areas where the rental cap has been exceeded and a homeowner is having trouble selling, a city can offer incentives to first-time homebuyers or low-income homebuyers to help bring back balance to the neighborhood.

2. Quality of Life. Limit occupancy of rental property in all RL (or only vulnerable RL) neighborhoods to no more than three persons between the ages of 18 and 55.

Ms. Kawaler stated that the Iowa Supreme Court has ruled that cities have a legitimate interest in promoting peaceful and quiet neighborhoods with low population, limited congestion of motor vehicles, controlled transiency, and maintenance of property values. She pointed out that for those very reasons, the City had adopted its original ordinance limiting rentals in the RL to a family or three unrelated individuals. However, since occupancy may no longer be limited in that way, the City needs to find a permissible way to limit the number of tenants who may live together in RL neighborhoods or risk degradation of its most vulnerable and affordable neighborhoods.

According to Ms. Kawaler, Iowa law does not seem to prohibit limiting housing options based on age. Council Member Gartin asked how the City would enforce that. Ms. Kawaler said the neighborhood residents would see how many people are coming and going. She commented that she was alright with the Council limiting occupancy to three adults, but they were trying to be more flexible for families. According to Ms. Kawaler, the SCAN sincerely hopes that the City does not base occupancy on the number of bedrooms. Mr. Gartin asked if it would be possible to base it on the number of bedrooms, but prohibit the atrocities that are currently occurring.

3. Closing the “Parental Loophole.” Ms. Kawaler noted the importance of the City closing the “parental loophole.” The current definition includes “owner’s relative within the first degree of consanguinity.” This appears to be ignored. Ms. Kawaler pointed out that, with several roommates, the property really is rental and should be registered and regulated. She said that more and more parents are purchasing houses for their children/students and their friends. Only one roomer is permitted, but that is either not real known or being ignored. It was important to note that those properties will not be subject to any new rental regulations that are imposed, they won’t count in a rental cap, and they won’t likely be covered by an occupancy limit because the owners believe it is exempt.

When asked how the City approaches a situation where parents purchase a home for their student, Ms. VanMeeteren replied that the City relies on the other neighborhood residents to report it. Then the City sends a notice stating that they have to register their property and have the property inspected. It was shared by Ms. Betcher that many of the Codes that she has reviewed states that the owner or the owner’s agent has to live there.

Other changes suggested by the SCAN were presented by Ms. Kawaler, as follows:

1. Creative solutions including tax incentives to encourage home buyers to convert rental housing back of owner-occupied.
2. Alter the definition of “occupancy” in rental housing to include long-term guests.
3. Require landlords to have a local agenda available 24/7.
4. Raise landlord permit fees to help pay for additional enforcement.
5. Annual rental inspections.
6. Consider moratorium on building permits and new rental licenses in RL (or “vulnerable” RL) until occupancy issue is resolved because it is not felt that this issue is going to be resolved by January 1, 2018.

Ms. Kawaler asked what the Council’s role will be in shaping the vision for Ames: laissez faire/market-driven or proactive.

Barbara Pleasant, 516 Lynn Avenue, Ames, gave the number of rental units by street; she estimated that the Neighborhood is approaching 50% rental.

Council Member Betcher questioned whether the City ever inspects when the renters are there. Fire Chief Shawn Bayouth answered that landlords have asked City not to inspect when it’s just the tenants who are present. Ms. VanMeeteren noted that it is difficult for staff to tell how many people actually live there. The City investigates on a complaint-basis. When a rental is registered, there is an initial inspection, and then it is set up for another inspection between one and four years.

Council Member Orazem asked for the definition of “unit.” Ms. VanMeeteren answered that a single-family home is one unit; a duplex would be two units.

Ann Grevstad-Nordbrock, 521 Hayward Avenue, Ames, stated that she upheld what SCAN had to say. She opposes the change in regulation that makes it easier for more than three unrelated people to live there. Ms. Grevstad noted that she and her family are part of the 17% that is a permanent year-round resident. She shared her experience of living in East Lansing, Michigan. The value of their home in East Lansing increased, and their former neighborhood thrived because it had an overlay district. There was a great diversity in the neighborhood. According to Ms. Grevstad-Nordbrock, East Lansing offered incentives to retain single-family homeownership. She believes that Campustown in Ames has that same potential; enforcement is an important issue.

Brian Torresi, attorney with DavisBrown Law Firm, advised that he was present as the representative for the Ames Rental Association. Mr. Torresi noted that what is lacking in this discussion and former discussions was the information from many other neighborhood associations as well as the landlords. He pointed out that staff had met with SCAN, but the City needs to meet with the Ames Rental Association and landlords. He also pointed out that Minnesota case law does not apply in Iowa.

Joanne Pfeiffer, 3318 Morningside Street, Ames, thanked SCAN for giving the City options. She reminded the Council that she had been talking about “quality of life” for some time now and its importance to neighborhoods.

Grant Berthold, 2312 Storm Street, Ames, asked if it were possible to limit occupancy based on tax status. He felt that it would achieve the same goal as when familial status was used.

Mary Warren, 3121 Maplewood Drive, Ames, pointed out that the Iowa Senate passed the new law

with very bipartisan support. She feels that whatever the City comes up with will be objectional by the Legislature and believes that the City's focus should be on the enforcement side.

Fern Kupfer, 2100 Ashmore Drive, Ames, said she was the Former President of SCAN. Ms. Kupfer pointed out that local ordinances are so very important. Situations are different in college communities. This is about degradation of neighborhoods in favor of rentals.

Kelly Excell, 5603 Hickory Hills, Ames, advised that she was a property manager. She said that her agency welcomes occupancy limits. The Federal Fair Housing Act prohibits the use of familial status to regulate occupancy. She believes that a lot of the problems are the result of a lack of enforcement. The problems result from the behavior of the renters. Having bad renters is extremely detrimental to not only the City, but to the landlords as well.

Barbara Pleasants advised that she had gone through the City Assessor's Web page and looked at the what was shown for the residences of the owners of several homes. Many of them don't live in Ames. Some live out-of-state and can't be reached. She knows of no single-family renter in her neighborhood.

Ms. Warren, 3121 Maplewood Drive, Ames, again spoke. She pointed out that the rental climate has changed. The number of bathrooms, bedrooms, and amenities, such as walk-in closets and granite countertops, are important. She commented that the rules for East Lansing and other cities don't pertain to Ames, and it is now known what the issue in that city might have been.

Ms. Grevstad-Nordbrock agreed that enforcement is important. However, she feels what is important is to ask what does the City do with the change in the law and what is wanted for Ames as a whole. She reiterated that is important to curb the number of rentals to protect Campustown; it is a vulnerable area and needs to be protected.

Council Member Betcher said her research had revealed that East Lansing has overlay districts that had been voted in by the neighborhoods. The overlay districts allow different things. To her, it is a question of whether it is a stable neighborhood or is vulnerable. It is important to have a balance. She agrees that the City needs to talk to others besides neighborhoods. She thought perhaps this could be handled by the Campus and Community Commission.

Council Member Gartin pointed out that there appeared to be some consensus on the enforcement side; that would not interfere with the new statute. City Manager Schainker advised that staff would need to determine what would be involved in increasing the level of enforcement. However, the City would continue with its annual inspections and nuisance complaint inspections. Council Member Corrieri noted that staff could provide a report similar to what was provided for the parking enforcement item.

Moved by Gartin, seconded by Corrieri, to direct staff to come back to Council with proposals on increasing enforcement and inspection efforts in the following neighborhoods: SCAN, Oak to Riverside, CCOAMS, and west of Campus.

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

Moved by Corrieri, seconded by Beatty-Hansen, to direct staff to solicit additional feedback from the four specifically named neighborhoods as well as from the landlord association regarding the items discussed tonight.

Council Member Orazem commented that occupancy limits should have some relationship to limiting

the adverse impacts on the neighborhood from problems with parking and safety. The Council needs to pass a regulation that is consistent with state law, but limits the negative impacts of having rental properties.

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

Moved by Gartin, seconded by Beatty-Hansen, requested that staff come back to Council with a memo on a tool that allows for the creation of an overlay district for the purpose of limiting rental units and assess what would be a healthy percentage.

Ex officio Member Rob Bingham shared that he agrees that stability is important to neighborhoods; however, students need to live close to Campus. He believes that enforcement of some of the nuisance issues should be increased.

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

Moved by Corrieri, seconded by Betcher, requested staff to provide information on options of incentivizing converting rental housing back to single-family.

Ms. Corrieri noted that she would like to see what has been done in other communities. She said this is to be done in the longer term.

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

Moved by Betcher, seconded by Beatty-Hansen, to direct staff to provide a memo to the City Council regarding instituting a moratorium on expansion of rental properties in the RL Zone.

Council Member Nelson pointed out that the situation in Iowa City versus what is happening in Ames might be different.

Vote on Motion: 3-3. Voting aye: Betcher, Beatty-Hansen, Corrieri. Voting nay: Gartin, Nelson, Orazem. Motion failed.

UPDATE ON THE FATS, OILS, AND GREASE ORDINANCE IMPLEMENTATION: Water and Pollution Control Director John Dunn introduced Dustin Albrecht, Environmental Specialist. Mr. Albrecht gave an update to the Council on implementation of the FOG Ordinance since it was approved by the City Council on November 24, 2014. He reviewed the time line for compliance and showed the compliance history to date. Mr. Albrecht also noted the cost of non-compliance.

Council Member Nelson pointed out that approximately 55% of the FSEs (food service establishments) are compliant and the other two categories (non-responsive and non-compliant) equate to about the same.

Water and Pollution Control Director John Dunn clarified that generating money for the Utility was not the intent; it was to reduce the damage to the City's sewer system from fats, oils, and grease. It appears the revenues at this point appear to be approximately \$140,000 to \$150,000 from the charges for non-compliance; however, the City's goal is to have 100% compliance. Mr. Albrecht provided examples of the charges to an illustrative type of restaurants.

Council Member Gartin asked if it would be less expensive for restaurants to just pay the fine. Mr. Albrecht said that, based on his research, basically it would be. Mr. Gartin questioned whether the fine for non-compliance should be increased. He said if staff members believe that the current fee structure is incorrect, they should come back to Council.

Director Dunn pointed out that if there is a blockage, staff would be able to see which FSEs are on that sewer. Staff would then look at which of the establishments are in compliance.

Mr. Dunn noted that it is still early enough in the new process. He would like to see a little more time pass before Council makes any changes.

Council Member Betcher asked if some FSEs were non-compliant because they could not afford to put in the correct system. Mr. Albrecht replied if they don't have a grease inceptor, they need to train their staff on best management practices, and report back to the City.

There have been three blockages since Mr. Albrecht last addressed the Council. They were all either right on Lincoln Way or on a side street just off of Lincoln Way. No municipal infractions were issued at that time.

According to Director Dunn, if it is determined which FTE is responsible, the business would be responsible for paying the municipal infraction, plus the cost of cleanup, plus the cost of damages.

Mr. Albrecht presented changes that the City Council might want to consider, specifically, dealing with municipal infractions (establish schedule for offenses and failure to submit information) and the use of grease interceptors in parallel/series. Some FTEs would prefer to put in more than one than one very large one. Council Member Gartin suggested that Council just change that to allow parallel interceptors now, instead of waiting six months. Director Dunn noted that the plan that staff is planning to come back to Council with has a number of changes to Chapter 28; it is anticipated that they will bring those changes to Council in October.

Mr. Albrecht recommended that training for the haulers, similar to that performed by the Des Moines WRA, be offered. He advised that 17 of the 18 haulers (approximately 98%) who have expressed a desire to work in Ames have gone through the Des Moines WRA training.

According to Mr. Albrecht, as a result of the Ordinance, the City has reduced fees its fees by approximately 87%. Ames adjusted its prices to match those of other communities. It is anticipated that the volume will increase.

COUNCIL COMMENTS: Moved by Corrieri, seconded by Gartin, to direct staff to place on an upcoming Agenda..refer to staff the request of Carol Stasak made on behalf of her mother for an adjustment to her utility account due to a water heater leak.

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

ADJOURNMENT: Moved by Corrieri to adjourn the meeting at 9:20 p.m.

Diane R. Voss, City Clerk

Ann H. Campbell, Mayor



REPORT OF CONTRACT CHANGE ORDERS

Period:	<input checked="" type="checkbox"/> 1 st – 15 th
	<input type="checkbox"/> 16 th – End of Month
Month & Year:	July 2017
For City Council Date:	July 25, 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)
Public Works	2014/15 Sanitary Sewer Manhole Rehabilitation (Various Locations)	1	\$1,032,105.23	Save Our Sewers, Inc.	\$0.00	\$29,790.00	B. Kindred	MA
Fleet Services	City Hall Gymnasium HVAC Renovations	1	\$182,220.00	Converse Conditioned Air	\$0.00	\$15,910.00	C. Mellies	MA
Fleet Services	City Hall Custodial	1	\$61,824.45	Klean Rite of Central Iowa	\$0.00	\$3,284.16	D. Allen	MA
Electric Services	GT1 Return to Service Project - Bid No. 1: Gas Generator	2	\$949,950.00	Wood Group Pratt & Whitney	\$30,800.00	\$11,700.00	D. Kom	CB
Public Works	2015-16 S. Skunk River Basin Watershed Improvements (City Hall Parking Lot)	2	\$948,116.35	Manatt's Inc.	\$7,055.00	\$2,941.00	J. Joiner	MA
			\$		\$	\$		

Applicant License Application ()

Name of Applicant: <u>Jeton avdiu</u>		
Name of Business (DBA): <u>Ciao's Italian restaurant</u>		
Address of Premises: <u>217 south duff ave</u>		
City <u>Ames</u>	County: <u>Story</u>	Zip: <u>50010</u>
Business <u>(515) 233-5586</u>		
Mailing <u>217 south duff ave</u>		
City <u>Ames</u>	State <u>IA</u>	Zip: <u>50010</u>

Contact Person

Name <u>Jeton avdiu</u>
Phone: <u>(682) 433-3487</u> Email <u>Tony_a82@hotmail.com</u>

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

Term:12 months

Effective Date: 06/15/2017

Expiration Date: 01/01/1900

Privileges:

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

Sunday Sales

Status of Business

BusinessType: <u>Sole Proprietorship</u>
Corporate ID Number: Federal Employer ID

Ownership

Jeton Avdiu

First Name: Jeton

Last Name: Avdiu

City: Ames

State: Iowa

Zip: 50014

Position: Owner

% of Ownership: 100.00%

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:

