

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

AMES, IOWA

JANUARY 23, 2018

REGULAR MEETING OF THE AMES CONFERENCE BOARD

The Regular Meeting of the Ames Conference Board was called to order by Chairman John Haila at 5:30 p.m. on January 23, 2018. Present from the Ames City Council were Bronwyn Beatty-Hansen, Gloria Betcher, Amber Corrieri, Tim Gartin, David Martin, and Chris Nelson. Story County Board of Supervisors present were Lauris Olson and Rick Sanders. Representing the Ames Community School Board were Luke Deardorff and Gina Perez. Leanne Harter attended on behalf of the Nevada Community School Board. Gilbert Community School District and United Community School District were not represented.

MINUTES OF FEBRUARY 28, 2017: Moved by Sanders, seconded by Corrieri, to approve the Minutes of the February 28, 2017, meeting of the Ames Conference Board.

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

ASSESSOR'S BUDGET PROPOSALS: Ames City Assessor Greg Lynch highlighted information from the City Assessor's 2018/19 Annual Report. Mr. Lynch noted that Bill Whitman has submitted his application to fill one of the two vacancies on the Ames Board of Review. If Mr. Whitman is appointed, there will still be one vacant position on the Board of Review.

Mr. Lynch brought the Board members' attention to Page 3, specifically relating to taxable values. He stated that he had had a meeting with representatives of the Iowa State University Research Park this morning. In summary, there were properties listed as receiving Tax-Increment Financing (TIF) that should not have been. Those numbers have been corrected, and the corrected document had been placed around the dais for the Conference Board members. The overall values increased 11.3%, and the taxable value increased approximately 8%. Those were the largest percentages that had been reported since Mr. Lynch became the City Assessor 12 years ago. According to Mr. Lynch, the sales price for new homes decreased slightly (1.8%). The median sales price decreased 4.6% (from \$365,500 in 2016 to \$348,662 in 2017). The median sales price of existing homes increased 10.8% (from \$195,000 in 2016 to \$216,000 in 2017).

City Assessor Lynch stated that the Assessor's office revalued all single-family residential properties as well as apartments for 1/1/2017, which meant over 18,000 assessment notices were sent. A new model was built by a world-renowned modeler. This new model was employed, which changed the land values. The new model sets the land allocation at 25% of the total value. At the question of Supervisor Sanders, Mr. Lynch clarified that no matter what the land looks like, the land value is always going to be 25% of the total value. Only approximately 3% (of the 18,000 notices, there were 544 protests) of those assessed appealed their assessment to the Board of Review. Fifteen residential cases were filed with the Property Assessment Appeal Board (PAAB). There were nine commercial cases filed with the PAAB, and one with District Court. There is one hearing left to be held on residential; it will occur on February 20, 2018. According to Mr. Lynch, \$15,000 has been

budgeted to have the model updated for January 1, 2019. The modeler, Bob Gloudemans, has agreed to formulate and apply the updated model. An additional \$5,000 has been budgeted for other consulting fees on data processing issues. Mr. Lynch explained that, now that the Office has a database management, they are requesting funding to be put back in the budget for the document management system.

Supervisor Sanders asked how Mr. Lynch arrived at a 4% increase for staff salaries. Mr. Lynch replied that the City Assessor's Office tries to match the percentage of increase that is forecast for City of Ames employees. Upon being questioned by Mr. Sanders, City Manager Steve Schainker stated that City of Ames employees' increases are based on performance; it is unknown what the percentage of increase will be at this time. Mr. Sanders indicated that the County is budgeting a 2% cost-of-living increase. City Manager Schainker noted that 4% might realistically mirror what would be allocated for the City of Ames employees.

Mr. Sanders asked for certain line items to be explained: employee mileage and expenses and equipment and machine purchases. Administrative Assistant Dawn Tank responded to each question.

Supervisor Sanders said he wished to share some of the dangers that he sees coming in the future. He stated that the Ames City Assessor and staff do an excellent job. The reality is that there is a huge growth in the cost of operations. In 2016, the budget increased 16.5% to 2017/18. If the proposed budget is approved, it would go up an additional 23.8% in 2018/19, which means that \$344,000 would be expended of a \$598,000 ending fund balance. That would leave 21%, which would probably allow for three months. On a \$1.2 million budget, the taxpayers will be asked for \$872,000 of it this year. However, next year, taxpayers would have to pay the entire amount, which would mean an increase of 33% for Ames taxpayers. Mr. Sanders warned that a large increase is coming for the Ames taxpayers.

According to Supervisor Sanders, seven cities in Iowa have two assessors; Ames is one of them. He would like to have a higher balance than 21% ending balance. Noting that he brought this same topic up last year as a warning that the day is coming when there will have to be a substantial tax increase. He wants to have a real conversation about the way properties are assessed in all of Story County. Mr. Sanders said he wants to have a candid conversation about having two Assessors. Assessor Lynch said, with the extreme growth in Ames, the recommended budget is needed to enable the City Assessor to do the best job possible.

Mr. Sanders said that the City of Ames "holds all the cards." He commented that, "If the City of Ames decides it is going to have a City Assessor, it is going to have a City Assessor." He suggested, however, that a full conversation occur between Story County and the City of Ames regarding efficiencies there might be if services were to be combined.

Chairperson Mayor Haila pointed out that the total payroll and related expenses actually decreased .8%. He noted expenses that would not be there next year; those equated to nearly \$120,000.

Supervisor Sanders said he was not asking for anything tonight; he just wanted to reintroduce the topic. Mayor Haila said what he was hearing from Mr. Sanders was that, in the next few years, he would like to have a conversation and look at the costs for assessing properties in the County. Mr. Sanders clarified that he would like the next step to be, when this group gets together the next time, to have an agenda item where it talks about the possibility of putting some resources into having a consultant to look at different possibilities for doing assessments in Story County.

Moved by Sanders, seconded by Betcher, to approve the recommendations of the Assessor's Report. Roll Call Vote: 3-0. Motion declared carried unanimously.

Moved by Beatty-Hansen, seconded by Harter, to set February 27, 2018, as the date of public hearing on the proposed FY 2018/19 City Assessor's budget. Roll Call Vote: 3-0. Motion declared carried unanimously.

APPOINTMENT TO BOARD OF REVIEW: Moved by Nelson, seconded by Harter, to adopt RESOLUTION NO. 18-009 approving the appointment of Bill Whitman to the Board of Review. Roll Call Vote: 3-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

Supervisor Olson stated that there had been an inquiry from the Auditor's Office to meet with the City Assessor's Office pertaining to process bumps when it comes to property splits. This had been brought up at the Mini Board. Ms. Olson said she was just notifying the City Assessor's staff of the need to meet. Mayor Haila encouraged staff from the City Assessor's Office to contact the Story County Auditor to schedule a meeting.

ADJOURNMENT: Moved by Beatty-Hansen, seconded by Olson, to adjourn the Ames Conference Board meeting at 6:13 p.m. Vote on Motion: 3-0. Motion declared carried unanimously.

MINUTES OF THE REGULAR MEETING OF THE AMES CITY COUNCIL

The Regular Meeting of the Ames City Council was called to order by Mayor John Haila at 6:18 p.m. on the 23rd day of January, 2018, in the City Council Chambers in City Hall, 515 Clark Avenue. Council Members Bronwyn Beatty-Hansen, Gloria Betcher, Amber Corrieri, Tim Gartin, David Martin, and Chris Nelson, were present. *Ex officio* Member Rob Bingham was also in attendance.

Mayor Haila announced that the City Council would be working from an Amended Agenda. The time of the meeting had been changed.

CONSENT AGENDA: Council Member Gartin asked to have Item No. 9, which pertained to his members on the Iowa League of Cities' Education Committee, discussed separately. Council Member Betcher requested that Item No. 21, the rate date for Oktoberfest, be pulled from the Consent Agenda for separate discussion.

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

1. Motion approving payment of claims
2. Motion approving Minutes of Regular Meeting of January 9, 2018, and Special Meeting of January 13, 2018
3. Motion approving Report of Contract Change Orders for January 1-15, 2018
4. Motion approving 5-day (February 2-February 6) Class C Liquor License for Dublin Bay at Ames Ford Lincoln, 123 Airport Road
5. Motion approving renewal of the following Beer Permits, Wine Permits, and Liquor Licenses:
 - a. Class A Liquor – American Legion, Ames Post 37, 225 Main Street
 - b. Class C & Outdoor Service – Chipotle Mexican Grill, 435 S. Duff Avenue, Ste. 102
 - c. Class B Beer & Outdoor Service – Torrent Brewing Co. LLC, 504 Burnett Avenue
 - d. Class C Liquor & Outdoor Services – West Towne Pub, 4518 Mortensen Road, Ste. 101
 - e. Class C Liquor & Outdoor Services – Dublin Bay, 320 S. 16th Street
 - f. Special Class C Liquor – Shogun of Ames, 3704 Lincoln Way
6. Motion approving ownership change for Class E Liquor, C Beer, & B Wine Permit for Wal-Mart Supercenter #4256, 534 S. Duff Avenue
7. Motion approving ownership change for Class A Liquor License & Outdoor Service for Elks Lodge, 522 Douglas Avenue
8. Motion approving ownership change for Class C Liquor License & Outdoor Service for Buffalo Wild Wings, 400 S. Duff Avenue
9. Motion approving Council Member Tim Gartin’s membership on Iowa League of Cities’ Education Committee
10. Motion setting February 13, 2018, as date of public hearing on adoption of 2017 Edition of the National Electric Code, with one local and two State of Iowa amendments
11. RESOLUTION NO. 18-010 approving Quarterly Investment Report for period ending December 31, 2017
12. RESOLUTION NO. 18-011 approving Agreement with ICMA-RC to act as City’s 457(b) Plan Administrator through December 31, 2022
13. RESOLUTION NO. 18-012 accepting Ames Municipal Utility Retirement System Report
14. RESOLUTION NO. 18-013 approving Fats, Oils and Grease (FOG) percentage calculations
15. RESOLUTION NO. 18-014 awarding contract to Vertical VAR, LLC, of Chamblee, Georgia, in the amount of \$75,600 for replacement of IBM Power6 Server with IBM Power8 Server
16. RESOLUTION NO. 18-015 awarding contract to IP Pathways, LLC, of Urbandale, Iowa, in the amount of \$108,682.84 for implementation of integrated network storage solution
17. Requests from Main Street Cultural District (MSCD) for MusicWalk on Friday, April 6:
 - a. Motion approving blanket Temporary Obstruction Permit and blanket Vending License in Central Business District
 - b. RESOLUTION NO. 18-016 approving closure of 11 metered parking spaces for food trucks and musicians
 - c. RESOLUTION NO. 18-017 approving waiver of parking meter fees and enforcement, usage and waiver of electrical fees, and waiver of fee for blanket Vending License for MSCD from 3:00 p.m. to 9:00 p.m.
18. Requests from Main Street Cultural District (MSCD) for ArtWalk on Friday, June 1:

- a. Motion approving blanket Temporary Obstruction Permit and blanket Vending License in Central Business District
 - b. RESOLUTION NO. 18-018 approving closure of two metered parking spaces for wood carver
 - c. RESOLUTION NO. 18-019 approving waiver of parking meter fees and enforcement, usage and waiver of electrical fees, and waiver of fee for blanket Vending License for MSCD from 3:00 p.m. to 8:30 p.m.
 - d. RESOLUTION NO. 18-020 approving use of Tom Evans Plaza
 - e. RESOLUTION NO. 18-021 approving closure of 400 block of Kellogg Avenue for Youth & Shelter Services activities
19. 4th of July Activities:
- a. Requests of City of Ames:
 - i. RESOLUTION NO. 18-022 approving closure of Clark Avenue between 5th Street and 6th Street from 5:00 p.m. on Tuesday, July 3, until conclusion of parade on July 4 and closure of City Hall Parking Lot N on July 4 for City Council Community Pancake Breakfast
 - b. Requests of Main Street Cultural District:
 - i. Motion approving blanket Temporary Obstruction Permit and blanket Vending License in Central Business District on Wednesday, July 4
 - ii. RESOLUTION NO. 18- 023 approving usage and waiver of electrical fees and waiver of fee for blanket Vending License
 - iii. Parade on Wednesday, July 4:
 - (1) RESOLUTION NO. 18-024 approving closure of portions of Main Street, Northwestern Avenue, 5th Street, Douglas Avenue, Burnett Avenue, Kellogg Avenue, Clark Avenue, Allan Drive, and Pearle Avenue from 6:00 a.m. until end of parade
 - (2) RESOLUTION NO. 18-025 approving closure of Parking Lot MM and south portion of Lot M and Depot Lots V and TT from 6:00 a.m. to 2:00 p.m.
20. Requests from Main Street Cultural District (MSCD) for Summer Sidewalk Sales on July 26-28:
- a. Motion approving blanket Temporary Obstruction Permit and blanket Vending License in Central Business District
 - b. RESOLUTION NO. 18-026 approving suspension of parking regulations and enforcement for Central Business District from 8:00 a.m. to 8:00 p.m. on Saturday, July 28
 - c. RESOLUTION NO. 18-027 approving waiver of parking meter fees and enforcement and waiver of fee for blanket Vending License
21. Requests from Main Street Cultural District (MSCD) for Smithsonian Institute Traveling Exhibit Opening Night Ceremony on Thursday, October 4:
- a. Motion approving blanket Temporary Obstruction Permit and blanket Vending License in Central Business District
 - b. RESOLUTION NO. 18-030 approving the closure of eight metered parking spaces in the 200 block of Main Street and the closure of Douglas Avenue from Main Street to 5th Street, including the closure of 12 metered parking spaces, from 3:00 p.m. to 8:00 p.m.
 - c. RESOLUTION NO. 18-031 approving waiver of parking meter fees and enforcement, usage and waiver of electrical fees, and waiver of fee for blanket Vending License