Name of Applicant: <u>JJC Ames 1 LLC</u>		
Name of Business (DBA): <u>JJC Ames 1 LLC</u>		
Address of Premises: <u>2420 Lincoln Way Suite 103</u>		
City <u>Ames</u>	County: <u>Story</u>	Zip: <u>50014</u>
Business	<u>(214) 919-3208</u>	
Mailing	<u>P O Box 452949</u>	
City <u>Garland</u>	State <u>TX</u>	Zip: <u>75045</u>

Contact Person

Name <u>Vicki R Speck</u>
Phone: <u>(214) 868-0121</u> Email <u>vicki.speck@4ifc.com</u>

Classification Class C Liquor License (LC) (Commercial)

Term:12 months

Effective Date: 09/01/2018

Expiration Date:

Privileges:

Class C Liquor License (LC) (Commercial)

Status of Business

BusinessType: <u>Limited Liability Company</u>
Corporate ID Number: <u>517745</u> Federal Employer ID <u>81-1768653</u>

Ownership

Corey Butcher

First Name: Corey **Last Name:** Butcher
City: Rowlett **State:** Texas **Zip:** 75089
Position: Manager
% of Ownership: 81.00% **U.S. Citizen:** Yes

Jeremy Hillin

First Name: Jeremy **Last Name:** Hillin
City: Lavon **State:** Texas **Zip:** 75166
Position: manager
% of Ownership: 19.00% **U.S. Citizen:** Yes

Insurance Company Information

Insurance Company: <u>Hanover 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:

*Caring People
Quality Programs
Exceptional Service*

6a-f

TO: Mayor Ann Campbell and Ames City Council Members

FROM: Lieutenant Dan Walter – Ames Police Department

DATE: July 18th, 2017

SUBJECT: Beer Permits & Liquor License Renewal Reference City Council Agenda

The Council agenda for July 25th, 2017, includes beer permits and liquor license renewals for:

- Class E Liquor, C Beer, & B Wine - LE0001954 - AJ's Liquor II, 2515 Chamberlain St
- Class B Beer - BB0030975 - Pizza Ranch of Ames, 1404 Boston Ave.
- Special Class C Liquor - BW0094871 - HuHot Mongolian Grill, 703 S. Duff Avenue, Ste. #105
- Class C Liquor, Catering, & Outdoor Service - LC0037732 - Cyclone Experience Network, Jack Trice Stadium
- Class C Liquor & Catering - LC0033372 - Olde Main Brewing Co., 316 Main Street
- Class C Liquor, B Native Wine, Catering, & Outdoor Service - LC0040290 - The Mucky Duck Pub, 3100 South Duff Ave.

A routine check of police records for the past twelve months found no liquor law violations for the above listed business. The police department recommends renewal of licenses for all of the above business.

RESOLUTION NO. _____

**RESOLUTION APPROVING AND ADOPTING
SUPPLEMENT NO. 2017-3 TO THE AMES MUNICIPAL CODE**

BE IT RESOLVED, by the City Council for the City of Ames, Iowa, that in accordance with the provisions of Section 380.8 Code of Iowa, a compilation of ordinances and amendments enacted subsequent to the adoption of the Ames Municipal Code shall be and the same is hereby approved and adopted, under date of July 1, 2017, as Supplement No. 2017-3 to the Ames Municipal Code.

Adopted this _____ day of _____, 201_.

Ann H. Campbell, Mayor

Attest:

Diane R. Voss, City Clerk

COUNCIL ACTION FORM

SUBJECT: ENCROACHMENT PERMIT FOR A SIGN AT 122 HAYWARD AVENUE

BACKGROUND:

The owner of the property at 122 Hayward is seeking approval for an encroachment permit that would allow a sign to hang into the public way. The proposed sign is a projecting sign mounted to the face of the building. It will extend four (4) feet over the sidewalk, but will not affect use of the sidewalk.

The sign permit application for the proposed sign has been reviewed by the Inspection Division and complies with all regulations regarding signage. The sign permit application is pending approval contingent on the approval of the encroachment permit.

Chapter 22.3(3) of the Ames Municipal Code requires approval of the Encroachment Permit Application by the Ames City Council before a permit can be issued. By signing the application, the Owner has agreed to hold harmless the City of Ames against any loss or liability as a result of the encroachment, to submit proof of insurance, and to pay a fee for the encroachment. The owner also understands that this approval may be revoked at any time by the City Council. Once all documents have been obtained and approved, the Inspection Division will issue a permit for the encroachment.

ALTERNATIVES:

1. Approve the application allowing the applicant to erect the sign once the permit has been issued.
2. Modify the application allowing the applicant to erect the sign, with modifications, once the permit has been issued.
3. Deny the application prohibiting the applicant from placing the proposed sign over the public way.

MANAGER'S RECOMMENDED ACTION:

It is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby granting the encroachment permit for this sign.



515 Clark Avenue
Ames, IA 50010
515.239.5153 Phone
515.239.5261 Fax

ENCROACHMENT PERMIT APPLICATION/AGREEMENT

Address of Encroachment: 122 Hayward Avenue

Type of Encroachment: Awning and Signage Encroachment

Total Square Feet of the Area to Encroach: 185.82 sq ft (See attached submittal guidelines)

Applicant is: Property Owner Tenant **Contractor**

Applicant Name: JCorp, Inc. - Shaun Sheller Phone: 515-508-0132


Mailing Address: 708 N HWY 69, Huxley, IA 50124 Email: shaun@jcorp.biz

Property Owner Name: Campus Plaza LC

Phone: 515-268-5485 Mailing Address: 2519 Chamberlain Street, #101, Ames, IA 50014

By signing this application, the Building Owner agrees to the following conditions, upon approval:

1. The Owners do hereby indemnify and hold harmless the City of Ames, its officers and employees, against any loss or liability whatsoever made by any and all persons whomsoever, resulting from or arising out of the location and maintenance of the encroachment.
2. The Owners shall submit and maintain, through the period of the encroachment, comprehensive general liability insurance coverage in the amount of not less than \$500,000 combined single limit and a current copy of Endorsement CG 2013, naming the City of Ames and its employees and assigns, as an additional insured on the policy. The Owner will supply the City Clerk's Office annually with a current copy of the insurance and the endorsement.
3. The City Council may revoke the permit at any time.
4. This agreement shall run with the land and be binding upon the successors and assignees of the parties hereto.
5. The Owners shall notify the City Clerk at the time that the encroachment ceases to exist, or before making any modification to the encroachment.
6. The encroachment will be built and erected in the same manner as shown on the attached sketch.
7. To pay a one-time encroachment fee of \$25 or \$1 for every square foot that encroaches, whichever is larger.

Property Owner Signature  Date 7-17-17

FOR OFFICE USE

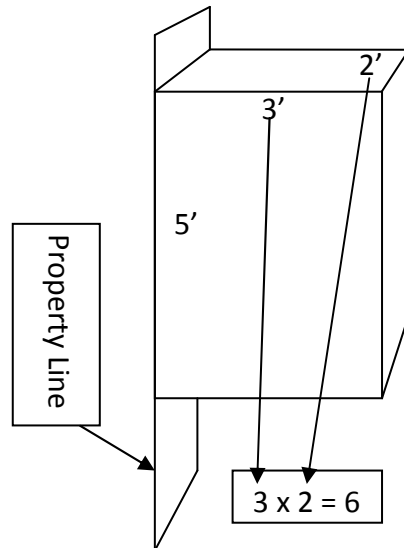
- | | |
|---|--|
| <input type="checkbox"/> Fee Received | <input type="checkbox"/> Sketch of Encroachment Received |
| <input type="checkbox"/> Insurance Received | <input type="checkbox"/> Approved by City Council on |
| <input type="checkbox"/> Insurance Approved by HR | Date: _____ |

Approved by: _____ Date: _____ Permit No: _____

ENCROACHMENT PERMIT SUBMITTAL GUIDELINES

The following documents are needed upon application:

1. Encroachment Permit Application/Agreement, including property owner's signature
2. Dimensioned sketch/drawing of proposed encroachment and location of encroachment
-The total square feet of area to encroach as referenced on the application should be calculated by multiplying the length (3) x width (2) = 6 square feet. This will determine the area that is in the public way. It is not necessary to calculate height (5' - the vertical dimension). Please see the diagram below:



The following documents are needed before final approval of the application:

1. Application fee of \$25 or \$1 for every square foot that encroaches, whichever is larger
2. Comprehensive general liability insurance coverage in the amount of not less than \$500,000 combined single limit and a current copy of Endorsement CG 2013, naming the City of Ames and its employees and assigns, as an additional insured on the policy.

ADDITIONAL INFORMATION

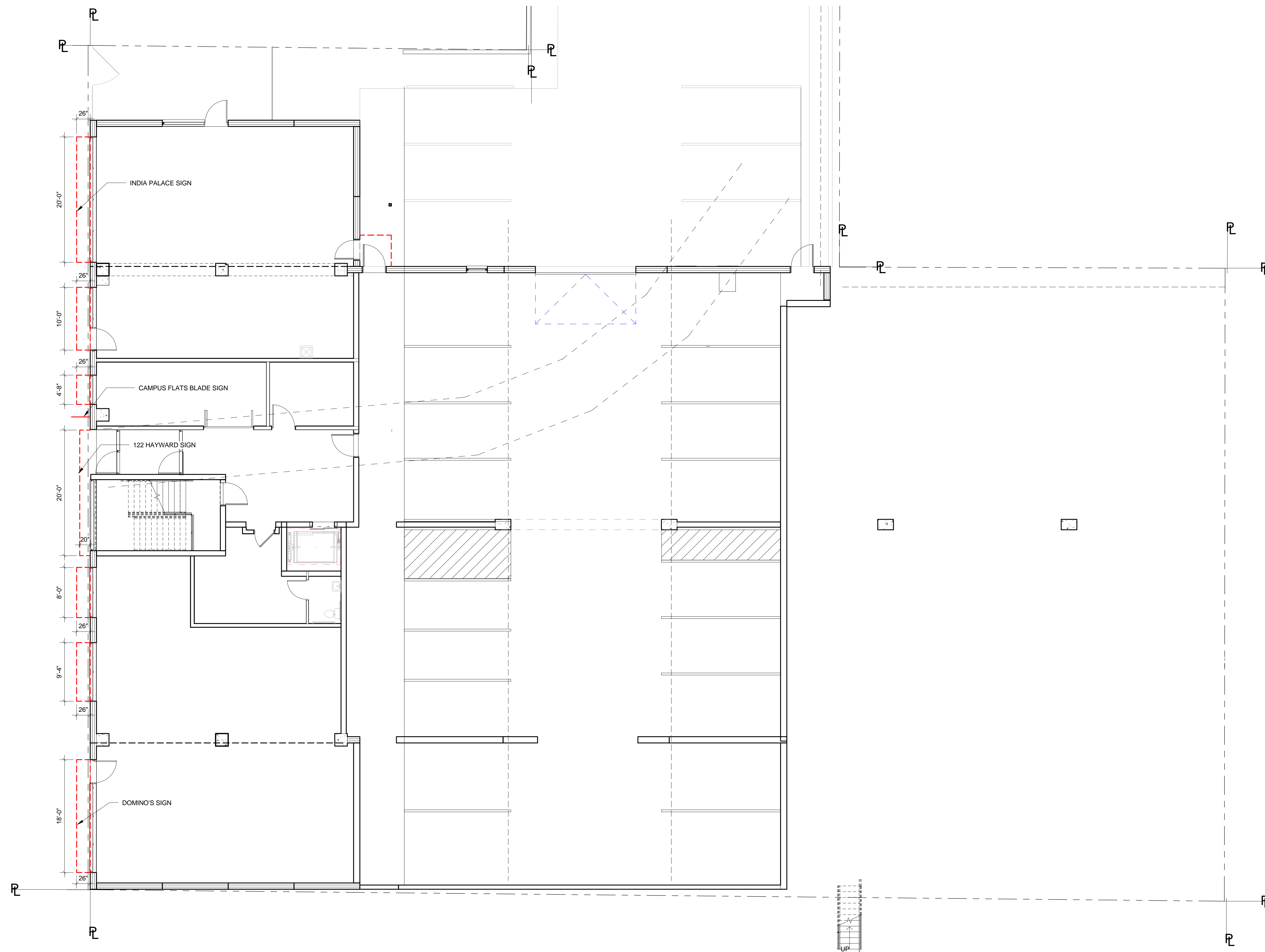
1. If the encroachment is a sign or a structure, it may require additional permits.
2. City Council approval is needed in order to approve the application. This application will be placed on the next City Council consent agenda.
3. Proof of insurance may be submitted at any time before final approval. The applicant may want to confirm City Council approval before adding additional insurance to their policy.
4. Once all documents have been received and approved, a permit will be issued and sent to the property owner.
5. The property owner is required to send an updated copy of their insurance to the City Clerk's Office annually. Failure to do so may result in revocation of the encroachment permit.