22. Requests from Main Street Cultural District (MSCD) for Snow Magic on November 9 - December 24:
 - a. Motion approving blanket Temporary Obstruction Permit and blanket Vending License in Central Business District for November 9 through December 24
 - b. RESOLUTION NO. 18-032 approving use of Tom Evans Plaza from 5:00 p.m. to 8:00 p.m. on November 9 for tree lighting ceremony
 - c. RESOLUTION NO. 18-033 approving closure of 10 metered parking spaces within MSCD from 3:00 p.m. to 9:00 p.m. on November 9 for carriage ride passenger pick up and drop off
 - d. RESOLUTION NO. 18-034 approving suspension of parking regulations and enforcement for Central Business District on Saturday, November 24
 - e. RESOLUTION NO. 18-035 approving closure of Kellogg Avenue from Main Street to 5th Street, including the closure of 12 metered parking spaces, from 8:00 a.m. to 1:00 p.m. on December 8 for Santa's Train
 - f. RESOLUTION NO. 18-036 approving waiver of parking meter fees and enforcement, usage and waiver of electrical fees, and waiver of fee for blanket Vending License
 23. RESOLUTION NO. 18-037 approving preliminary plans and specifications for 2016/17 Traffic Signal Program (6th & Hazel/Brookridge); setting February 21, 2018, as bid due date and February 27, 2018, as date of public hearing
 24. RESOLUTION NO. 18-038 approving preliminary plans and specifications for 2017/18 Traffic Signal Program (E Lincoln Way & Dayton); setting February 21, 2018, as bid due date and February 27, 2018, as date of public hearing
 25. RESOLUTION NO. 18-039 approving Change Order No. 1 for 2015/16 South Skunk River Watershed Improvements (City Hall Parking Lot)
 26. RESOLUTION NO. 18-040 accepting completion of 2007/08 Shared Use Path System Expansion (Oakwood Road)
 27. RESOLUTION NO. 18-041 accepting completion of 2014/15 Sanitary Sewer Rehabilitation (Flood Prone Manholes)
 28. RESOLUTION NO. 18-042 accepting completion of CyRide Concrete Replacement Project
 29. RESOLUTION NO. 18-043 approving Plat of Survey for 23717 - 580th Avenue
 30. RESOLUTION NO. 18-044 approving Plat of Survey for 2107 and 2113 Isaac Newton Drive
- Roll Call Vote: 6-0. Resolutions/Motions declared adopted/approved unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

COUNCIL MEMBER GARTIN'S MEMBERSHIP ON IOWA LEAGUE OF CITIES' EDUCATION COMMITTEE: Council Member Gartin indicated that he asked to pull this item from the Consent Agenda so as to allow him to abstain from the vote due to a conflict of interest.

Moved by Beatty-Hansen, seconded by Betcher, to approve Council Member Tim Gartin's membership of the Iowa League of Cities' Education Committee.

Vote on Motion: 5-0-1. Voting aye: Beatty-Hansen, Betcher, Corrieri, Martin, Nelson. Voting nay: None. Abstaining due to a conflict of interest: Gartin. Motion declared carried.

REQUEST FROM MAIN STREET CULTURAL DISTRICT (MSCD) FOR OKTOBERFEST

RAIN LOCATION ON SEPTEMBER 15: Council Member Betcher noted that what was being requested pertained only to the location for Oktoberfest in the case of rain. Noting that September 15 was the date of a home ISU Football game, she asked if the MSCD had any concerns about being able to provide the required security. Assistant City Manager Brian Phillips advised that, since this request was going before the Council at this early date, it would allow sufficient time for MSCD to contact and make arrangements with a security company.

Moved by Gartin, seconded by Betcher, to approve the following requests from the Main Street Cultural District (MSCD) for Oktoberfest (Rain Location) on Saturday, September 15:

- a. Motion approving blanket Temporary Obstruction Permit and blanket Vending License in Central Business District
- b. RESOLUTION NO. 18-028 approving closure of Main Street from Kellogg Avenue to Douglas Avenue, including the closure of 45 metered parking spaces, from 12:00 p.m. on Friday, September 14, to 12:00 p.m. on Sunday, September 16
- c. RESOLUTION NO. 18-029 approving waiver of parking meter fees and enforcement, usage and waiver of electrical fees, and waiver of fee for blanket Vending License

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

PUBLIC FORUM: Mayor Haila opened Public Forum. Richard Deyo, 505-8th Street, #2, Ames, noted that he had requested when Mayor Campbell was in office to talk under Council Comments. He wanted to see if he would now, since there was a new mayor, if he would be allowed to talk under Council Comments. Mayor Haila explained to Mr. Deyo that the Council Comments section on the Agenda is reserved for those elected to public office. Council Member Gartin noted that there is always the opportunity to speak under Public Forum. He noted that sometimes there are few people remaining at the end of the meeting when it is time for Council Comments.

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

2018-2023 CAPITAL IMPROVEMENTS PLAN (CIP): Mayor Haila invited members of the public to provide input on the 2018-2023 CIP. He noted that the vote on the CIP would be taken at Budget Wrap-Up to be held on February 13, 2018.

Cindy Hicks, 304 Main Street, Ames, representing the Main Street Cultural District, told the Council that the demand or need for the current Downtown Facade Grant Program lessens every year because many of the facades in Downtown either already conform with design guidelines or have already received a Grant in the past. Ms. Hicks asked that the Facade Grant Program be changed to include rear facades because many businesses have a point of entry for the general public at the rear of their buildings. She added that it is also important to maintain the backs of the buildings to ensure their integrity. According to Ms. Hicks, Fire Code and accessibility issues are a deterring factor for upper-floor development in existing Downtown buildings. She asked the Council to consider expanding the Facade Grant Program to include funding for Fire Code and accessibility upgrades to existing buildings. Lastly, Ms. Hicks asked the Council to consider increasing the individual project allocations from \$15,000 construction and \$1,000 professional design assistance

to \$25,000 construction and \$2,000 professional design assistance. She also asked that the yearly Facade Grant Program allocation be increased from \$50,000 to \$90,000 so at least three projects/year could be fully funded and potentially four to five partially funded.

REQUEST FOR ENCROACHMENT PERMIT FOR 2408 CHAMBERLAIN STREET:

Planning and Housing Director Kelly Diekmann explained that the redevelopment project at 2408 Chamberlain (aka Clocktower Place) is requesting a permanent encroachment on to City right-of-way to place a pedestrian platform (ramp) structure for access to multiple entrances along Chamberlain. The building is set back approximately three feet from the right-of-way line. Mr. Diekmann explained that staff was recently informed by the owner's design team that, during construction, there were design changes made in the field by the developer after permits were issued that redesigned the internal layout of the commercial tenants in the building.

The developer is requesting approval of a pedestrian platform, which would be approximately 20 feet long, that would serve all three entrances to the building, including the entrance that has been proposed to be moved farther to the east from its current middle location. To have an accessible entry for the proposed location to the east, a pedestrian platform or ramp of some kind would be needed. The applicant has proposed that, rather than accommodate the access internal to the property and modify the building design, the platform would straddle the property line and encroach into the abutting sidewalk area. The encroachment would be approximately 18 inches and narrows the sidewalk to approximately six feet seven inches along the platform area. Director Diekmann indicated that staff was unaware of the proposed encroachments when the Building Permit was approved, and staff is recommending denial of an Encroachment Permit.

Council Member Beatty-Hansen pointed out that the sidewalk would actually be narrowed down to four feet seven inches at the location where the parking meter is located. She asked staff what options might be possible for the parking meter. Public Works Director John Joiner explained how the parking meter could be moved to push the stall farther east; that would allow the sidewalk to be six feet seven inches along the platform area. At the inquiry of Council Member Betcher, the current width of the sidewalk is currently 8'7" to the parking meter.

Council Member Betcher asked if the City had made any past exceptions other buildings in Campustown to allow building into the right-of-way. Director Joiner answered that he could think of one; it was for footings on a project on Hayward for Jensen Builders.

John Lott, Benjamin Design Collaborative, Ames, stated that he was the architect representing the developer. He told the Council that the building and project in question have evolved. It started out as a remodeling project. The existing footprint and entrances were going to be left alone. Mr. Lott said that during the development of the project, a triangle portion of the building was added at a later date. When that was added, all three existing businesses were going to remain as part of the project; however, during the process of construction, the three businesses, one-by-one, decided to relocate. The site plan drawings appeared that there was room; however, it has now been determined that there is not. The building has been there for quite some time. According to Mr. Lott, the hard-surface urban landscape will actually increase. Mr. Lott said that he sees this as a fairly good

compromise given the circumstances.

Council Member Gartin asked Mr. Lott what would happen if the request were to be denied. Mr. Lott answered that if they had to redesign an accessible interior entrance without the platform, it would result in a fairly small space. The window would have to be removed. This would make the space almost unusable. At the request of Council Member Gartin, Mr. Lott stated that they did not have any drawings depicting that possibility because it had not been a major point of discussion yet.

Council Member Nelson asked about the City's liability involving the situation at Welch Avenue Station. City Attorney Mark Lambert, stated that the Encroachment Permit includes the requirement for the property owner to provide sufficient insurance to indemnify the City.

After being questioned by Council Member Betcher, Director John Joiner stated that SUDAS recommends a five-foot sidewalk; however, the City of Ames requires an eight-foot sidewalk.

At the inquiry of Council Member Corrieri, Mr. Lott stated that the exterior facade would not change, but the interior would change. The building would not be marketably viable. The usable space would be cut nearly by one third.

Director Diekmann reminded the Council members that they had agreed to have wider sidewalks in the commercial areas of Campustown because of the increased pedestrian traffic. Council Member Gartin asked, if they were to make a departure from that standard, what would be the negatives if the ramp were to be approved. Mr. Diekmann said he believed it would result in unexpected safety hazards for pedestrians.

Mr. Gartin asked if this would be setting a precedent. Director Diekmann advised that City staff would never recommend encroaching into the public right-of-way. Director Diekmann noted that there is a long history behind this building and how it got to its current state.

Moved by Beatty-Hansen, seconded by Martin, to deny the Encroachment Permit for 2408 Chamberlain Street, requiring the developer to modify the entrances to meet the Building Code on private property.

Council Member Beatty-Hansen noted that this is not something that staff would typically have recommended. She noted that developers, when redeveloping other buildings, might have wanted to use a similar technique, but had to come up with a workable and legal solution.

Council Member Betcher commented that this project would mean reusing an existing building. She said that the Council has given accommodations in the past, e.g., allowed encroachments, for entirely new buildings. Ms. Betcher pointed out that when redevelopment occurs to existing buildings, there are unforeseen challenges that come up. She said she recognizes the preservation benefits of reusing old buildings. Ms. Betcher noted that, if the parking meter is moved, it would at least guarantee 6'7" along the platform area.

Vote on Motion: 2-4. Voting aye: Beatty-Hansen, Martin. Voting nay: Betcher, Corrieri, Gartin, Nelson. Motion failed.

Moved by Gartin, seconded by Corrieri, to adopt RESOLUTION NO. 18-050, approving an Encroachment Permit to allow a partial platform extension of approximately ten feet to serve the west retail entrance and residential entrance at 2408 Chamberlain Street, subject to providing insurance, proper barricades to protect against pedestrians falling on the encroachment, and final plans for review and acceptance by Public Works.

It was clarified that a third entrance would not be permitted at the east end of the building with that motion.

Roll Call Vote: 5-1. Voting aye: Beatty-Hansen, Betcher, Corrieri, Gartin, Nelson. Voting nay: Martin. Resolution declared adopted, signed by the Mayor, and hereby made a portion of these Minutes.

APPEAL OF REMOVAL OF TREES AT 427 LYNN AVENUE (TABLED FROM 1/09/18): Parks and Recreation Director Keith Abraham noted the letter from Larry Hamling, who is the owner of the property at 427 Lynn Avenue. In his letter, Mr. Hamling clarified that he was not interested in providing an easement in order to route the sidewalk around the trees. He is not in favor of keeping the trees because the trees are likely a safety issue for the public and nearby residents.

Mr. Abraham also acknowledged the email he had received from Professor Jeff Iles, who is the Chair of the Department of Horticulture at Iowa State University. In his email, Professor Iles indicated that because the trees are much too large for the space, they have structural flaws that could result in limb failure. The trees pose unacceptable safety risks, and he was recommending that the trees be removed.