JCorp
consulting engineers

P.O. Box 159
Huxley, IA 50124
Phone: (515) 597-5457
Fax: (515) 597-5461
www.jcorp.biz

ARCHITECTURAL
CONSTRUCTION ENGINEERING



1 **COMMERCIAL LEVEL/LOWER PARKING PLAN**
SCALE: 1/8" = 1'-0"

- FIRST FLOOR
PLAN NOTES**
- ① METAL PAN STAIRS - SEE BUILDING SECTIONS
 - ② PRECAST COLUMN- SEE STRUCTURAL
 - ③ PAINTED STRIPES- 4" WIDE TYPICAL
 - ④ SLOPE SLAB/TOPPING TO FLOOR DRAIN
 - ⑤ MAXIMUM 2% SLOPE AWAY FROM EXIT DOOR

PROJECT:
Hayward Mixed Use
122 Hayward Ave.
Ames, IA 50014

REVISIONS:

①	06 / 17 / 16 Permit Set
②	07 / 29 / 16 Re-Submittal
③	

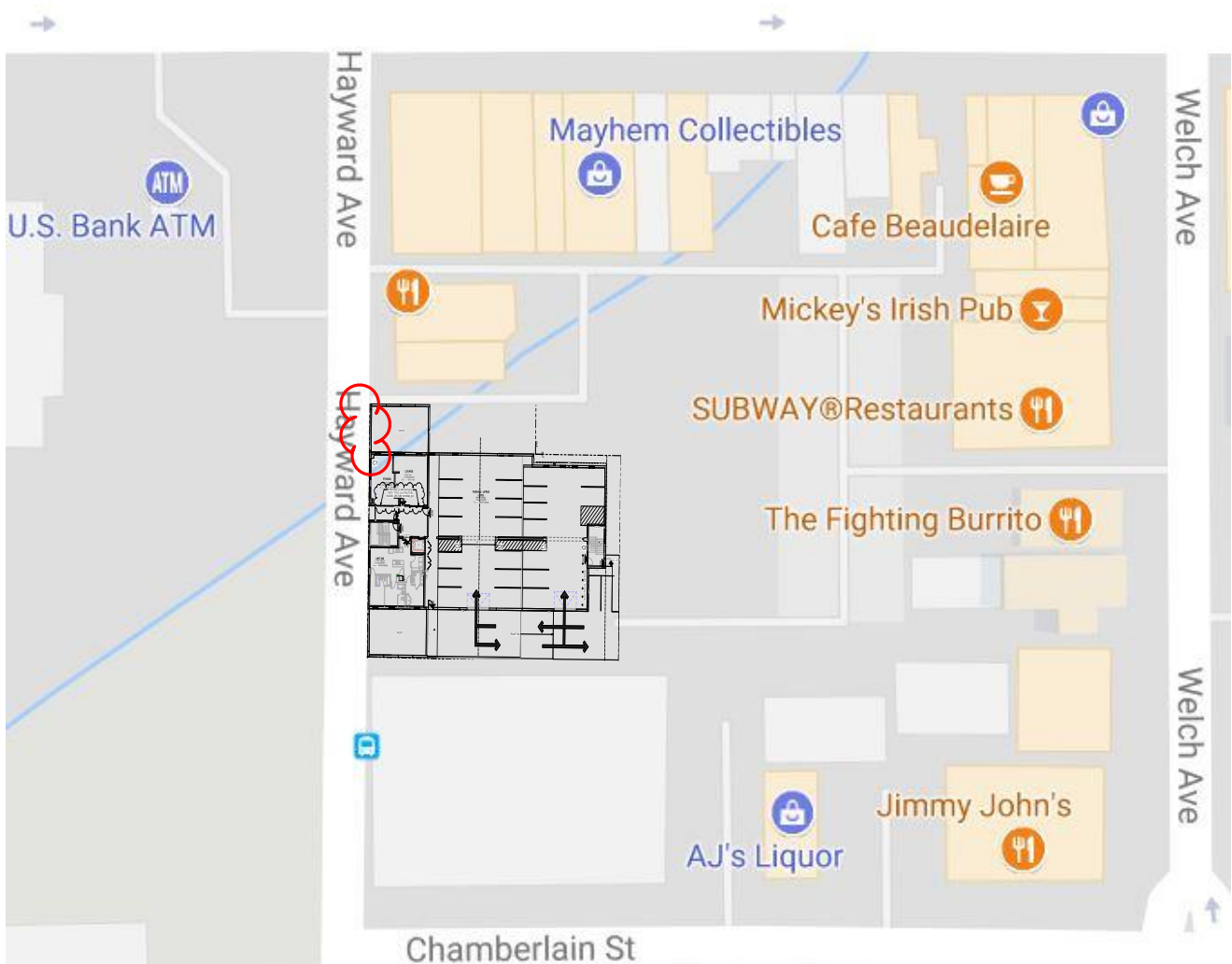
DATE: **07 / 11 / 17**
PROJECT NO: **15-071**
CONTENTS:
First Floor Plan

SHEET NO:
A000

EXTERIOR SIGNAGE

India Palace is located at 120 Hayward Avenue. Included over the next few pages are the intended signage for this business location. The business will be a dining establishment to include dine in and carryout homemade indian dishes.

Their dining establishment will be located on the NW corner of the mixed use building, with its storefront facing Hayward Avenue.





INDIA PALACE

120 Hayward Ave
Ames, IA 50014

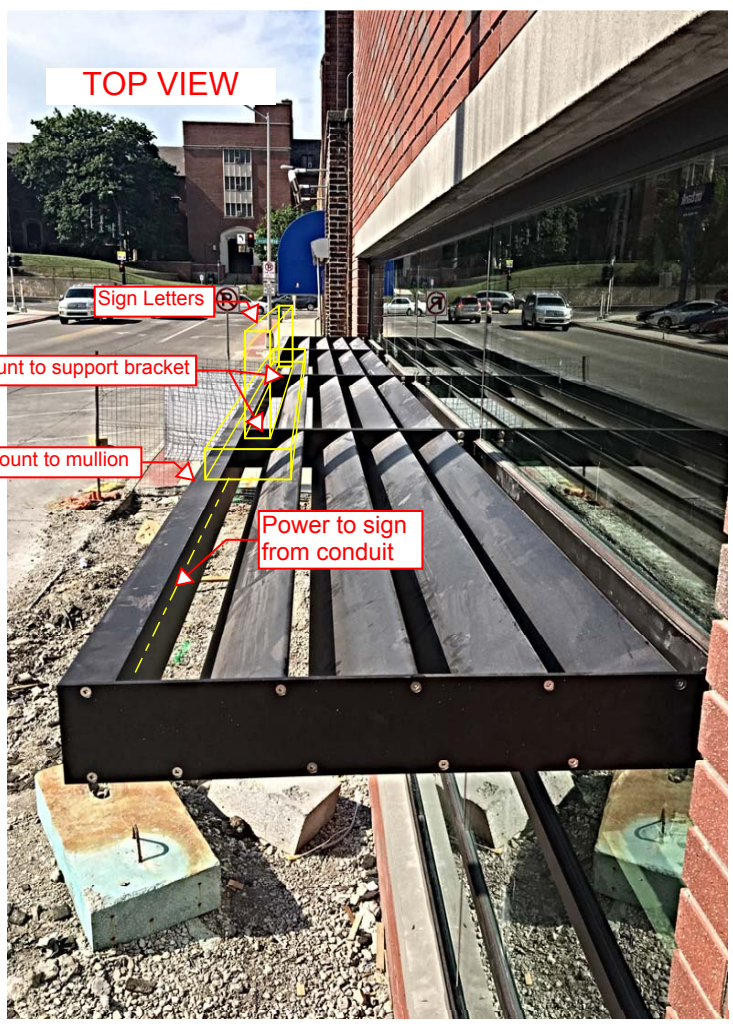
EXTERIOR SIGNAGE

The West elevation has sunshades as a unique architectural detail to the storefront sections. Each sunshade provides a shaded area within the walking path in front of the building. Utilizing this feature of the building, India Palace will have a sign mounted on the upper side of the sun shade for their business identification. Below you will find a renderings specific to this proposed signage.



EXTERIOR SIGNAGE

The sunshades are affixed directly to the storefront system, allowing for a unique surface area for signage similar to other businesses located within the City of Ames campustown area located on Lincolnway.





INDIA PALACE

120 Hayward Ave

Ames, IA 50014

EXTERIOR SIGNAGE

The sign lettering that will be affixed to the sun shade will be 18" in height and will be internally lit by LED lighting. Electrical to the sign will be provided from a conduit which will be routed within the sun-shade system to keep all electrical connections concealed. The proposed lettering for the signage will be "Nyala" as shown below.

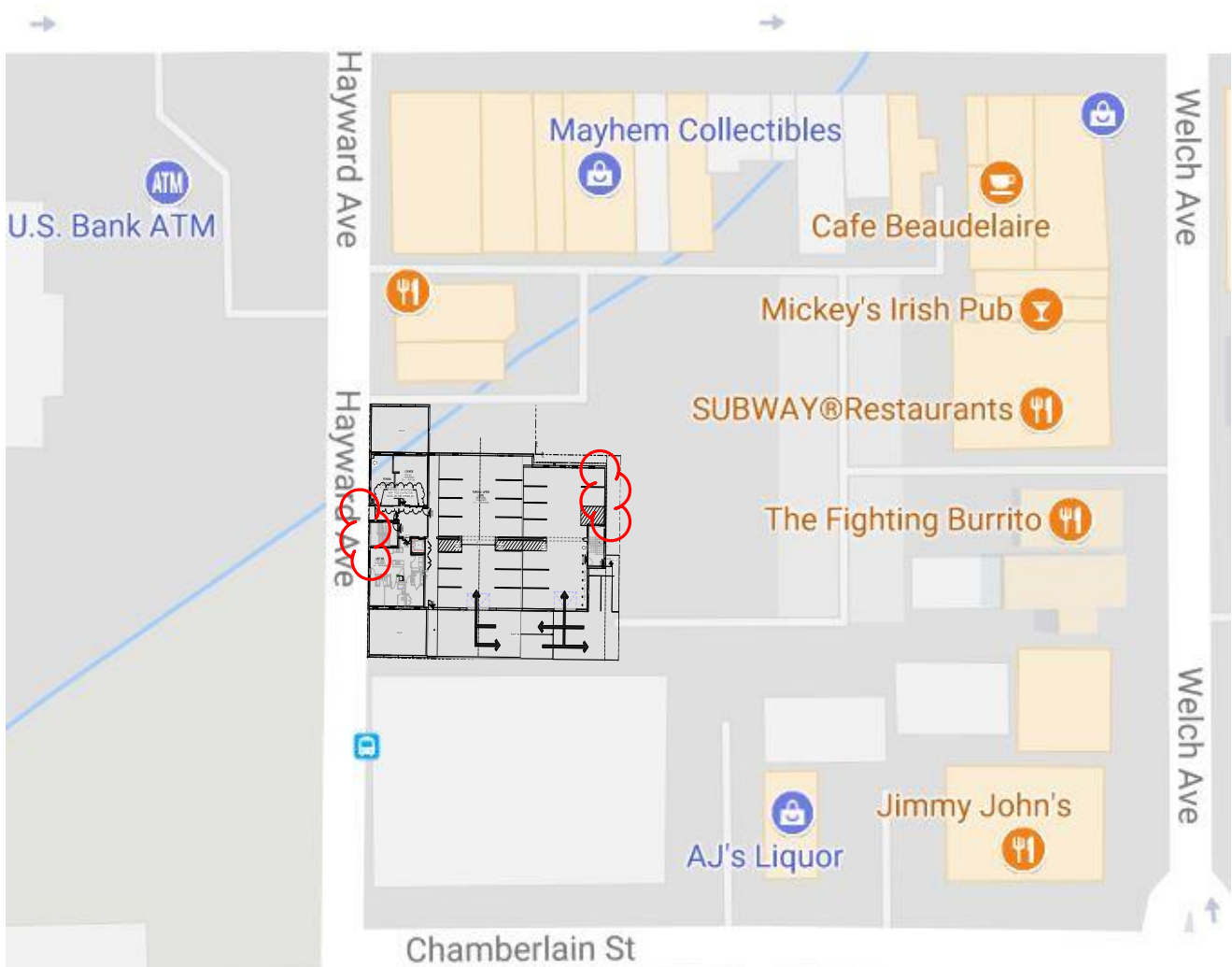
18" INDIA PALACE



EXTERIOR SIGNAGE

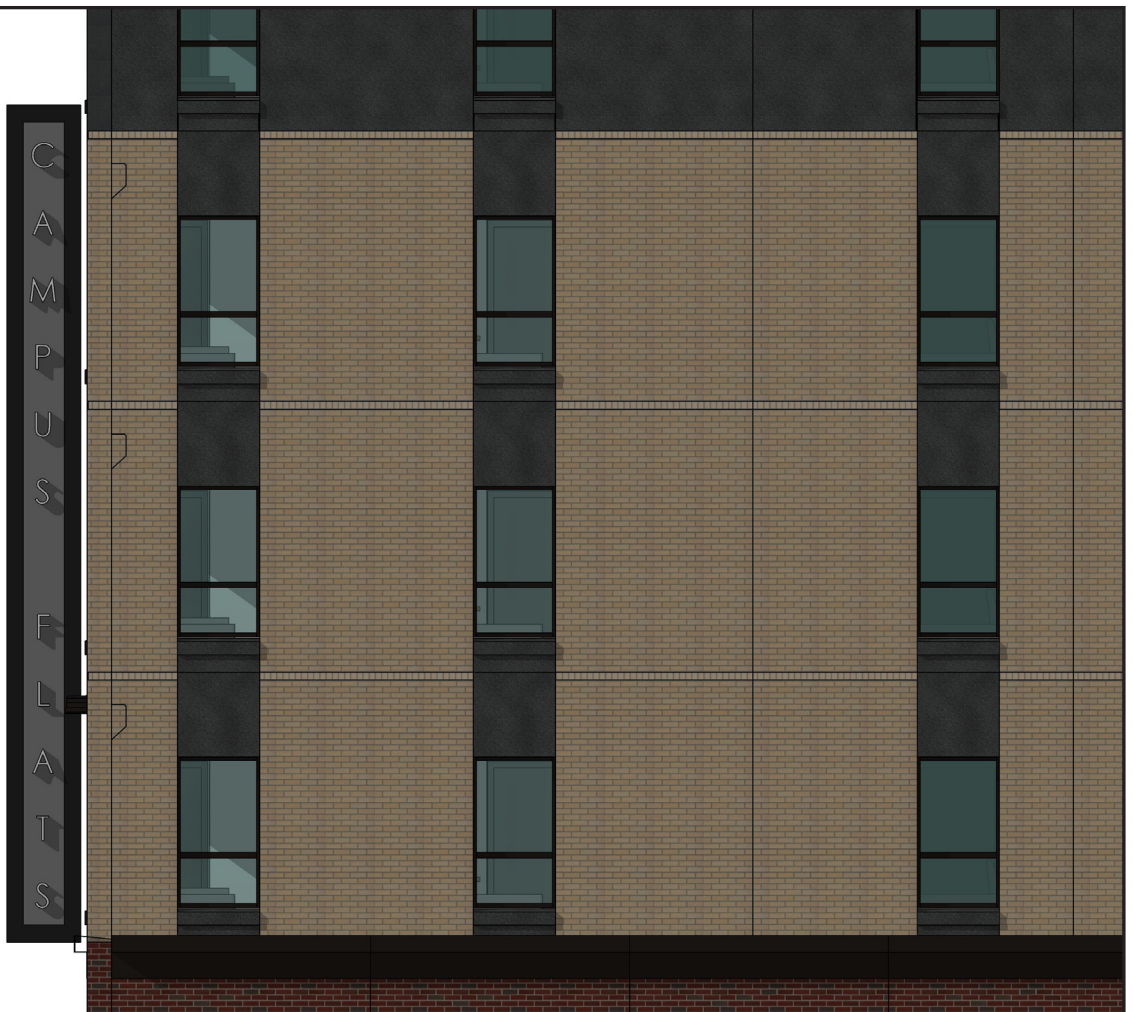
Campus Flats is located at 122 Hayward Avenue. Included over the next few pages are the intended signage for this student housing location. There is a total of 46 apartment units with a two story parking garage. Amenities include a fitness center, lounge, study room, and entry foyer.