Moved by Nelson, seconded by Corrieri, to approve Alternative #5 to not uphold the appeal; therefore, the trees would be removed.

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

Council Member Corrieri left the meeting at 7:42 p.m.

AFFORDABLE HOUSING OPTIONS FOR 321 STATE AVENUE: Director Diekmann stated that the City has \$650,000 of Community Development Block Grant (CDBG) funds along with \$250,000 of unspent General Obligation Bond funds designated for infrastructure construction that can be committed to the 321 State Avenue site. According to Mr. Diekmann, the City could choose to proceed with designing the infrastructure needed to develop the overall site by constructing the Tripp Street extension through the site along with select water and sewer utilities needed to support future development. Under that option, the construction would not include extension of all infrastructure described in the J-Corp proposal since a specific subdivision or use of the site is not identified at this time. Staff estimated that design specifications could be prepared more quickly for

a first phase of infrastructure construction and put out to bid this spring for construction in Summer and Fall 2018. In addition to the Tripp Street extension, staff proposed that five lots be platted along Wilmoth Avenue north of Tripp Street to create a first phase of building lots for affordable housing. That approach would allow the City to spend its CDBG funds in a timely manner to facilitate home construction on the site. It would not preclude any other options for use of the site except where five home lots are created along Wilmoth. After that first phase of infrastructure started, the City could choose to undertake additional subdivision platting and infrastructure construction or to seek a developer partner for the remaining land area. Mr. Diekmann told the Council that that strategy might have additional total cost to the City upon full build-out than was originally contemplated, but it does allow for the City to move forward on initiating construction towards its goal of developing housing for the site in 2018.

Mr. Diekmann advised that staff would also need to identify a strategy for construction and sale of the affordable homes once the infrastructure is complete as the CDBG funds cannot directly support construction or buildings. The key thing about this option, according to Director Diekmann, is to move forward with infrastructure construction as the Council considers its affordable housing options for the area.

Another option, explained by Director Diekmann, would be for the City to reissue a Request for Proposals (RFP) to developers for a modified project. Staff could prepare a RFP for a partner developer under the same model as in 2017 where the developer would assist in overall development costs and be responsible for house construction. That approach would allow for someone to make a proposal for either one phase of development or development of the entire site. It would be different from last year's approach, which was intended to identify a partner for development of the entire site.

Council Member Gartin asked for staff's opinion of an option suggested in an email sent to the Council from Duane Jensen. A diagram from JCorp's original proposal showing 37 lots was shown. Mr. Diekmann noted how that diagram would change if the Council were to entertain the option suggested by Mr. Jensen.

Sharon Guber, 2931 Northwestern Avenue, Ames, reminded the Council that in May 2016, the City Council entered into a Settlement Agreement with Breckenridge. She read an excerpt from a Council Action Form dated May 24, 2016, addressing the City's acquisition of 321 State Avenue. Ms. Guber noted that the intent of that acquisition was to create affordable home ownership opportunities. She gave the chronological history behind JCorp's proposal that was ultimately denied. The stumbling block seemed, to Ms. Guber, to rest with whether the City could find qualified buyers for the 20 homes. Ms. Guber explained the salary structure for teachers in the Ames Community Schools. She said that the point she was trying to make was to show that many teachers with a family size of three or four would qualify.

Jon Wolseth, 241 Village Drive, Ames, Co-Chair of the College Creek Neighborhood, told the Council that the neighborhood would greatly benefit from having single-family homes built on the lot. He believes that it was also likely that that would improve housing values in the overall area.

Professionally speaking, Mr. Wolseth said that social science literature states that people earning low and moderate incomes need to be in an “environment that fosters social capital,” and living in an apartment wasn’t conducive. Mr. Wolseth pointed out that the agreement since the beginning has been that the property at 321 State Street was earmarked for home ownership under the LMI option.

Joanne Pfeiffer, 3318 Morningside Street, Ames, read a letter from Michael Petersen, 3302 Morningside Street, Ames, who was out-of-state. In his letter, Mr. Petersen cited his dismay that the Council had rejected the proposal of JCorp. He believes that the data and facts presented over the past two or three years were ignored. Mr. Petersen specifically asked the Council not to eliminate Franklin Street Park for more high-density apartments. He asked the Council to vote in favor of Option A, which would be for the City to construct the infrastructure and plat five lots.

Joanne Pfeiffer, 3318 Morningside Street, Ames, told the Council that working together was essential, and it was important for the Council to act on the results of the neighborhood survey completed in 2017, which indicated that they wanted to limit the number of rentals in the neighborhood and increasing single-family home ownership. Ms. Pfeiffer also pointed out that every person has the right to quality of life. According to Mr. Pfeiffer, this neighborhood is already dealing with crime and illegal drugs. She encouraged the Council vote for Option A.

Discussion issued on Option A pertaining to infrastructure construction. Council Member Gartin said that he does not have enough information to compare staff’s recommendation outlined in Option A, which would get five homes and a street, to JCorp’s proposal for 20 homes. Council Member Beatty-Hansen offered her opinion that starting slow, i.e., with five lots, would allow the City to “get its feet wet.”

Pertaining to housing options, Council Member Gartin indicated that he would not be in favor of putting any multi-family rental housing at 321 State.

Council Member Gartin asked how the construction of the street would be getting the City Council closer to its goal to provide affordable housing. Director Diekmann said that it sets up the area for development and spends the CDBG funds that had been allocated. Having five single-family lots could entice builders to take on a smaller project and would allow City staff to successfully manage it. Mr. Gartin said he believes there is such a demand in Ames, 20 lots will be “snatched up.”

Ms. Beatty-Hansen said that the Council was trying to maintain a reasonable subsidy per home. On JCorp’s proposal, the City’s cost and liability kept climbing and climbing, and the Council was trying to provide the best option for its citizens. She pointed out that she was not on the Council when the discussions on 321 State first started and has heard that the Neighborhood was assured that there would not be any rental multi-family housing. Ms. Beatty-Hansen expressed her dismay that multi-family rental housing would not be an option because that type of project would lessen the City’s investment in each home and allow for a reasonable subsidy. Council Member Nelson agreed, stating that the City might have to consider some piece of multi-family housing, e.g., four-unit attached type of housing.

Council Member Betcher offered her opinion that the City was limiting the pool of proposals by not creating a project that would allow LIHTC tax credits to be used. She noted that things had changed since the RFP first went out. Ms. Betcher indicated that she prefers to keep the options open until they have more information.

Council Member Martin said that he was cognizant of the fact that the Neighborhood is stressed. He stated that he was not in favor of putting multi-family housing where Franklin Park is located.

Duane Jensen, 708 North Highway 69, Huxley, representing JCorp, asked how many dollars needed to be spent. Director Diekmann said that staff was estimating the amount at \$500,000. Housing Coordinator Vanessa Baker-Latimer expressed her desire for an infrastructure project to be done first. Mr. Jensen asked if there would be funding for another round if the first five houses work. He urged the City to clearly evaluate the costs to optimize the development of the property. In the opinion of Mr. Jensen, constructing the street is a nice amenity for the City, but he does not feel that it supports the construction of LMI houses.

Mayor Haila asked if extending Tripp Street was a priority for the staff. Director Diekmann acknowledged that it was and noted importance of the Council deciding on Option A or Option B at this meeting so that staff has time to proceed with whatever is approved.

Mayor Haila also asked if it would be possible to get some kind of financial forecast for Option A. Director Diekmann said that he was unsure how staff would be able to provide that without having more details.

Moved by Gartin, seconded by Beatty-Hansen, that the City move forward with infrastructure construction as the Council considers its affordable housing options for the area.

City Manager Steve Schainker asked for clarification as to whether that meant Tripp Street. Council Member Beatty-Hansen acknowledged that she did mean Tripp Street.

Motion withdrawn.

Moved by Gartin, seconded by Beatty-Hansen, to approve Option A for only the addition of the extension of Tripp Street including the utilities.

Vote on Motion: 5-0. Motion declared carried unanimously.

Moved by Gartin, seconded by Martin, to adopt Option A for the housing type, which would be Single-Family Attached and Detached Homes.

Council Member Gartin noted that this is the one piece of property in Ames where the Council has the opportunity to put owner-occupied housing.

Council Member Betcher shared that she was concerned that the City could end up in a position where there are only limited options to consider. She pointed out that the City had “tried that road”

and it didn't lead to where they wanted to be. Ms. Betcher also stated that she was hesitant to decide on the type of housing when Council Member Corrieri was not present.

Motion withdrawn.

The meeting recessed at 8:47 p.m. and reconvened at 8:58 p.m.

MINOR LAND USE POLICY PLAN TEXT AMENDMENT TO URBAN CORE SECTION OF CHAPTER 2: Director Diekmann recalled that the City Council had reviewed the final draft of the Lincoln Way Corridor Plan at its September 22, 2017, meeting. The Council provided direction on referencing the Corridor Plan within the Land Use Policy Plan (LUPP) and on implementing priorities for zoning and development review for the Downtown Gateway Focus Area and for a Streetscape Enhancement Plan for the entire Corridor. The City Council previously directed use of the Lincoln Way Corridor Plan as an advisory plan rather than a comprehensive update of the LUPP. To meet the interest of including the vision of the Plan and to help prioritize its implementation policies, staff is proposing an amendment to Chapter 2 of the LUPP to add a section describing the Lincoln Way Corridor Plan. The proposed new LUPP language identifies that the Corridor Plan is advisory to future LUPP and zoning decisions. The proposed text also includes language specifying that changes that are consistent with the Corridor Plan should be categorized as Minor LUPP Amendments. Also included in the proposed text are the objectives of the Corridor Plan for Lincoln Way and the surrounding neighborhoods and includes clear priorities for the Downtown Gateway Focus Area and for overall enhancement to the Corridor.

Moved by Nelson, seconded by Betcher, to adopt RESOLUTION NO. 18-045 approving a Minor Land Use Policy Plan Text Amendment to the Urban Core Section of Chapter 2, incorporating objectives of Lincoln Way Corridor Plan, providing policies for rezoning actions consistent with Corridor Plan, and establishing Downtown Gateway Focus Area as first development priority of LUPP

Roll Call Vote: 5-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

TENNIS FACILITIES IN ISU RESEARCH PARK: Planning and Housing Director Kelly Diekmann explained that the Ames Tennis Friends, LLC, had requested that the City review the circumstances related to siting of an indoor tennis facility within the Iowa State Research Park along Collaboration Way. The Council had referred the request to staff on December 12, 2017. According to Director Diekmann, the proposed location is within a unique Research Park Innovation District (RI) zoning district that allows for industrial uses and limited commercial uses to meet employment needs in the Research Park within the Hub Activity Area. Mr. Diekmann noted that the area is also within an Urban Renewal Area with Tax Increment Financing for the construction of the public infrastructure in support of the expansion of the ISU Research Park. The Hub Activity Area is comprised of 26 acres for either employment/industrial uses or commercial uses serving the needs of employees of ISU Research Park companies.

According to Mr. Diekmann, the primary set of issues relate to conformance to zoning standards for

the Hub Activity Area. The RI zoning district includes a minimum two-story building height requirement and design guidelines for architecture. The proposed indoor facility would not meet the two-story height requirement in that there is no second floor area within the tennis building and the design of the building with the use of fabric/synthetic “bubble” covering would not meet architectural guidelines for architectural interest, high levels of glazing, or building massing. Additionally, staff did not find the proposed use was consistent with the intended commercial uses for the Hub Activity Area and its potential displacement of development area that was desirable for more intense uses. Staff does not believe such a recreational amenity is directly related to meeting the needs of the Research Park, but is more of a general community-wide attraction.

Director Diekmann told the Council that, in the event the City Council believes the tennis facility is an accessory use consistent with the recreational trade uses intended for the Hub Activity Area and has an interest in allowing for the proposed facility to proceed, the Council may want to consider options for alternative locations and zoning standards in relation to the request. Mr. Diekmann did acknowledge that the tennis facility could be tucked behind other principal buildings without significantly impacting development areas, but staff would need to know the layout and design of desired principal uses along Collaboration Way.

Chuck Winkleblack, 105 South 16th Street, Ames, said that it became clear to him after discussing the proposal with City staff that the location as originally proposed would not be approved. Mr. Winkleblack showed a rough sketch to show a location that might work for the facility; it would take up approximately two acres and would have a large buffer around the “bubble.” The location that they are now considering would be south of the Ames Fitness Club. According to Mr. Winkleblack, conceptually, the Research Park Board has approved the project. The Council was told by Mr. Winkleblack stated that the City is not being asked for any financial contribution. He also noted that there are currently only two indoor tennis courts in Ames.

At the inquiry of Council Member Martin, Mr. Winkleblack advised that the clay courts would be available to the public even if not a member of the Fitness Center. City Manager Schainker shared that the consultants are not going to recommend including indoor tennis courts in the Healthy Life Center concept as there is not going to be enough room.

Mr. Diekmann noted that the most suitable option for a change would be to create an exception for ancillary buildings related to a principal use. As such, the City Council would need to initiate a zoning text amendment for staff to consider revisions to the RI zoning standards. He said that the Council needs to determine if it believes a tennis facility is a good use of land in the Research Park.