The apartments are centrally located within the building, between the two commercial spaces. For signage, there will be a main building sign on the West elevation, an address identification sign on the main entry, as well as an additional sign on the East elevation.



EXTERIOR SIGNAGE

On the West elevation of the building, two signs will be installed. The main building sign will be perpendicular to the structure, and will be the main identification as viewed from Lincolnway and Hayward. This main blade sign will extend 29 feet in length, and will protrude from the building 4 feet. Below is a rendering of the proposed sign as seen from the South elevation looking towards Lincolnway.

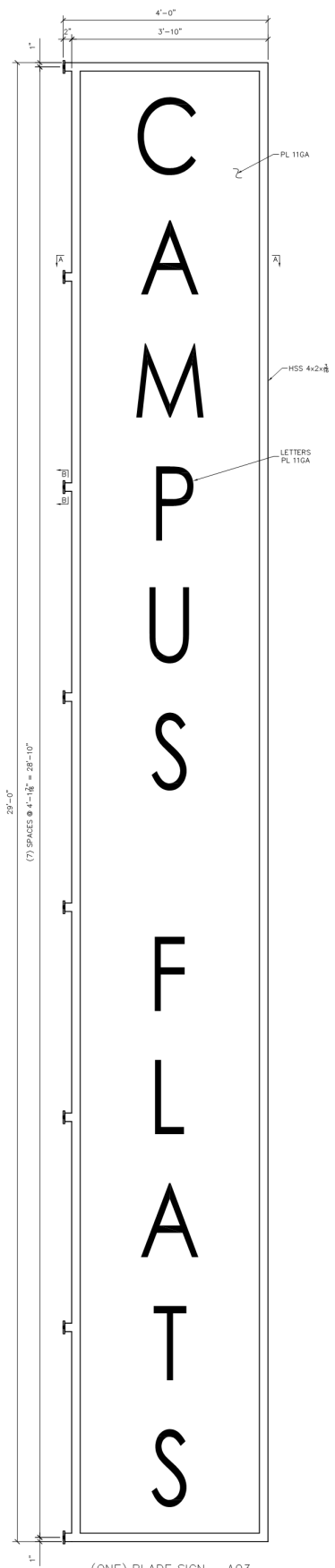


EXTERIOR SIGNAGE

Below is a rendering representative of the Blade sign as seen from Lincolnway, looking Southeast up Hayward Avenue.



EXTERIOR SIGNAGE

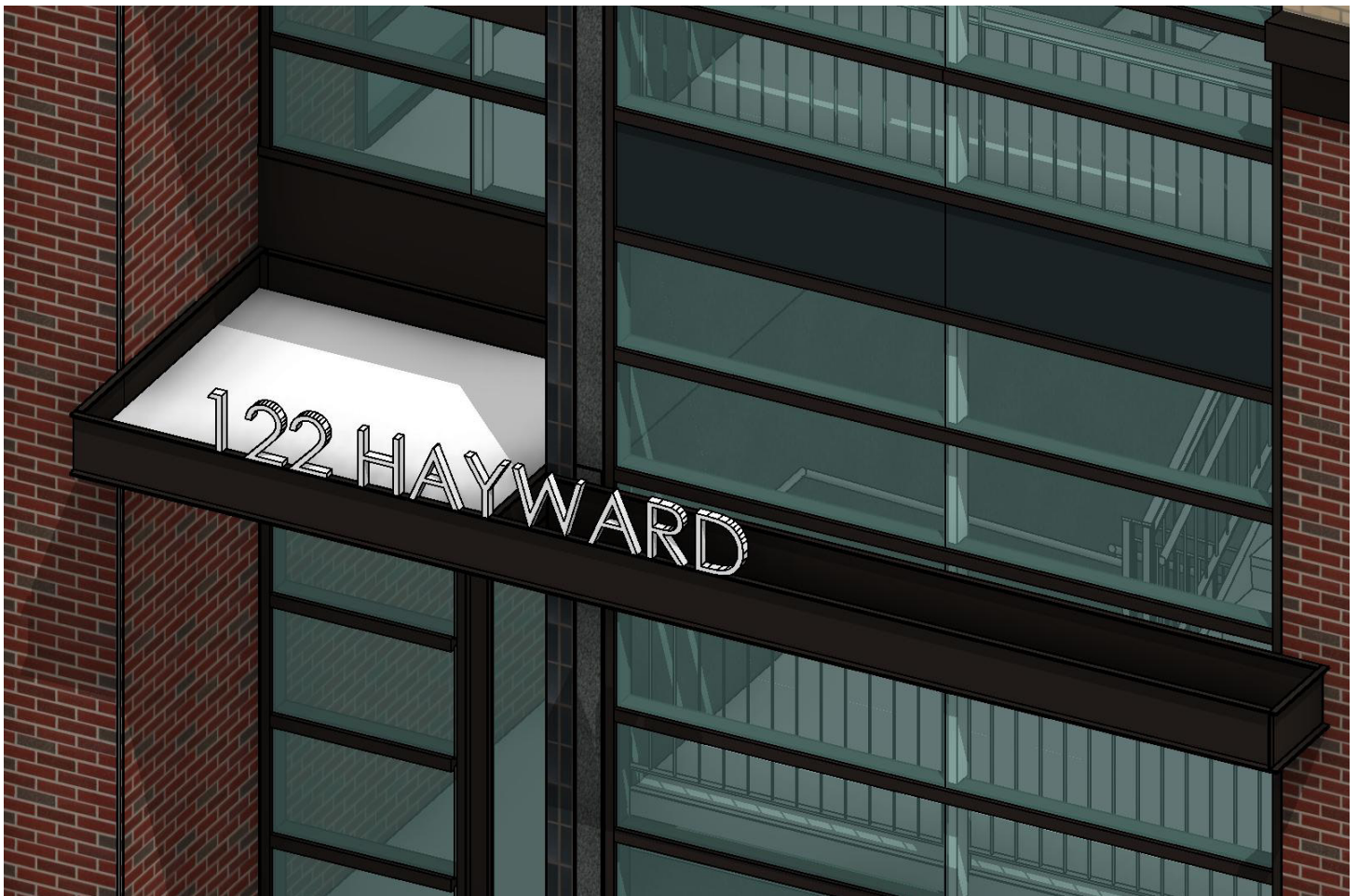


Finished dimensions of the West elevation blade sign.

(ONE) BLADE SIGN - A03

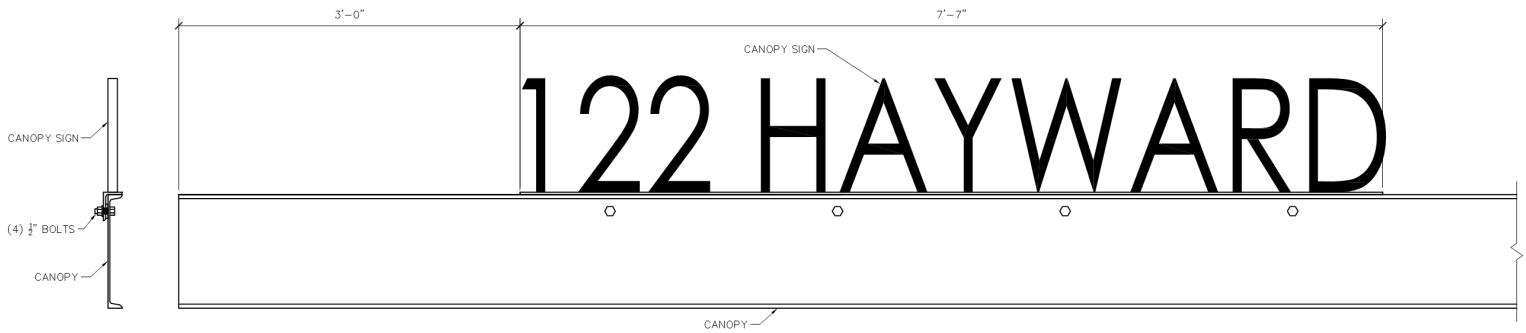
EXTERIOR SIGNAGE

On the West elevation, we will include an address identification sign installed on the entry canopy. The address letters will contrast with the building and canopy for easy identification for emergency personnel. A rendering of this is below:

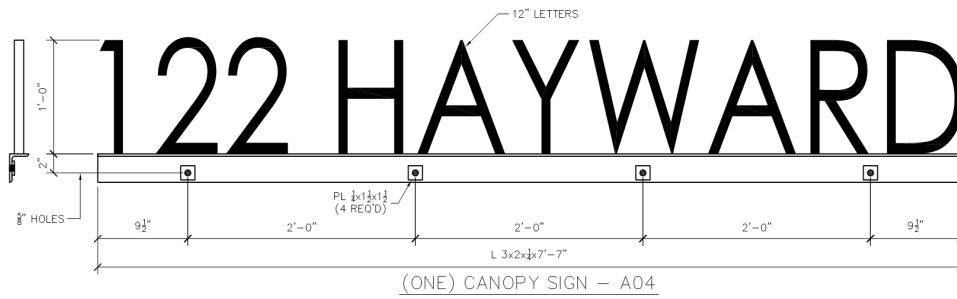


EXTERIOR SIGNAGE

Finished Dimesions of the address identification sign are below:



CANOPY SIGN ELEVATION

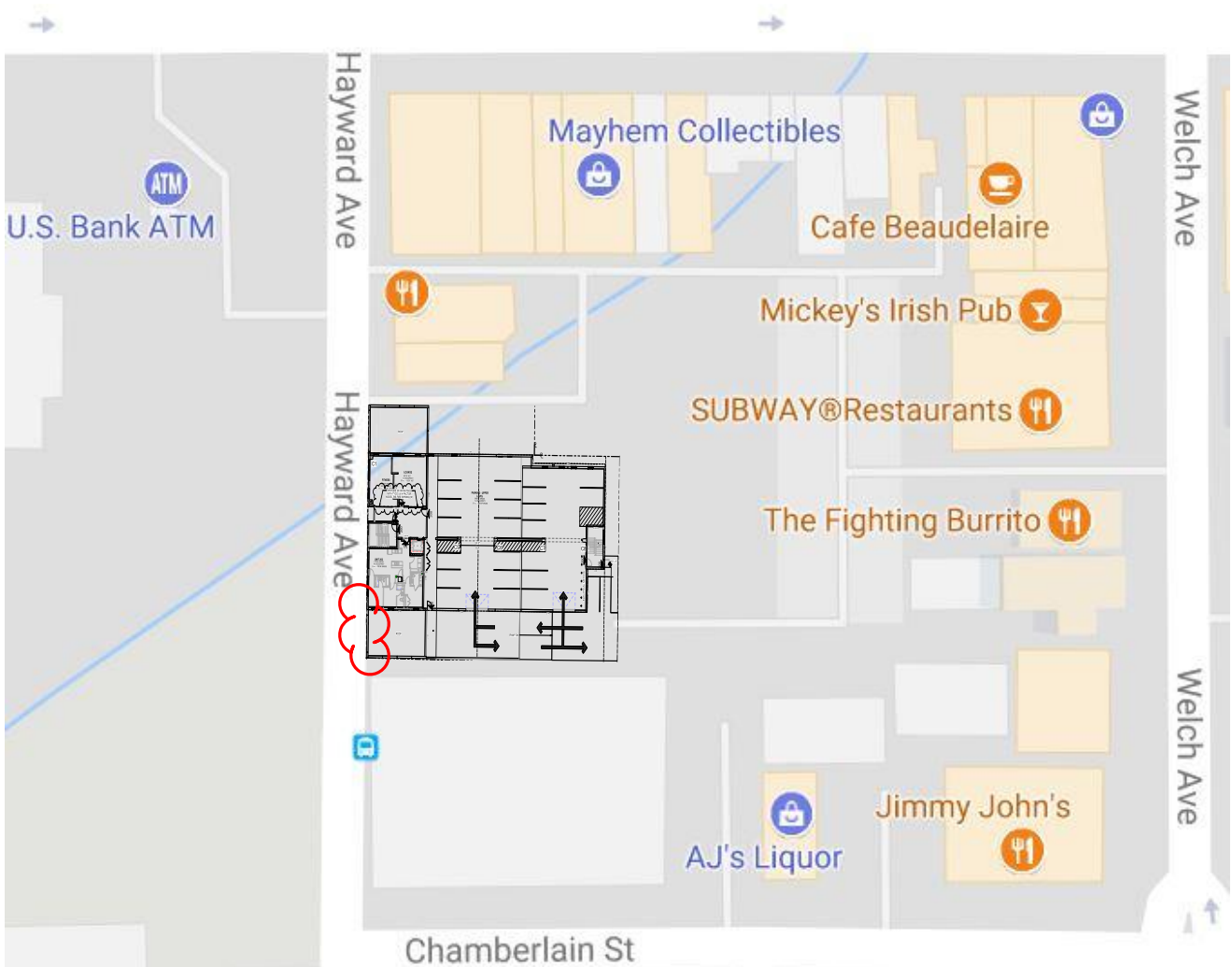


(ONE) CANOPY SIGN - A04

EXTERIOR SIGNAGE

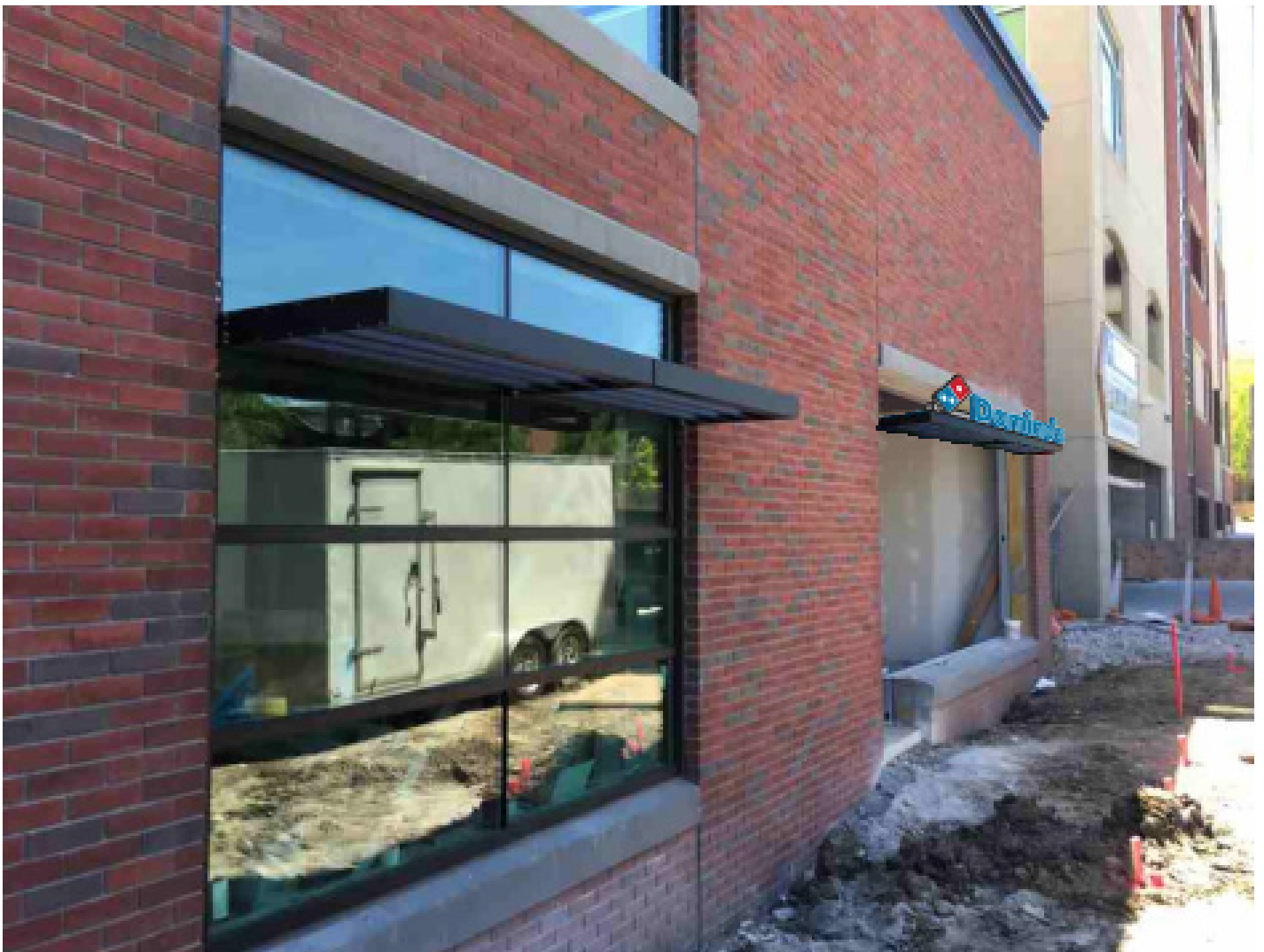
Domino's is located at 124 Hayward Avenue. Included over the next few pages are the intended signage for this business location. The business will be a dining establishment to include dine in and carryout pizza.

Their dining establishment will be located on the SW corner of the mixed use building, with its storefront facing Hayward Avenue.



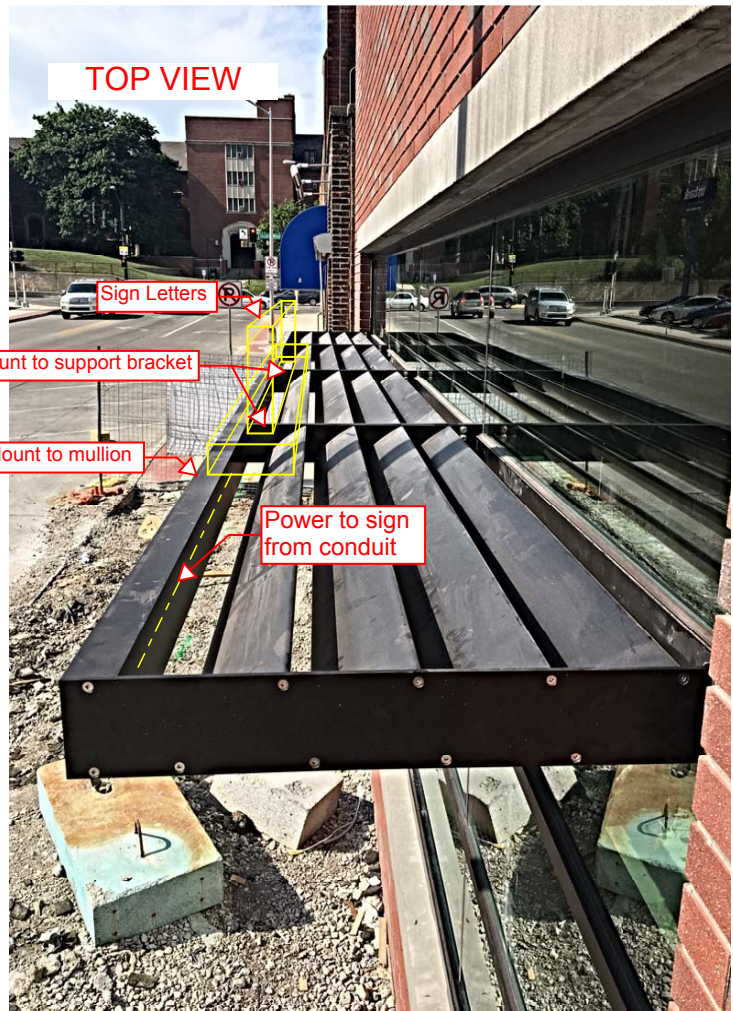
EXTERIOR SIGNAGE

Similar to the North commercial space, Domino's will utilize the West elevation sunshades architectural detail to display their signage. Utilizing this feature of the building, Domino's will have a sign mounted on the upper side of the sun shade for their business identification. Below you will find a rendering specific to this proposed signage.



EXTERIOR SIGNAGE

Domino's will have a similar installation method as the North commercial space, installing on the top side of the sunshade of their storefront.

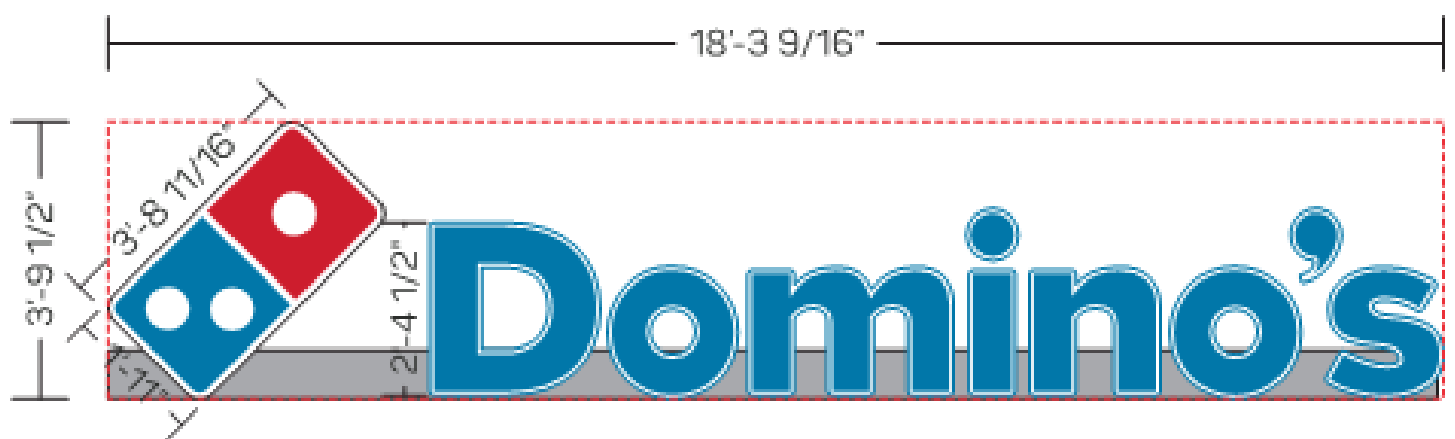




124 Hayward Ave
Ames, IA 50014

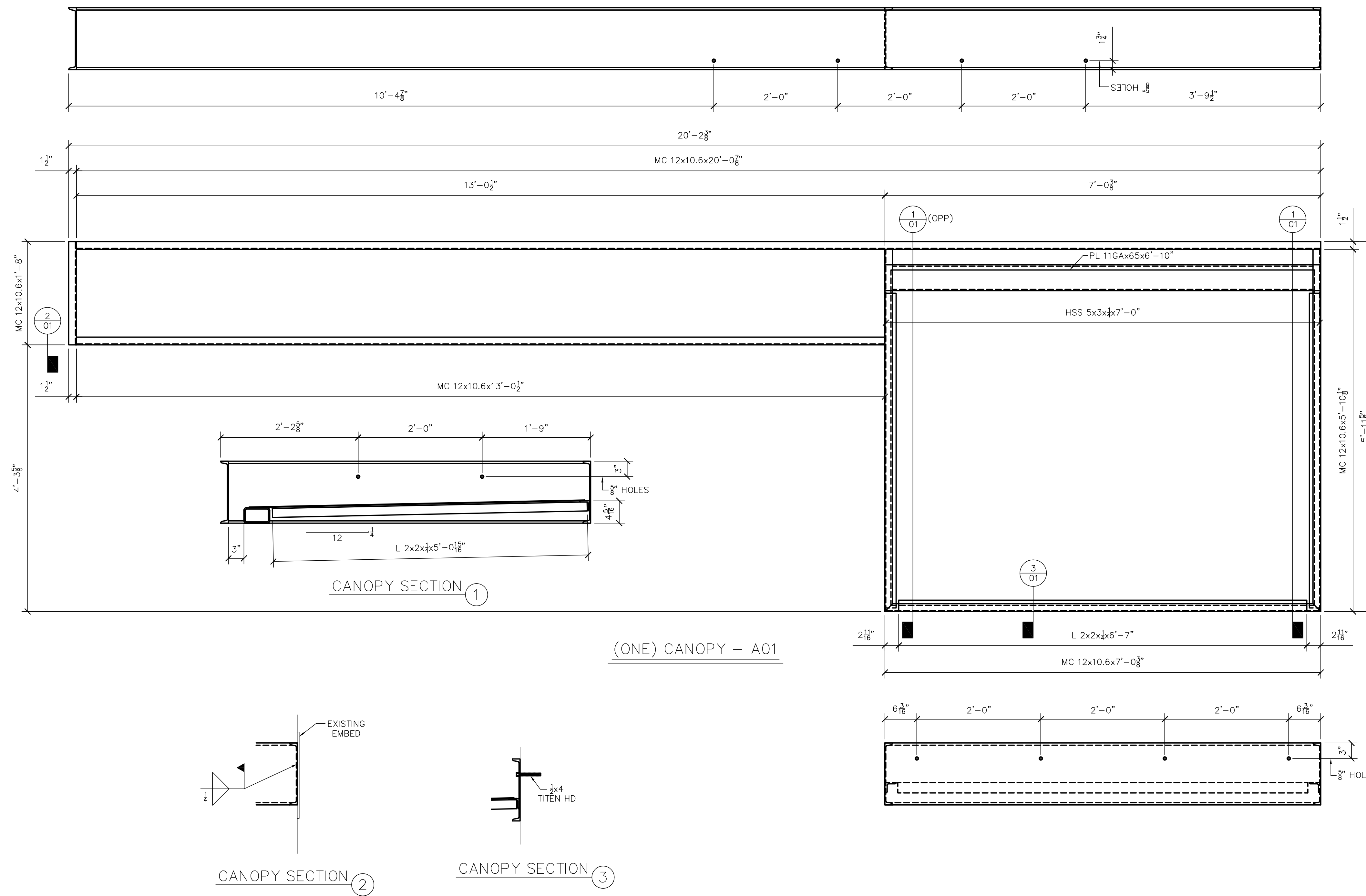
EXTERIOR SIGNAGE

Proposed dimensions of the sunshade mounted sign below:



** FINISH: PRIME PAINT **

AWNING AT WEST ENTRY



(ONE) CANOPY - A01

Legal Notice: NO BACK CHARGES
WITHOUT FABRICATOR 48 HOUR NOTICE
GENERAL CONTRACTOR - VERIFY ALL MEASUREMENTS BEFORE FABRICATION

SHOP NOTES

SPECIAL INSPECTION REQUIRED - S0
A.W.S. CERTIFIED WELDERS REQUIRED
WELDS E70XX NO PAINT BOTTOM COLUMN BASE PLATES TYPICAL
MEASUREMENTS ARE IN FEET & INCHES
MILL CERTIFICATIONS NOT REQUIRED
PIECE MARK REQUIRED (1/2" STEEL STAMPS) TOP LEFT END FOR BEAMS



Artistic Iron Works
519 SE 4th Street
Des Moines, Iowa 50309
PH (515) 282-1866 FAX (515) 282-2757

REVISION #	DESCRIPTION	DATE	APPROVED
Δ			

JOB NAME & LOCATION
HAYWARD MIXED USE
AMES, IOWA
SHEET TITLE

DATE 6/1/17	CHECKED BY RMW	DRAWN BY RMW	DRAWING NUMBER 01
CONTRACTOR		JOB NUMBER	
SCALE 1" = 1' - 0" U.N.O.			

Shaun Sheller

From: Ray D Anderson <RAnderson@city.ames.ia.us>
Sent: Thursday, July 06, 2017 9:19 AM
To: Shaun Sheller
Cc: Luke Jensen; Duane Jensen; Dad; Kelly Diekmann; Henry Elgersma
Subject: RE: 122 Hayward Exterior Signage

Shaun,

The signage, as proposed for the exterior of the building at 122 Hayward Avenue, is consistent with the Sign Criteria for the Campustown Urban Revitalization Area.

Thank you for the additional information that was provided to answer our questions.

Best Regards,

Ray



Ray Anderson
Planner

515.239.5400 *main* | 515.239.5404 *fax*

randerson@city.ames.ia.us | City Hall, 515 Clark Avenue | Ames, IA 50010

www.CityofAmes.org | ~ Caring People ~ Quality Programs ~ Exceptional Service ~

-----Shaun Sheller <shaun@jcorp.biz> wrote: -----

To: Ray D Anderson <RAnderson@city.ames.ia.us>, Luke Jensen <luke@resgi.com>

From: Shaun Sheller <shaun@jcorp.biz>

Date: 07/05/2017 07:31AM

Cc: Duane Jensen <duane@jcorp.biz>, Dad <dean@resgi.com>, Kelly Diekmann <KDiekmann@city.ames.ia.us>, Henry Elgersma <henry@jcorp.biz>

Subject: RE: 122 Hayward Exterior Signage

Good Morning Ray,

Hope you had a great 4th of July. Wanted to check in and see if you had any other questions I could provide details on?