Moved by Nelson, seconded by Betcher, to direct staff to figure out how to make the south area work, that staff initiate a zoning text amendment to consider revisions to the RI zoning standards and design guidelines to allow for the indoor tennis facility as proposed with a bubble enclosure design, and that Planning fit this project in with the rest of its projects and not prioritize this ahead of other assignments.

Council Member Martin said that it appeared to him that this area is just developing and the design

standards that had been agreed upon are already being changed. He would like to see a building that looks like it fits in with the rest of the building, rather than a “bubble.”

Council Member Betcher noted that the City has lost its indoor tennis courts. She feels that this proposed facility does fit in with the “live-work-play” aspect of the area.

Council Member Beatty-Hansen expressed her concern that TIF dollars had been approved for this area.

Vote on Motion: 3-2. Voting aye: Betcher, Gartin, Nelson. Voting nay: Beatty-Hansen, Martin. Motion declared carried.

BODY-WORN CAMERAS: Police Chief Chuck Cychosz gave a report on Body-Worn Cameras, which were originally proposed for purchase in the FY 2017/18 Approved Budget. Chief Cychosz explained key policy considerations to be included in any Department policy governing Body-Worn Cameras. He also reviewed several concerns that the Department has with the Cameras.

Moved by Betcher, seconded by Gartin, to adopt RESOLUTION NO. 18-051 directing that staff proceed with the acquisition of the Camera Project and allocate funding that have been carried over to this year’s budget.

Roll Call Vote: 5-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

415 STANTON AVENUE (OLD CRAWFORD SCHOOL) [TABLED FROM 12/19/17 AND 1/09/18]: Planning and Housing Director Diekmann reminded the Council members that they had requested a provision be included in the Contract Rezoning Agreement to limit the occupancy of the property at 415 Stanton Avenue to persons over the age of 30 years. This was in addition to the requirement that every unit in the property be occupied by one person 55 years of age or older. At the advice of the City Attorney’s Office, staff is not recommending that a minimum age of 30 be included in the Contract Rezoning Agreement. Mr. Diekmann noted that the City did have a signed Contract Rezoning Agreement that required one occupant of each unit to be 55 years of age or older.

Council Member Betcher asked how “occupancy” is determined. City Attorney Mark Lambert stated that an occupant needs to be living in the unit. Ms. Betcher asked if a Homeowners’ Association (HOA) can enforce additional restrictions. Director Diekmann answered that HOAs may go much further on restrictions.

Moved by Beatty-Hansen, seconded by Gartin, to adopt RESOLUTION NO. 18-046 approving Alternative No. 1, which approves the Contract Rezoning Agreement that specifies the use is limited to Senior Living with a minimum of one occupant per dwelling as 55 or older, retain and adopt the existing Crawford School building for residential purposes, and restrict the maximum height to three stories and 50 feet.

Roll Call Vote: 5-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

Moved by Nelson, seconded by Gartin, to pass on third reading and adopt ORDINANCE NO. 4330 rezoning property at 415 Stanton Avenue from Government/Airport Zoning District (S-GA) to Residential High-Density Zoning District (RH).

Roll Call Vote: 5-0. Ordinance declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

ORDINANCE AMENDING MUNICIPAL CODE CHAPTER 28 TO INCORPORATE PRETREATMENT LOCAL LIMITS TABLE:

Water and Pollution Control Director John Dunn recalled that, on October 17, 2017, staff had met with the Council in a workshop session to review a series of proposed changes to Chapter 28 of the *Municipal Code*. Those revisions were then brought back to the Council on October 24 for the first of three readings that ultimately led to the adoption of the changes on November 28, 2017. At that workshop, staff had indicated its intent to adopt a table that contains the City's Local Limits for the Industrial Pretreatment Program. Mr. Dunn explained that the Local Limits are numeric discharge limits applicable to all customers. They are based on the calculated loading that the Ames Water Pollution Control facility can receive and still remain in compliance with its Discharge Permit.

It was emphasized by Director Dunn that the Local Limits table being adopted is no more stringent than the current limits that were adopted by the Council several years ago as part of the Pretreatment Program. The only change from the current limits is the elimination of a chloride limit. A recent audit of the City's Pretreatment Program by the U.S. EPA instructed the City to either remove the limitation or begin enforcing the limit. Since the chloride limit is not currently being utilized by the City, it is being recommended that it be eliminated. Because the Iowa Department of Natural Resources (IDNR) determined that the elimination of the chloride limit constituted a significant change to the City's Industrial Pretreatment Program, by the State's rules, a public notice and 30-day comment period was required. The public notification and comment period requirements have been met and the IDNR has given its final approval of the Local Limits table.

Mayor Haila asked if there was anyone wishing to speak on this item. No one came forward.

Moved by Gartin, seconded by Betcher, to pass on first reading an ordinance amending *Municipal Code* Chapter 28 to incorporate Pretreatment local limits table.

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

OFFICIAL PARKING METER MAP PERTAINING TO STALLS ON STANTON AVENUE:

Police Chief Chuck Cychosz explained that the City Council had adopted a Resolution on October 24, 2017, approving revisions to the Official Parking Meter Map to change three parking stalls to two 15-minute parking stalls and one Loading Zone stall in front of 119 Stanton Avenue. Appropriate signage was installed, and the Police Department began receiving requests to enforce the new regulations. However, the Legal Department has recently been informed of the difficulties being encountered by the Police Department in the issuance of illegal parking fines for the three stalls in question since there is not a specific *Municipal Code* Section that can be cited. The *Code* states that the Official Parking Meter Map may be changed by resolution or ordinance; however, it appears that that Section pertains to stalls where parking meters have been installed. In this case,

there are no parking meters; the revision pertains to the designation of parking stalls. In order to cite for an illegal parking violation, Resolution No. 17-636 needs to be rescinded and an ordinance adopted. Since the signage has been in place since late October, the public has been well-informed of the regulations, and staff is requesting that the rules necessary for the adoption of an ordinance be suspended and the Ordinance be adopted at this meeting.

Moved by Nelson, seconded by Betcher, to adopt RESOLUTION NO. 18-047 rescinding Resolution No. 17-636.

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

Moved by Beatty-Hansen, seconded by Betcher, to pass on first reading an ordinance changing three parking stalls in front of 119 Stanton Avenue to two 15-minute parking stalls and one Loading Zone stall.

Roll Call Vote: 5-0. Motion declared carried unanimously.

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

Roll Call Vote: 5-0. Motion declared carried unanimously.

Moved by Martin, seconded by Beatty-Hansen, to pass on second and third readings and adopt ORDINANCE NO. 4333 changing three parking stalls in front of 119 Stanton Avenue to two 15-minute parking stalls and one Loading Zone stall.