Thanks,

COUNCIL ACTION FORM

**SUBJECT: PUBLIC HEARING AND NOTICE OF INTENT TO ISSUE \$4,500,000
GENERAL OBLIGATION REFUNDING BONDS**

BACKGROUND:

On March 7, 2017, a public hearing was held to authorize the issuance of Essential Corporate Purpose General Obligations bonds in amount not to exceed \$8,000,000 to fund projects included in the FY 2017-18 Capital Improvements Plan. Sale of the G.O. Bonds to fund the CIP is planned for August 8, 2017. **In addition to the G.O. Bonds to fund capital improvement projects, staff has identified a refunding opportunity for bonds issued in 2009 that will provide savings in future debt service costs. Estimated net present value of savings for the refunding is \$136,889 or 3.19%.** The Council approved Debt Policy states “the City shall strive to achieve a minimum of three percent net present value savings for a current refunding”. The planned refunding meets the policy target.

Combining the refunding bonds with the planned bond sale reduces the City’s total cost of issuance and improves savings on future debt service. A public hearing for the refunding bonds is necessary to include as part of the upcoming bond sale.

ALTERNATIVES:

1. Set August 8, 2017, as the date of public hearing for the sale of General Obligation Refunding Bonds in an amount not to exceed \$4,500,000.
2. Reject setting a public hearing for the refunding bonds.

MANAGER’S RECOMMENDED ACTION:

Savings on future debt service costs can be achieved by refunding General Obligation Bonds issued in 2009. The most economical method of issuing the refunding bonds is to combine with the bond sale planned to fund the FY 2017-18 CIP projects. A public hearing is required to issue the refunding bonds and realize the savings in debt service costs.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby authorizing the issuance of General Obligation Refunding Bonds in an amount not to exceed \$4,500,000 and set the date of public hearing for August 8, 2017.

COUNCIL ACTION FORM

SUBJECT: PUBLIC UTILITY EASEMENT VACATION – 1404 BOSTON AVENUE (PIZZA RANCH)

BACKGROUND:

As part of the development review process, staff received a request from the developer of the property (building expansion) at 1404 Boston Avenue (Pizza Ranch) to vacate an existing public utility easement. The new building addition will be in conflict with the existing easement that runs along the north property line.

Public Works staff contacted all registered right-of-way users to determine the extent of existing utilities in the immediate area as well as future plans in the area. Responses from right-of-way users indicate that there are no current utilities in the easement area and no future plans to utilize the easement area. Mediacom has a service line in the easement that only serves Pizza Ranch, which will be relocated as part of their building expansion project. A map of the area is shown in Attachment A.

ALTERNATIVES:

1. Set a date of public hearing for August 8, 2017, to approve vacation of the public utility easement at 1404 Boston Avenue.
2. Do not set the date of public hearing to vacate the existing easement.

MANAGER'S RECOMMENDED ACTION:

By setting the date of hearing, this will be the first step toward completion of this process and will allow the proposed development on this site to continue to move forward.

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

UTILITY EASEMENT VACATION SKETCH

INDEX LEGEND

LOCATION: LOT 7 EASTGATE SUBDIVISION
AMES, STORY COUNTY, IOWA

REQUESTOR: PIZZA RANCH

PROPRIETOR: TOM W.G. EDGERTON PLS # 14199

SURVEYOR: I&S GROUP, INC.,
P.O. BOX 715, 1609 U.S. HIGHWAY 18 EAST,
ALGONA, IOWA 50511

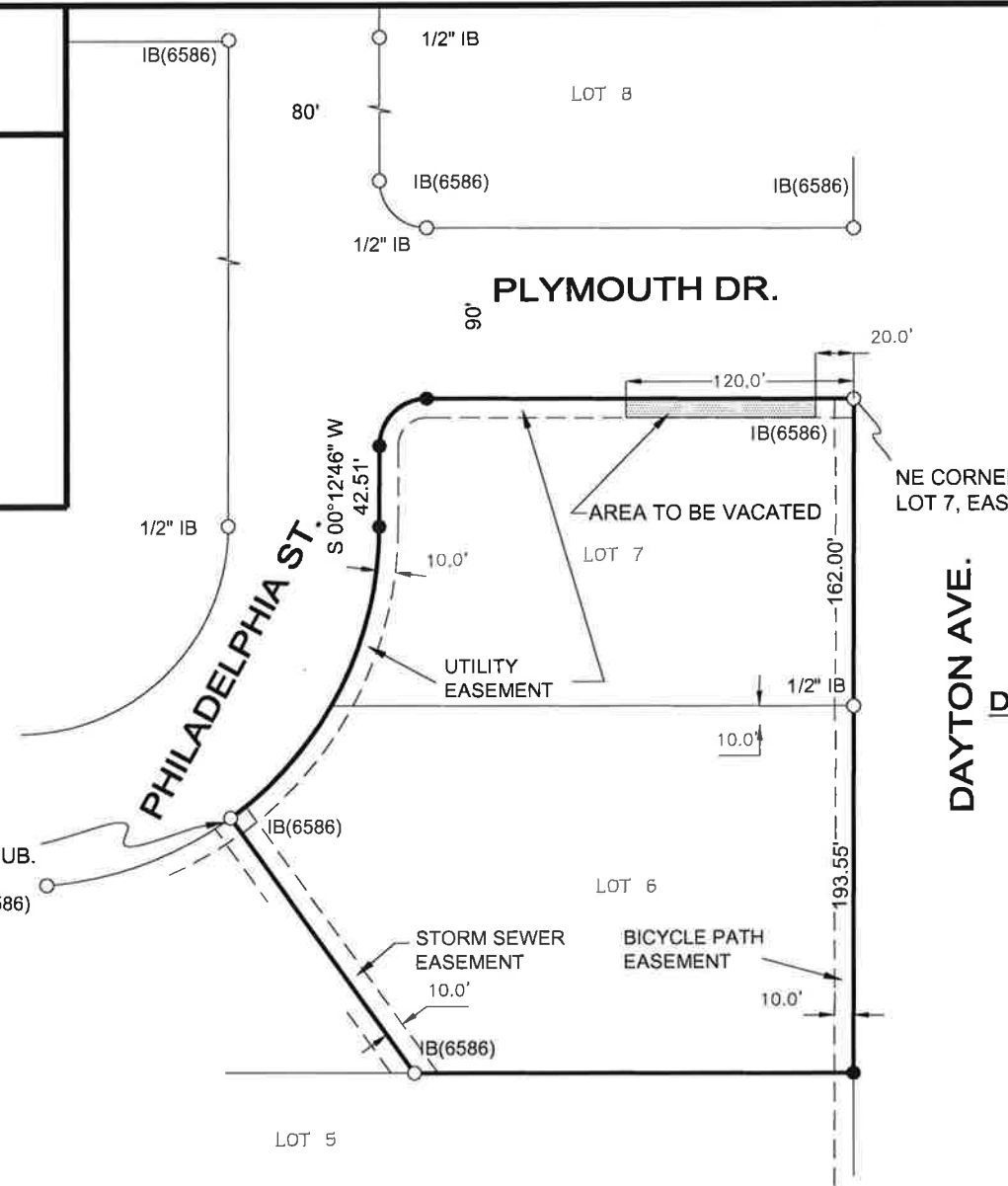
COMPANY: TELEPHONE: (515) 295-2980

North



LEGEND

- MONUMENT FOUND-
- 1/2" X 30" IRON BAR SET W/ SURVEY CAP NO. 14199
- △ SECTION CORNER FOUND
- ▲ SECTION CORNER SET- 1/2" IB W/ SURVEY CAP NO. 14199
- (66.0') RECORD
- IB IRON BAR
- SSM STEEL SURVEY MARKER
- FENCE IN PLACE
- ⊙ MAG NAIL SET W/ WASHER NO. 14199



DESCRIPTION: UTILITY EASEMENT VACATION

THE VACATION OF A UTILITY EASEMENT SHOWN ON LOT 7, EASTGATE SUBDIVISION, AMES, STORY COUNTY, IOWA DESCRIBED AS FOLLOWS:

The West 100 feet of the East 120 feet of said Utility easement.



PN: 16-19766	DRAWN: TWGE
SURVEY DATE:	SHT NO: 1 OF 1

COUNCIL ACTION FORM

SUBJECT: REQUESTS FROM KHOI FOR 5TH BIRTHDAY CELEBRATION

BACKGROUND:

KHOI Community Radio plans to host a fifth birthday celebration on Saturday, August 12th. The event will consist of a street closure in front of the KHOI studio on the 400-block of Douglas Avenue, where a band will perform. Food will be provided inside the studio building, and the event will be broadcast on the radio.

To facilitate this event, organizers have made the following requests:

- Closure of Douglas Avenue from 5th Street to the alley north of Main Street from 3:00 p.m. to 11:59 p.m.
- Closure of eight metered parking spaces (\$4.80 loss to the Parking Fund)
- A blanket Temporary Obstruction Permit

City staff is requesting a waiver of the parking fees due to the small dollar amount and the administrative cost of collecting the fees. A Noise Permit application has been submitted to the Police Department for the musicians. A certificate of insurance has been obtained. A letter of support has been provided by the Main Street Cultural District for the event, and event organizers have consulted with businesses in the affected area regarding the event.

ALTERNATIVES:

1. Approve the requests, including street and parking closures, a blanket Temporary Obstruction Permit, and waiver of fees as stated above.
2. Approve the requests, but require reimbursement for the lost parking revenue.
3. Do not approve the requests.

MANAGER'S RECOMMENDED ACTION:

The proposed event is a celebration of a local non-profit's anniversary. The event is open to the public, and KHOI has successfully held other events in the downtown area.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the KHOI 5th birthday celebration requests, including street and parking closures, a blanket Temporary Obstruction Permit, and waiver of fees as stated above.



SUMMARY OF EVENT

DESCRIPTION

Event Name KH01 5th Birthday Party

Description We will be having a birthday celebration for the 5th year of KH01 FM 89.1. We will have a band performing between 6 and 10 p.m. and we will block off between 5th st. and the alley ~~between~~ just before Main street.

Event Category

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



Anticipated Attendance

Total 250 Per Day -

DATE/TIME

Setup	Date <u>Aug. 12</u>	Time <u>3 PM</u>	Day of Week <u>Saturday</u>
Event Starts	Date <u>Aug. 12</u>	Time <u>4 PM</u>	Day of Week <u>Saturday</u>
Event Ends	Date <u>Aug. 12</u>	Time <u>11 PM</u>	Day of Week <u>Saturday</u>
Teardown Complete	Date <u>Aug. 12</u>	Time <u>12 AM</u>	Day of Week <u>Sunday</u>

Rain Date, if applicable NONE

Rain Location, if applicable NONE

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

KHOL FM 410 Douglas Ave, Ames, IA 50010

Local Contact (Required)

Must be present during event

Name: Allen Gildehaus

Address: 3833 Welbeck Dr., Ames, IA 50010

Telephone: 515, 450-1846 (Allen); 515-292-2878 (KHOL)

Cell phone: 515, 450-1846

Email: gildy1968@gmail.com; kholradio@gmail.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? 5

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



July 21, 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 400 block of Douglas from 5th street to the alley (leaving the alley open) in the Main Street Cultural District for the KHOI 5th birthday celebration. Events of this nature help MSCD achieve its vision of making downtown Ames the primary destination of Central Iowa by creating an economically vibrant district with unique living, dining, and entertainment experience.

Sincerely,

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

Paul Livingston
2017 MSCD Board President

COUNCIL ACTION FORM

SUBJECT: **REQUEST FOR FUNDING FOR OUTSIDE COUNSEL
TO ASSIST LEGAL DEPARTMENT**

BACKGROUND:

While the Legal Department was short staffed during 2016, the Council approved funding for outside counsel to assist the Legal Department in completing its work.

The Legal Department became fully staffed again earlier this year, but with the recent retirement of the former City Attorney, the Legal Department is short staffed again.

Outside counsel hired to assist the Legal Department are: 1) Megan Flynn of the Coppola Law Firm in Des Moines. Megan has done our criminal prosecutions, which is a time-consuming aspect of the Legal Department's work; and 2) Hopkins & Huebner law firm in Des Moines. Hopkins & Huebner has worked on various civil matters.

The funding that the Council had previously approved for criminal prosecutions has \$11,747.31 remaining in the purchase-order account. The average amount of the bills for legal services has been approximately \$7,100 per month. Prosecutions tend to be fewer in July and August, so the remaining funding should last through the end of August. The funding that the Council had previously approved for the civil work has \$2,116.44 left in the purchase order account. There is currently only one matter being handled by Hopkins & Huebner, and there will be additional billings on that matter.

Given the current staffing situation, the City Council is being asked to approve \$30,000 for the outside counsel handling criminal prosecutions, and \$25,000 for the law firm handling selected civil work for the City, for a total of \$55,000. This amount should be enough to cover legal work needed through the end of the year, by which time the Legal Department is expected to be fully staffed again. The Legal Department anticipates using Hopkins & Huebner for work on civil matters very selectively, and only when necessary.

ALTERNATIVES:

1. The City Council can approve the funding request of \$55,000 for the Legal Department to hire outside counsel to assist in its work.
2. The City Council can approve the funding request at different dollar amount.

3. The Council can decline to approve the funding request.

CITY MANAGER'S RECOMMENDED ACTION:

Since the Legal Department is short staffed for the next few months while the recruitment of a new City Attorney is in progress, it is the recommendation of the City Manager that the City Council approve Alternative #1. Failure to approve this additional funding will result in delays in providing legal assistance to our departments which will ultimately impact our customers.

COUNCIL ACTION FORM

SUBJECT: DEACCESSION OF PUBLIC ART SCULPTURES

BACKGROUND:

On the recommendation of the City's Public Art Commission, the City Council adopted an artwork deaccession policy to provide guidance when pieces of artwork are no longer suitable for public display.

"Bouquet," a Neighborhood Art sculpture that was previously displayed at Brookside Park, and "Change on Your Dollar," which was previously displayed at Country Gables Park, have become damaged and are no longer safe or suitable for public display. Both sculptures were removed from the parks by City staff. The Public Art Commission is now recommending that these sculptures be permanently deaccessioned from the City's public art collection and that the sculptures be destroyed.

Copies of the Commission's requests for deaccession are attached.

ALTERNATIVES:

1. Approve deaccession of the "Bouquet" and "Change on Your Dollar" sculptures as recommended by the Public Art Commission.
2. Retain these two sculptures and direct the Public Art Commission to explore other options.

CITY MANAGER'S RECOMMENDED ACTION:

These sculptures are no longer suitable for public display. Repair would not be cost effective, and modification would alter the artwork from what was originally intended by the artists.

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

Ames Public Art Commission
Request for Deaccession

Item Identification Numbers: 93-0607



Name: Bouquet

Location: storage, previously located at Brookside Park

Year acquired: 2007 (Neighborhood Art acquisition)

Material: bronze braised steel, 80" x 18" x 16"

Justification: The Parks and Recreation department removed the piece from the east flowerbed at Brookside Park prior to the replacement of the footbridge near the tennis courts. The sculpture was missing several pieces and is no longer acceptable for public display. The piece is unrepairable and has portions that could be harmful if displayed in its current condition.