Roll Call Vote: 5-0. Ordinance declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

ORDINANCE REZONING PROPERTY AT 3504 GRAND AVENUE: Moved by Beatty-Hansen, seconded by Nelson, to pass on second reading an ordinance rezoning property at 3504 Grand Avenue from Residential High Density (RH) to Neighborhood Commercial (NC).

Roll Call Vote: 4-0-1. Voting aye: Beatty-Hansen, Betcher, Martin, Nelson. Voting nay: None. Abstaining due to a conflict of interest: Gartin. Motion declared carried.

HEARING ON STATE REVOLVING FUND (SRF) CLEAN WATER LOAN FOR WPC BAR SCREEN IMPROVEMENTS: John Dunn, Director of Water and Pollution Control, advised that the City's Capital Improvements Plan includes a project to make significant improvements to the bar screen system at the Water Pollution Control (WPC) facility. The project consists of removal of existing equipment and installation of a new mechanically cleaned bar screen system with a washer/compactor/bagging system. The estimated total cost of this project is \$968,754.36. A Clean Water SRF Loan in the amount of \$1,001,000 was identified as the funding source for the improvements. The amount is slightly higher to provide for some contingency that can be used without having to modify the loan agreement. The final loan amount, however, will include only the actual expenses incurred. Repayment of the loan will come from wastewater utility revenues.

Mayor Haila opened the hearing. There being no one wishing to speak, the hearing was closed.

Moved by Nelson, seconded by Betcher, to adopt RESOLUTION NO. 18-048 instituting proceedings to enter into Loan and Disbursement Agreement in a principal amount not to exceed \$1,001,000.

Roll Call Vote: 5-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

HEARING ON 2017/18 SHARED-USE PATH SYSTEM EXPANSION (MORTENSEN - ROAD): The public hearing was opened by Mayor Haila. He closed same after no one came forward to speak.

Moved by Beatty-Hansen, seconded by Gartin, to adopt RESOLUTION NO. 18-049 approving final plans and specifications and awarding a contract to Con-Struct, Inc., of Ames, Iowa, in the amount of \$128,280.00.

Roll Call Vote: 5-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

DISPOSITION OF COMMUNICATIONS TO COUNCIL: Moved by Martin, seconded by Betcher, to refer to staff for a memo the letter from Debbie Lee dated January 15, 2018, pertaining to a review of signage regulations.

Council Member Betcher asked if there was an outstanding referral regarding real estate signs showing up on a Campustown building advertising rentals that were not on site. City Manager Schinker replied that he would check; this would have been referred to the Legal Department prior to City Attorney Lambert being appointed.

Vote on Motion: 4-1. Voting aye: Betcher, Corrieri, Gartin, Martin. Voting nay: Beatty-Hansen. Motion declared carried.

Moved by Nelson, seconded by Betcher, to direct staff to initiate an Urban Fringe Plan amendment for the properties located at 3554 N. 500th Avenue and the adjacent parcel to the south.

Planning and Housing Director Diekmann explained that one of the properties is under the City's jurisdiction and one is under the County's jurisdiction. The applicant is requesting that the City remove it from its jurisdiction and place it within one jurisdiction, which would be the County's. This would be treated as a Minor Amendment for the City of Ames.

Vote on Motion: 5-0. Motion declared carried unanimously.

Moved by Gartin, seconded by Martin, to take no action on Doug McCay's request to initiate an Amendment to the Ames Urban Fringe Plan to change the current designation of Urban Residential to allow for the property to be developed as a bed-and-breakfast and event center.

It was noted that the Council had already received a memo from Director Diekmann per a previous request of the City Council.

Vote on Motion: 4-1. Voting aye: Beatty-Hansen, Betcher, Gartin, Martin. Voting nay: Nelson. Motion declared carried unanimously.

Moved by Betcher, seconded by Beatty-Hansen, to refer to staff for a memo the request from Jay Kasperbauer dated January 18, 2018, pertaining to allowing Mayfair Cleaners to move to 230 Washington Avenue.

At the inquiry of Council Member Betcher, Director Diekmann shared that there are two separate questions in the request: one is for the City to think differently on how it classifies the use, i.e., dry cleaners, which would be a City-wide issue; and the second one is for the City to permit dry cleaners in the South Lincoln Mixed-Use District.

Ms. Betcher specified that she was interested in how the City classifies dry cleaning businesses.

City Attorney Lambert cautioned the Council that, in order not to violate the Open Meetings law, no deliberation on an item not specifically listed on the Agenda may occur.

Vote on Motion: 5-0. Motion declared carried unanimously.

In reference to the request from the MSCD for changes to the Downtown Facade Grant Program, it was clarified by Director Diekmann that this was currently a non-prioritized item on the Planning Work Plan. The Work Plan will be reviewed; however, it will not come up prior to decisions on the 2018-2023 CIP being made.

Moved by Beatty-Hansen, seconded by Betcher, to refrain from taking action on the request from the MSCD pertaining to changes to the Downtown Facade Grant Program until the Planning Work Plan comes before the Council again.

Vote on Motion: 5-0. Motion declared carried unanimously.

Moved by Betcher, seconded by Beatty-Hansen, to take no action on the request from Matt Eller for a text amendment pertaining to constructing a hotel that is taller than allowed under the zoning.

Vote on Motion: 5-0. Motion declared carried unanimously.

COUNCIL COMMENTS: Mayor Haila publicly announced that he had named Council Member Beatty-Hansen to serve as Mayor Pro-Tem.

Moved by Gartin, seconded by Beatty-Hansen, to receive a memo from staff on how much advance notice should be given before the Council makes a decision on incentives; perhaps, a policy could be approved.

Vote on Motion: 5-0. Motion declared carried unanimously.

Ex officio Member Bingham announced that the Joint Student Government and City Council Meeting has been scheduled for January 31 in the Campanile Room.

Moved by Martin, seconded by Beatty-Hansen, to refer to staff the memo from staff pertaining to sign encroachments for the suggested conversion to an Ordinance along with the additional recommendation of allowing appeal to the City Council.

Vote on Motion: 5-0. Motion declared carried unanimously.

City Manager Schainker clarified the motion that had been approved pertaining to 321 State: start on Tripp Street. It was clarified that no data were expected to be received from staff. The decision on the number of homes to be built will be placed on a future agenda. It was pointed out by Mr. Schainker that no assumptions can be made until direction on a certain model has been given.

ADJOURNMENT: Moved by Nelson, seconded by Beatty-Hansen, to adjourn the meeting at 10:13 p.m.

Vote on Motion: 5-0. Motion declared carried unanimously.

Diane R. Voss, City Clerk

John A. Haila, Mayor