Recommendation:

The Public Art Commission recommends destruction of the sculptural piece "Bouquet".

APPROVED for deaccession: 7 June 2017 by the Public Arts Commission

Ames Public Art Commission
Request for Deaccession

Item Identification Numbers: 107-1011



Name: Change on Your Dollar

Location: Parks and Recreation Storage Facility,
previously located at 50 Crystal Street, County Gables Park

Year acquired: 2010 (Neighborhood Art acquisition)

Material: Brass

Justification: The Parks and Recreation department removed the piece from public display at Country Gables Park after it was discovered that it had significant damage to its base. The sculpture is unrepairable, and attempted repairs would alter the original artistic vision of the piece.

Recommendation:

The Public Art Commission recommends destruction of the sculptural piece "Change on Your Dollar".

APPROVED for deaccession: 5 July 2017 by the Public Arts Commission

COUNCIL ACTION FORM

SUBJECT: REQUEST FROM AMES FOUNDATION TO ADJUST FUNDING FOR TREE PLANTING ON CITY PROPERTY

BACKGROUND:

In March 2015, following the successful tree planting effort related to the City of Ames Sesquicentennial, the City Council entered into a partnership with The Ames Foundation (TAF) to organize tree planting efforts in the community. A memorandum of agreement was signed with TAF, which extends into 2019. This agreement indicates that TAF would raise private funds, the City would contribute its funds as a match, and TAF and City staff would organize tree planting events in the community. The City reaps the benefit of having volunteer labor organized by TAF to plant the trees, thereby allowing the savings to go towards the purchase of additional trees.

Each calendar year, TAF raises funds for the following year's spring and fall tree plantings. TAF already has funds in hand for its portion of this fall's tree planting. TAF is also active in raising private funds for the Miracle League Field and Inclusive Playground project. In May, the City Council referred a letter from TAF, indicating that TAF would like to allocate funds raised at its November fundraiser to the Miracle League Field and Inclusive Playground project, instead of using those funds for the calendar year 2018 tree plantings.

Therefore, TAF has requested that the City pay for the entire cost of the spring and fall 2018 tree plantings. The total tree planting cost each year is approximately \$20,000 to \$24,000. The City has budgeted \$225,650 in FY 2017/18 for its Emerald Ash Borer response, which includes tree planting projects. **Assuming the plantings in the future are of similar cost, the City would absorb approximately an additional \$6,000 in costs for financing half of this fall's tree planting and 100% of the spring 2018 planting.** During preparation of the budget, the City Council would then need to allocate additional funds in its FY 2018/19 budget to fund the entire fall 2018 planting and half of the spring 2019 planting.

<u>Planting</u>	<u>Original</u>		<u>Proposed</u>	
	<u>City Share</u>	<u>TAF Share</u>	<u>City Share</u>	<u>TAF Share</u>
Fall 2017	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000
Spring 2018	6,000	6,000	12,000	0
<i>Fall 2018*</i>	<i>6,000</i>	<i>6,000</i>	<i>12,000</i>	<i>0</i>
<i>Spring 2019*</i>	<i>6,000</i>	<i>6,000</i>	<i>6,000</i>	<i>6,000</i>

**subject to budget approval by City Council*

ALTERNATIVES:

1. Authorize staff to split fall 2017 tree planting costs with the Ames Foundation and to finance the entire spring 2018 tree planting effort with City funds.
2. Authorize staff to split fall 2017 tree planting costs with the Ames Foundation and to finance the entire spring 2018 planting, but to reduce the scale of the spring 2018 planting.
3. Do not modify the tree planting arrangement with the Ames Foundation.

MANAGER'S RECOMMENDED ACTION:

The partnership with the Ames Foundation to accomplish the tree plantings has been successful in the past several years. The Ames Foundation's fundraising and organizational efforts have helped the City to plant a significantly greater number of trees than could be planted if the City had to pay for contract labor costs. The Miracle League Field and Inclusive Playground project is similarly a worthwhile cause that will benefit the community. The Ames Foundation's fundraising efforts for this project will be critical to its success.

Due to receiving bids for contract work in the EAB program that were under the estimated cost, sufficient funds exist in the City's EAB budget for the City to finance the entire tree planting in spring 2018. Through the FY 2018/19 budget process, the City Council may authorize staff to finance the entire fall 2018 tree planting as requested by The Ames Foundation as well.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby authorizing staff to split fall 2017 tree planting costs with the Ames Foundation and to finance the entire spring 2018 tree planting effort with City funds. **The extra cost to the City related to this request is a total of \$12,000 over two fiscal years.**

In addition, it should be noted that the Ames Foundation will continue to provide volunteer coordination for the 2018 tree plantings even though they are not going to contribute funding for them.

Ames Foundation Contribution to the Miracle Field/Inclusive Playground Project

Steve Schainker

to:

Diane R Voss

05/22/2017 04:05 PM

Hide Details

From: Steve Schainker/COA

To: Diane R Voss/COA@COA

Diane:

Here is a letter for the Council's non-agenda packet.

Steve



Steven L. Schainker
City Manager

515.239.5101 *main* | 515.239.5142 *fax*

sschainker@city.ames.ia.us | City Hall, 515 Clark Avenue | Ames, IA 50010

~ Caring People ~ Quality Programs ~ Exceptional Service ~

-----Forwarded by Steve Schainker/COA on 05/22/2017 04:04PM -----

To: Steve Schainker <sschainker@city.ames.ia.us>

From: Sheila Lundt <sheilaklundt@gmail.com>

Date: 05/19/2017 05:25PM

Subject: Ames Foundation Contribution to the Miracle Field/Inclusive Playground Project

Mayor and Members of the City Council:

The Ames Foundation is pleased to partner with the City of Ames in an effort to construct a Miracle Field and Inclusive Playground at Inis Grove Park. Our Foundation Board has undertaken a review of our goals for the next two years and our commitment to managing the construction of this facility. We are beginning the process of securing a construction manager, developing appropriate contract documents and identifying the necessary insurance coverages.

As we move forward in the fund raising for the project, the board has discussed the possibility of donating proceeds from our November 3 Deuces Wild fundraiser to the project. The Foundation has been using a portion of the funds raised in that annual event to help cover the cost of the trees that we are planting pursuant to the Memorandum of Agreement between the City and The Foundation for the community tree planting project. At the current time, the City and The Foundation are each paying for half of the cost of the trees. Approximately 150 to 200 trees are being planted each year. In 2016, 153 trees were planted. On April 22, 123 trees were planted in an area from 13th Street to 30th Street, Duff to Grand. The total cost for that planting was \$16,709 and was split between the City and Foundation. We currently have the funds in hand for the fall 2017 planting.

The Foundation would request that the City Council consider covering the cost of the two plantings for 2018 so that The Foundation could consider putting the majority of the funds raised during our November Deuces Wild event toward the Miracle Field project. We could jointly establish the number of trees to be planted and the cost before next spring's and fall's plantings in 2018.

Please feel free to contact me with any questions you may have.

Sheila Lundt
Past President
The Ames Foundation

COUNCIL ACTION FORM

SUBJECT: RENEWAL OF CONTRACT WITH EMC FOR WORKERS' COMPENSATION AND MUNICIPAL FIRE AND POLICE SYSTEM MEDICAL CLAIMS ADMINISTRATION

BACKGROUND:

The City contracts with EMC Risk Services, LLC, of Des Moines, Iowa, to provide third party administration of workers' compensation and Municipal Fire and Police "411 System" injury medical claims. The City's current contract with EMC for these services expires July 31, 2017. EMC has provided a renewal contract for the same services for the period from August 1, 2017 to July 31, 2018.

Services provided by EMC in this contract include workers' compensation claims administration for all City employees, medical bill review, self-insured loss fund management, and pharmacy and medical expense consultation. EMC also performs regulatory filings and maintains an online claims database accessible to City staff. Fees are based on a combination of annual administrative fees, per-claim setup fees and 30% reimbursement to EMC based on medical review invoice reductions. The fees, along with actual claims expenses, are charged to individual departments.

As of May 31, the City had paid EMC \$98,400 for its services under the existing contract. The table below compares the FY 2016/17 fees to the proposed FY 2017/18 fees. Due to the low volume of workers' compensation and municipal fire and police system medical claims, the fee increases for Medical Only and Lost Time claims will not significantly increase the cost to the City. If the types and numbers of claims in FY 2017/18 were identical to what was experienced in FY 2016/17, staff estimates the City would pay an additional \$2,645 in fees to EMC.

Fee Component	Fee Components FY 2016/17	Fee Components FY 2017/18	Change	FY 2016/17 Contract	FY 2017/18 Contract
Claim Set Up, Incident Only	\$35 per claim	\$35 per claim	0%	Included	Included
Claim Set Up, Medical Only	\$125 per claim	\$160 per claim	28%	Included	Included
Claim Set Up, Lost Time	\$950 per claim	\$970 per claim	2%	Included	Included
Medical Bill Review Fees & Reimbursement	\$9.50/claim 30% of Savings \$12,000/claim cap	\$9.50/claim 30% of Savings \$10,000/claim cap	0% 0% -16%	Not to exceed \$55,000	Not to exceed \$55,000

ALTERNATIVES:

1. Approve the renewal contract with EMC Risk Services, LLC, of Des Moines Iowa, to provide third party administration of the City's worker's compensation and municipal fire and police "411 System" claims for August 1, 2017 through July 31, 2018, at a cost not to exceed \$55,000.
2. Reject the EMC renewal option and direct City staff to seek other claims administration alternatives.

MANAGER'S RECOMMENDED ACTION:

It is important to note that the per claim fees for medical only, lost time and "411 System" claims have remained unchanged since 2009. While EMC proposed greater increases, City staff was able to negotiate the fees in the table above. EMC Risk Services, LLC, has been an effective provider of professionally administered workers' compensation claims and associated services. Its staff has been responsive and sensitive to the needs of City employees in managing their injury and disability claims. The online claims system makes cost and other data accessible to City staff and provides a frequently utilized tool for analyzing injury types and safety program effectiveness.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the renewal contract with EMC Risk Services, LLC, of Des Moines Iowa, to provide third party administration of the City's workers' compensation and municipal fire and police "411 System" claims for August 1, 2017 through July 31, 2018, at a cost not to exceed \$55,000.

COUNCIL ACTION FORM

SUBJECT: HOUSEHOLD HAZARDOUS MATERIALS COLLECTION

BACKGROUND:

Since 1998, the City of Ames, through the Resource Recovery System, has contracted with Metro Waste Authority (MWA) for operation of a satellite Household Hazardous Materials (HHM) collection operation. The MWA owns the small building where the collected materials are received and stored for pick-up. The collected materials are then transported to MWA's facility in Bondurant, Iowa, and are safely processed in accordance with State and Federal regulations. Resource Recovery staff members are required to take 24 hours of Hazardous Waste Operations training before accepting HHW and eight hours of yearly continuing education to maintain their certification

Several agencies across Iowa are participating in this program to keep costs at a reasonable level. **The FY 2013/14 through FY 2016/17 contract costs were \$0.87 per capita or a total of \$76,431.24 annually. The proposed one-year contract continues at the same rate, for a total cost of \$76,431.24.**

Over the past three years, our usage has been as follows:

<u>FY YEAR</u>	<u>CUSTOMERS</u>	<u>TOTAL WEIGHT (LBS)</u>	<u>LBS/CUSTOMER</u>	<u>\$/CUSTOMER</u>
2014/15	412	20,209	49.05	\$185.51
2015/16	407	22,832	56.10	\$187.79
2016/17	440	22,374	50.85	\$173.70

National averages indicate that average drop-off is 20 pounds per customer, and the Resource Recovery System's rate is well above that level. Over one-half of the material is oil-based paints or paint-related products. The relatively high cost per user is offset by the knowledge that the materials are properly disposed of in an environmentally safe manner. In addition, providing the HHM service is a requirement of the City's National Pollutant Discharge Elimination System (NPDES) stormwater permit.

The general provisions of the proposed agreement remain the same. The City Attorney and Risk Manager have reviewed the agreement and approve it as to form.

ALTERNATIVES:

1. Approve the proposed FY 2017-2018 intergovernmental agreement with MWA for a satellite HHM collection and disposal operation at an annual cost of \$76,431.24.
2. Do not approve the proposed agreement.

CITY MANAGER'S RECOMMENDED ACTION:

It is important for the City to continue this service in order to provide an easy, proactive means for the public to dispose of hazardous materials. In addition to providing a means for keeping these pollutants out of the environment, this service is a requirement of the City's NPDES stormwater permit.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the proposed FY 2017/18 intergovernmental agreement with MWA for a satellite HHM collection and disposal operation at an annual cost of \$76,431.24.

COUNCIL ACTION FORM

SUBJECT: FLEET REPLACEMENT PROGRAM – TWO CHASSIS – ONE FOR PARKS MAINTENANCE DIVISION & ONE FOR ELECTRIC PRODUCTION

BACKGROUND:

The City has two medium size dump trucks, one is used by Parks & Recreation for general maintenance and snow removal, and the other is in general service and snow removal at Electric Services. These two trucks are smaller than a full size plow truck, allowing these smaller trucks to plow snow in alley ways and roadway turn lanes more efficiently. This size of truck is well suited for year-round general maintenance in our City's parks and at Electric Services. These two truck were out for bid in June, and scheduled to be replaced in fiscal year 2017, but will not be received until September, 2017.

Bids for two cab and chassis were received as follows:

Bidders	Make/Model	Year	Cost of Selected Options	Unit Cost	Total for two Chassis & Cab with options
Stew Hansen Dodge Ram of Des Moines, Iowa	RAM / 4500	2018	\$ 536.00	\$ 40,417.00	\$ 81,906.00
McGrath Chrysler Jeep Dodge RAM, of Cedar Rapids	RAM / 4500	2018	N/A	\$ 41,930.40	\$ 83,860.80
Stiver's Ford Lincoln of Waukee, IA	Ford F450	2018	\$ 717.00	\$42,811.00	\$ 87,056.00
McGrath Chrysler Jeep Dodge RAM, of Cedar Rapids	RAM / 4500	2018	\$ 536.00	\$44,386.48.	\$ 89,308.96
McGrath Chrysler Jeep Dodge RAM, of Cedar Rapids	RAM / 4500	2018	\$ 536.00	\$44,904.48	\$ 90,344.96

The bid for two chassis from Stew Hansen Dodge RAM, of Des Moines, meets the City's specifications, and is an acceptable bid.

Each truck chassis will be fitted with a dump body and provisions for mounting a snow plow. Bids for this work have also been received, and the low bids for each truck are listed below.

Electric Services Truck

Body and Accessories	\$ 14,204
Chassis & Cab	40,953
Total	\$ 55,157

Parks & Recreation Truck

Body and Accessories	\$ 16,753
Chassis & Cab	40,953
Total	\$ 57,706

Funding is available for this purchase as follows:

Electric Services Truck

Existing Truck #234 Replacement Funds (7/31/17)	\$ 45,692*
Salvage Value #234	10,000
Available funding	\$ 55,692

Parks & Recreation Truck

Existing Truck #452 Replacement Funds (7/31/17)	\$ 66,099
Salvage Value #452	7,000
Available funding	\$ 73,099

*Existing truck #234 was identified in the Electric Fleet plan approved by Council as an upgrade to allow for plowing. If salvage value is not enough, extra funds will be used from the remaining funds identified in the plan.

ALTERNATIVES:

1. Award a contract to Stew Hansen of Des Moines, as the net low bidder for the purchase of two 2018 RAM 4500 chassis and Cab in the amount of \$81,906.
2. Reject these bids.

MANAGER'S RECOMMENDED ACTION:

Staff from Fleet Services, Electric & Parks evaluated these bids and agree that purchasing these chassis will meet the needs of the departments.

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

COUNCIL ACTION FORM

SUBJECT: REQUEST TO WAIVE FORMAL BIDDING REQUIREMENTS AND AUTHORIZE PURCHASE OF PUBLIC SAFETY SOFTWARE MAINTENANCE FROM SUPERION PUBLIC SECTOR

BACKGROUND:

On June 14, 2005, the City entered into a 28E Agreement with Iowa State University and the Story County Sheriff's Office supporting a joint computer network for public safety. This agreement included sharing of the network costs.

The total cost associated with the operation of the network was approved by the City Council as part of the FY 2017/2018 budget process and included \$152,372.73 for existing Superior Public Sector software maintenance. As part of the 28E Agreement, the City is responsible for arranging and payment of software maintenance. This cost is later shared per terms of the agreement.

Iowa State University Public Safety	\$ 41,070.80
Story County Sheriff	\$ 41,070.80
City of Ames Police	\$ 41,070.80
E911 Service Board	\$ 26,295.91
City of Ames Fire	\$ 2,864.43

Superion Public Sector is the shared public safety software vendor for the Computer Aided Dispatch, Police Records, Investigations, Mobile, Jail, Phase II Wireless Call Mapping, NCIC/State Interface, and reporting applications. The City contracts with the vendor on an annual basis for maintenance services. Superior Public Sector is the sole provider of maintenance for these software applications.

Included in this yearly maintenance is 24-hour programming support, software upgrades on all applications throughout the year, and eligibility to take part in the annual Superior Users' Group meeting where software enhancements are requested and formalized for the next year.

ALTERNATIVES:

1. Waive formal bidding requirements and authorize City staff to enter into FY 2017/2018 software maintenance contracts with Superior Public Sector at a cost of \$152,372.73.
2. Do not authorize continuing software maintenance contracts with Superior Public Sector.

MANAGER'S RECOMMENDED ACTION:

Superion Public Sector is the sole provider of the maintenance services for the integrated public safety applications. The agreement for these applications includes software maintenance.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby waiving formal bidding requirements and authorizing City staff to enter into FY 2017/2018 software maintenance contracts with Superion Public Sector at a cost of \$152,372.73.

COUNCIL ACTION FORM

SUBJECT: REQUEST TO WAIVE FORMAL BIDDING REQUIREMENTS AND AUTHORIZE PURCHASE OF FINANCIAL SOFTWARE MAINTENANCE FROM SUPERION PUBLIC SECTOR

BACKGROUND:

Superion Public Sector is the City's software vendor for the integrated financial, payroll, utility billing, and parking citation management applications. The City contracts with the vendor on an annual basis for maintenance services. Superion Public Sector is the sole provider of maintenance for these software applications.

Included in this yearly maintenance is 24-hour programming support, software upgrades on all applications throughout the year, and eligibility to take part in the annual Superion Users' Group meeting where software enhancements are requested and formalized for the next year.

The approved FY 2017/2018 budget includes \$102,347 for Superion Public Sector software maintenance.

ALTERNATIVES:

1. Waive formal bidding requirements and authorize City staff to enter into FY 2017/2018 software maintenance contracts with Superion Public Sector at a cost of \$95,375.02.
2. Do not authorize continuing software maintenance contracts with Superion Public Sector.

MANAGER'S RECOMMENDED ACTION:

Superion Public Sector is the sole provider of the maintenance services for the integrated financial, payroll, utility billing, and parking citation management software. The agreement for these applications includes software maintenance.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby waiving formal bidding requirements and authorizing City staff to enter into FY 2017/2018 software maintenance contracts with Superion Public Sector at a cost of \$95,375.02.

COUNCIL ACTION FORM

SUBJECT: NEW WATER PLANT CHANGE ORDER NO. 22 – 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: Utilities – 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 1-21	1,124,694	\$ 53,621,694
All Other Expenses		\$ 3,163,437
(e.g., land acquisition, lime sludge disposal, environmental investigations, etc.)		
Subtotal		\$ 69,040,956
Contingency		\$ 1,924,659
Total		\$ 70,965,615

Twenty one 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.

- Accessible locker room benches – Needed ADA-compliant benches that were appropriate for a wet area. **Total cost is \$4,246.**
- Anti-reflective coating at doors – Because of constructability issues, anti-reflective coating around glass doorways was eliminated. **Total savings is \$5,339.**
- Exit devices – The hardware for the doors in the training room required modification to the exit devices. **Total cost \$4,362.**
- Lime slurry valve and piping modifications – the piping and valves for the lime slurry system needed to be changed to long radius bends and more durable valves. **Total cost is \$18,319.**

The net cost for this change order is an increase of \$21,588. 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 22	\$ 1,924,659
Contract 2 Change Order 22 (this Council Action)	21,588
Remaining Project Contingency	\$ 1,903,071

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. 22 for Contract 2 with Knutson Construction, increasing the contract amount by \$21,588.
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. 22, the remaining contingency available for the project will be \$1,903,071. 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
Contract 2, Change order #22 Benches, coating deletion, exit devices, lime slurry piping changes	\$ 21,588
Total Approved Changes to Contract 2, including this request	\$ 1,146,282.00

COUNCIL ACTION FORM

SUBJECT: **POWER PLANT UNIT #7 CRANE REPAIR
- CONTRACT COMPLETION**

BACKGROUND

This project is for materials, equipment, and labor necessary for the installation of equipment related to the renovation of the Unit #7 crane.

On July 14, 2015, City Council awarded a contract to Kistler Crane and Hoist, Omaha, NE, for the Unit #7 Crane Repair in the amount of \$373,360.45 (inclusive of Iowa sales tax).

There were five change orders to this contract.

Change Order No. 1 for a reduction of \$133.75 which was for a credit that was applied for parts that the Power Plant did not need for the new hoist.

Change Order No. 2 for \$3,809.20 was for the cost of adding electronic “safe zone” controls to the new hoist.

Change Order No. 3 for \$13,106.68 was for the purchase of spare parts.

Change Order No. 4 for \$3,991.64 was for additional oversight of the Unit 8 Crane dynamic load test by Kistler required for annual crane certification. It was also for the repair of the Unit 8, 15 ton auxiliary hoist brake for dynamic load re-test.

Change Order No. 5 for \$12,710.00 was for Unit 7 Crane track alignment.

The total contract amount including these five change orders is \$406,844.22.

The Engineer’s estimated for this project is \$302,500. The 2014/15 CIP contains \$204,519 for this project. Additional funding to cover the \$168,841 shortfall was made available from savings in budgeted amounts for the Cooling Tower Replacement CIP project, \$55,272 and \$147,053 from the Units #7 & #8 boiler FY 2016/17 maintenance accounts.

All of the requirements of the contract have been met by Kistler Crane and Hoist, and the Engineer has provided a certificate of completion.

ALTERNATIVES:

- 1) Accept completion of the contract with Kistler Crane and Hoist, Omaha, NE, for the Unit #7 Crane Repair at a total cost of \$406,844.22, and authorize final payment to the contractor.
- 2) Delay acceptance of this contract.

MANAGER'S RECOMMENDED ACTION:

The contractor for the Unit #7 Crane Repair has completed all of the work specified under the contract. The Engineer has issued a certificate of completion on the work, and the City is legally required to make final payment to the contractor.

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

COUNCIL ACTION FORM

SUBJECT: 2007/08 SHARED USE PATH SYSTEM EXPANSION (BLOOMINGTON TO ADA HAYDEN) & 2016/17 CONCRETE PAVEMENT IMPROVEMENTS (DAWES DRIVE)

BACKGROUND:

The original concept location was to have the path on the west side of US Hwy 69. Through coordination with the Iowa DOT, it was determined that Dawes drive would need to be shifted to the west to create room between Dawes Drive and the existing guardrail for the path. The added cost of shifting Dawes Drive, along with feedback from area residents, staff considered other alternatives that could be incorporated with the 2016/17 Concrete Pavement Improvements, which is planned along Dawes Drive.

In working with WHKS design engineers for Dawes Drive, it was determined that there is adequate space within the Dawes Drive right of way to accommodate the separated/protected shared use path. This alternative was presented for feedback at a public information meeting on March 28, 2017. The majority of area residents were in favor of installing the path along Dawes Drive in an effort to reduce the number of pedestrians and bicyclists that currently travel in the road.

This information was presented to City Council at its May 9, 2017, meeting. At that meeting, City Council had concerns regarding the long term success of the Skunk River Trail if it were installed alongside Dawes Drive due to the driveways and Adams St. intersection. City Council then asked staff to explore additional alternatives to address the concerns.

Update:

Following the May 9, 2017 City Council meeting, WHKS met with the Iowa DOT to explore any additional alternatives for the section along the existing US 69 guardrail. Due to safety and snow operations, the DOT would prefer that the shared use path be installed to the west of (outside) the existing guardrail. This decision then required the shared use path to extend north from Bloomington Road along the east side of Dawes Drive through the extents of the existing guardrail where a few design alternatives can be explored for the connection into Ada Hayden.

Design Alternative A: Construct Two Shared Use Paths

This alternative would extend the shared use path along the east side of Dawes Drive north from Bloomington Road through the extents of the existing guardrail. The path would then cross Dawes Drive and continue along the west side to Ada Hayden. This

would allow for the extension of the Skunk River Trail along US Hwy 69, as well as the path adjacent Dawes Drive, as shown on Attachment A.

With this alternative, the Shared Use Path along US Hwy 69 is anticipated to be within the original shared use path budget. However, due to the road shift being included with the Dawes Drive project, it is anticipated that the 2016/17 Concrete Street Pavement Improvements project would require an additional \$100,000 from unobligated bonds.

This option requires minimal changes to both sets of design plans and the 2016/17 Concrete Pavement Improvements could be bid in the fall while the 2007/08 Shared Use Path System Expansion could be bid in the winter. Construction for both projects would be completed in 2018.

For winter maintenance, both shared use paths would be plowed by City crews. However, the windrow of snow left in private drives would need to be cleared by the individual property owners.

Design Alternative B: Construct Skunk River Trail and Sidewalk Options for Dawes Drive

This alternative would extend the shared use path along the east side of Dawes Drive north from Bloomington Road through the extents of the existing guardrail. The path would then continue north along US Hwy 69 along the originally planned Skunk River Trail alignment. This alternative would then include the potential for the installation of a sidewalk along Dawes Drive by several different means:

- 1) Include the sidewalk with the project at this time using additional unobligated bonds in the estimated amount of \$50,000; or
- 2) Install and finance as a future property owner assessment project; or
- 3) Program the project in a future CIP with City funding.

With this option, the shared use path along US Hwy 69 (Skunk River Trail) is anticipated to be within original budget due to the road shift being included with the Dawes Drive Project, which is also anticipated to be completed within budget. This option requires minimal changes to both sets of design plans and the 2016/17 Concrete Pavement Improvements could be bid in the fall while the 2007/08 Shared Use Path System Expansion could be bid in the winter. Construction for both projects would be completed in 2018.

For winter maintenance, the shared use path would be plowed by City crews and the sidewalk would be cleared by the property owners.

Design Alternative C: Construct Skunk River Trail and No Sidewalk Options for Dawes Drive

This alternative would be the same as Alternative B above; however, no grading or paving for the sidewalk would occur with either project. For winter maintenance, the shared use path would be plowed by City crews.

Design Alternative D: Construct Shared Use Path Along Dawes Drive Only

This alternative would extend the shared use path along the east side of Dawes Drive north from Bloomington Road through the extents of the existing guardrail. The path would then cross Dawes Drive and continue along the west side of Dawes Drive to Ada Hayden. This would allow for the construction of the path adjacent Dawes Drive, as shown on Attachment D.

With this alternative, the Shared Use Path along US Hwy 69 (Skunk River Trail) could be reprogrammed in the CIP at a later date. Construction of Dawes Drive would be completed in 2018. This is the alternative that was originally proposed at the May 9, 2017 Council meeting.

For winter maintenance, the shared use path would be plowed by City crews. However, the windrow of snow left in private drives would need to be cleared by the individual property owners.

ALTERNATIVES:

1. a. Direct staff to proceed with Design Alternative A, as described above.
b. Allocate an additional \$100,000 from unobligated G.O. Bond funds toward this project.
2. Direct staff to proceed with one of the other Design Alternatives, as described above.
3. Direct staff to not proceed with these projects.

CITY MANAGER'S RECOMMENDED ACTION:

Input from the neighborhood, Ames Bicycle Coalition, and the community has shown that this will be a heavily used area by many types of users including walkers, families walking with strollers, dog walkers, recreational bicyclists, and avid cyclists. Constructing both shared use path facilities would help separate recreational users from more avid cyclists, thus increasing safety for all who are using the transportation system. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as described above.

It should be emphasized that under the recommended alternative, the City will be responsible for plowing both shared use paths. The path along Dawes crosses several driveways, therefore this snow plowing will block these drives. The residents must understand that it will be their responsibility to clear their driveways each time the path and/or street has been plowed.

ATTACHMENT A



DAWES DRIVE TRAIL
DESIGN ALT **A**

ATTACHMENT B



DAWES DRIVE TRAIL
DESIGN ALT **B**

ATTACHMENT C



DAWES DRIVE TRAIL
DESIGN ALT C

ATTACHMENT D



DAWES DRIVE TRAIL
DESIGN ALT D

Attachment E

